

Heritage (Design and Access) statement

Client: 7 BR

Project: 6 - 7 Bedford Row,
London,
WC1R 4BS

Project no: 172332

Date: 26 February 2018

Document ref: -2332 Heritage statement

Revisions: -



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1.0 Introduction

- 1.1 This document has been prepared to accompany the application for Listed Building Consent for the structural investigation works of the premises at 6 and 7 Bedford Row, London, WC1R 4BS. The buildings are Grade II listed and located within the Bloomsbury Conservation Area.
- 1.2 It is evident that the fabric of the building is under some duress with stress fractures visible in load-bearing walls along with deformation of floors and ceilings.
- 1.3 Listed Building consent is sought for exploratory investigation works to determine the scope of any structural repairs which may be required to stabilise the property and prevent further decline of the fabric.
- 1.4 It is intended that full refurbishment proposals for the properties will be developed following these works and these will be the subject of a separate submission for Listed Building Consent to be submitted at a later date.

2.0 Site and surroundings

- 2.1 6-7 Bedford Row are a pair of former dwellings which form part of the terrace which runs the length of Bedford Row.
- 2.2 7 Bedford Row is positioned to the north of High Holborn between Red Lion square and Gray's Inn. It runs north – south between Theobalds Road and Sandford Street.
- 2.3 The property is located towards the southern end of Bedford Row and extends via a linked building to Jockey's Fields immediately adjacent Gray's Inn Gardens.
- 2.4 The area is bounded by two major east-west routes, High Holborn and Theobalds Road.
- 2.5 The terrace is constructed of brown or stock brick with brick bands at first floor and gauged red brick arches and dressings.
- 2.6 Although linked at the rear by bridges and glazed enclosure to number 6-7 Jockey's Fields the primary focus of the investigation works are 6-7 Bedford Row buildings.



2.0 Site and surroundings

2.7 The buildings are Grade II listed and within the London Borough of Camden and the Bloomsbury Conservation Area.

workshops including garages, printers and refuse collectors. Towards the eastern and western edges of the sub area, more retail uses can be found in streets closest to Gray's Inn Road and Lamb's Conduit Street, such as in Rugby Street and Guilford Street'.

2.8 The Bloomsbury Conservation Area was designated in 1968.

2.9 In April 2011 the LB of Camden adopted the Bloomsbury Conservation Area and Management Strategy, (BCAAMS), the purpose of which was to *'define the special interest of the Conservation Area in order that it's key attributes are understood and can be protected, and that measures are put in place to ensure appropriate enhancement'.*

2.11 6-7 Bedford Row forms an important part of an almost continuous terrace of listed buildings to the east side of Bedford Row. The remaining buildings which are not listed are identified as being a 'positive building' which contributes to the streetscape and special character of the area.

2.10 6-7 Bedford Row is located within Sub Area 10, Great James Street/Bedford Row which is described as:

Although once primarily residential, the area now has a mixture of uses. The main and secondary thoroughfares (John Street, Doughty Street, Bedford Row, Rugby Street and Great James Street) are dominated by office uses but retain some residential uses (in particular in Millman Street). Throughout the sub area, there is an increasing trend to return townhouses to their original use as single family dwellings. The larger properties in Bedford Row are largely occupied by legal firms, due to their proximity to Gray's Inn and Lincoln's Inn. The mews tend to have a mixture of residential uses and small

2.0 Site and surroundings

2.11 Of Bedford Row:

'To the south of Theobald's Road, the earliest thoroughfare in the sub area, Bedford Row, is a fine example of an early Georgian street (dating from circa 1717-1719) which still retains its original character. It is a wide, tree-lined street, providing vistas to the north and south. The grade II listed Nos 46-48 (even) Bedford Row terminate the view south along Bedford Row, as seen from Theobald's Road. The majority of buildings are listed: they comprise four storeys with basements with a strong parapet forming the roofline and a repeated pattern of windows and doors. The terrace on the east side is the most uniform, although there has been some rebuilding at the northern end. There are a number of important townhouses in this terrace which are listed grade II. Brick is the predominant building material in the street, with yellow stock brick with red brick detailing featuring on the west side, and red brick dominating on the east side. Materials and details vary in some of the later developments, although the general scale and proportions of buildings are similar. Common elements are the black painted boundary railings, wooden architraved doorcases, panelled doors and fanlights of various patterns and designs. The corner buildings at Nos 24, 25 and 44 have more decorative, later 19th century frontages featuring gables and chimneys at roof level. Although similar in scale and proportions Nos 24 and 25 may have been re-fronted, and contrast due to the use of stucco for ground floor banding, window surrounds and the parapet.*



2.0 Site and surroundings

2.11 And Jockey's Fields:

'The mews areas mainly have a mixture of small-scale workshop and residential uses consistent with their historic use. Jockeys Fields, comprises mews properties serving the east side of Bedford Row of mainly two and occasionally three storeys. The mews is screened from Gray's Inn by a substantial wall. The main uses are office and commercial. Architecturally, there is some variety but the 19th century buildings tend to be of more interest to the Conservation Area than their 20th century neighbours which are of lesser quality, and of a larger scale out-of-keeping with the mews'.

6-7 Jockey's Fields



3.0 Historical context

- 3.1 The name Bloomsbury is believed to be a derivation of 'Blemond', (Blemondsberi), the Norman landowner whose manor house originally stood on the site. The development of the area began in 1657 with the construction of Southampton House and its forecourt which would eventually become Bloomsbury Square.
- 3.2 Originally constructed for the Earl of Southampton, the house and estate passed to the Russell, (Earl's of Bedford), family in 1669.
- 3.3 London's expansion northward and the development of Bloomsbury took hold in the second half of the 17th century. The speculative developer Nicolas Barbon being credited with laying out Great Ormond Street, Red Lion Square, Queen Square and Bedford Row during this period.
- 3.4 The listing confirms that the terrace was constructed between 1717 – 18 by Robert Burford, a carpenter and George Devall, a plumber.
- 3.5 Numbers 6 and 7 have wood Doric doorcases, patterned fanlights and panelled doors.
- 3.6 The front elevation of number 7 is four bay whilst number six is comprised of only three.
- 3.7 Both properties retain their original staircases and external railings which are common to numbers 1 to 7 Bedford Row.
- 3.8 Permission for the redevelopment of the former mews building behind at 6-7 Jockey's Fields was granted in 1986.
- 3.9 The replacement building was a purpose-built commercial office building directly linked to 6-7 Bedford Row by bridge walkways and a glazed atrium.

4.0 Planning context

<p>4.1 Planning Application (8800111)</p> <p>6-7 Bedford Row and 6-7 Jockey's Fields WC1 Reserved matters. <i>'Approval of details of facing bricks and window frame colour'</i> Permission granted: 20 April 1988.</p>	<p>4.4 Planning Application (8702022)</p> <p>6-7 Bedford Row and 6-7 Jockey's Fields WC1 Full or Outline Permission with Conditions <i>'Redevelopment of 6-7 Jockey's Fields by the construction of a three storey link block (to 6-7 Bedford Row) and building with attic storey to be used as offices as a variation to the scheme approved by letter dated 23rd January 1987 (Reg.No. PL/8500577/R4) as shown on drawing numbers 87311/100B 101C 102C & 110 revised by letter dated 28th September 1987.'</i></p>	<p>4.6 Planning Application (8500577)</p> <p>6-7 Bedford Row and 6-7 Jockey's Fields WC1 Full or Outline Permission with Conditions <i>'Redevelopment of 6-7 Jockey's Fields by the construction of a three storey link block (to 6-7 Bedford Row) and building with attic storey to be used as offices as a variation to the scheme approved by letter dated 23rd January 1987 (Reg.No. PL/8500577/R4) as shown on drawing numbers 87311/100B 101C 102C & 110 revised by letter dated 28th September 1987.'</i> Decided at appeal. Permission granted: 18 December 1986</p>
<p>4.2 Planning Application (8800060)</p> <p>6-7 Bedford Row and 6-7 Jockey's Fields WC1 Full or Outline Permission with Conditions <i>'Revision to scheme of redevelopment approved by letter dated 23rd January 1987 and with revision approved by letter dated 26th October 1987 to provide an extension at second floor level for office purposes as shown on drawing numbers 87311/111A 302C 303C 305B 306B & 307B'.</i> Permission granted: 24 March 1988</p>	<p>4.5 Application (8570112)</p> <p>6-7 Bedford Row and 6-7 Jockey's Fields WC1 Listed Building or Conservation Area Consent <i>'Refurbishment and restoration of 6-7 Bedford Row involving partial reinstatement of the rear elevation roof and upper storeys and demolition of non-listed buildings at 6-7 Jockey's Fields as shown on drawing numbers TP 295/1c 2c 3c 4b 5c 6b 7a & 8a and Schedule of works (ref:295) Structural Report prepared by Sir Frederick Snow & Partners as amended by Addendum Structural Report dated 20th November 1985 & second Addendum Structural Report dated 24th November 1986 revised by letters dated 29th April 1985 23rd May 1985 21st November 1985 & 25th November 1986.'</i> Decided at appeal. Permission granted: 18 December 1986</p>	<p>4.7 Application (HB1405)</p> <p>6 Jockey's Fields and 7 Bedford Row WC1 Historic Planning Application <i>'The demolition of 6 Jockey's Fields and works of alteration to the room basement vaults at 7 Bedford Row'.</i> Listed Conditional: 15 November 1976</p>
<p>4.3 Planning Application (8770538)</p> <p>6-7 Bedford Row and 6-7 Jockey's Fields WC1 Approval of Details Listed Building Consent <i>'Submission of details pursuant to condition 03 of listed building consent ref TP295/MN/TNB dated 23rd January 1987. (Plans submitted).'</i> Permission granted: 13 April 1988</p>		<p>4.8 Application (16265)</p> <p>7 Bedford Row WC1 Historic Planning Application <i>'Replace the existing tiled, hipped roof by a concrete flat roof at 7 Bedford Row, W.C.1'.</i> Permission granted: 25 May 1973</p>

4.0 Planning context

4.9 Application (HB604)

7 Bedford Row WC1

Historic Planning Application

'Demolition of 2nd and 3rd floors of rear elevel wing of 7 Bedford Row, WC1 and rebuilding; replacement of existing tiled hipped roof with flat concrete one.'

Listed conditional: 12 December 1973

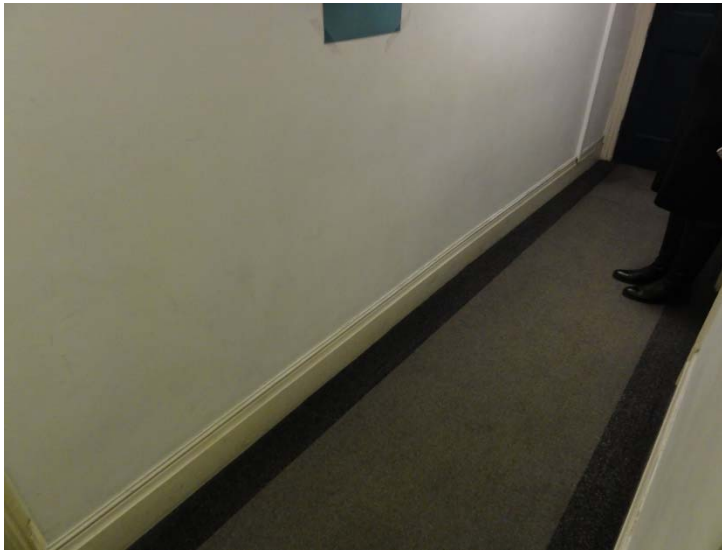
5.0 Relevant planning policy

5.1 National Policy	<i>Paragraph 126.</i>	<i>Paragraph 131.</i>
<p>5.2 Planning (Listed Buildings and Conservation Areas) Act 1990</p> <p>Section 16, item 2 requires that: <i>'In considering whether to grant listed building consent for any works, the local planning authority or the 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.'</i></p>	<p><i>Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account:</i></p> <ul style="list-style-type: none"> ● <i>the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;</i> 	<p><i>In determining planning applications, local planning authorities should take account of:</i></p> <ul style="list-style-type: none"> ● <i>the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;</i> ● <i>the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and</i> ● <i>the desirability of new development making a positive contribution to local character and distinctiveness.</i>
<p>5.3 National Planning Policy Framework (2012)</p> <p>Sets out the Government's planning policies and how they should be applied.</p>	<i>Paragraph 128.</i>	<i>Paragraph 132.</i>
<p>5.4 We consider the relevant clauses to be Section 12: Conserving and enhancing the historic environment. (Paragraphs, 126, 128, 131 and 132).</p>	<p><i>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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.</i></p>	<p><i>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. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.</i></p>

6.0 Assessment of the proposals

- 6.1 In this section we have described the proposed works required and assessed their impact upon the historic fabric of the building.
- 6.2 The works for which Listed Building Consent are sought consist of the opening up or removal of surface finishes so that the structural condition of the substrate which they conceal can be assessed to allow the planning of future repairs.
- 6.3 We have considered the impact of the proposed works in terms of preserving the architectural and historic interest of the building.
- 6.4 The proposed works at this stage do not entail any changes to the interior layout or finishes of the building but they do necessarily involve invasive procedures which by their nature will cause harm to some of the finishes themselves.
- 6.5 We have sought to limit causing harm to the fabric by assessing the nature of the individual defects, their location, the substrate in which they occur and the potential for alternative, less disruptive methods which would allow the inspections to be satisfactorily concluded.
- 6.6 Each area identified as requiring exposure is scheduled on the following pages and numbered so that it can be related to the plan locations.

6.0 Assessment of the proposals



1

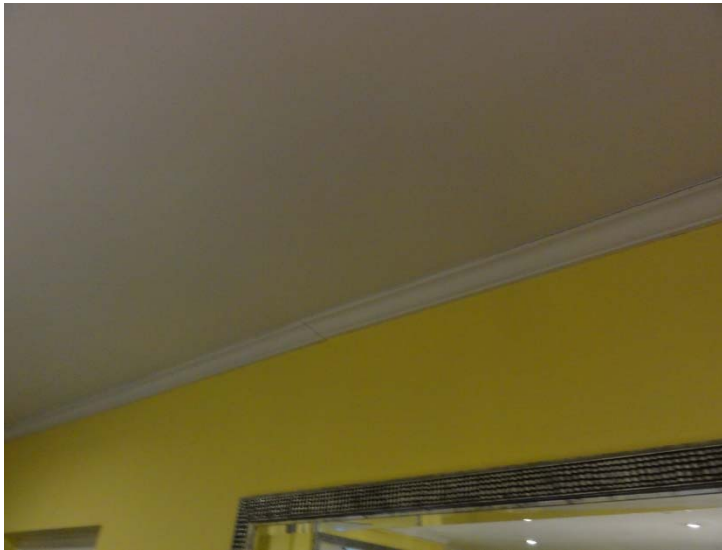
Location: Lower ground floor
 Building: 7 Bedford Row
 Room no: LG.05 Access corridor
 Description: Wall in corridor from stair to the external vaults
 Materials: Solid concrete floor with carpet finish and masonry wall with plaster finish.
 Access: Remove carpet. Form 600 x 600 mm excavation in floor to expose base of wall.
 Reinstatement: Like for like, using identical materials and methods dependent upon those discovered during opening up.



2

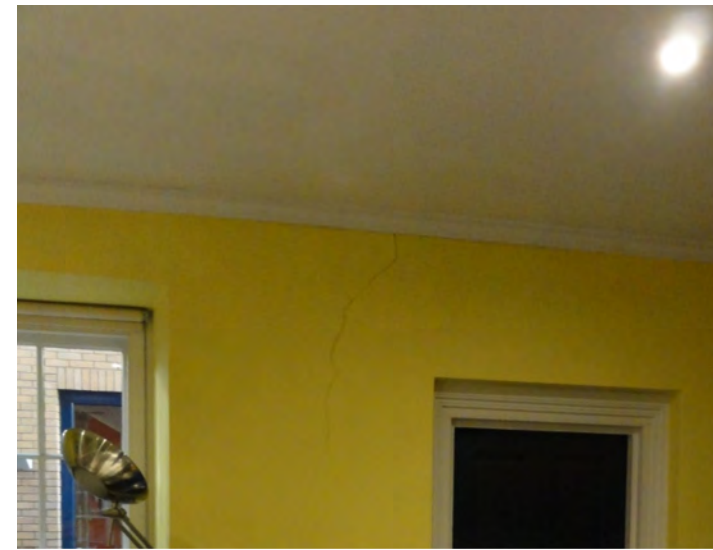
Location: Lower ground floor
 Building: 7 Bedford Row
 Room no: LG.16 External Access route
 Description: Access route to vault access and emergency fire exit to street level at back edge of pavement Bedford Row.
 Materials: Solid brick walls with rendered plinth. Flag stone paving and drainage manhole covers.
 Access: Lift paving slabs. Form 600 x 600 mm excavation in external to expose base of wall.
 Reinstatement: Like for like, using identical materials and methods dependent upon those discovered during opening up.

6.0 Assessment of the proposals



3

Location: Lower ground floor
 Building: 7 Bedford Row
 Room no: LG.10 Office
 Description: Internal wall between offices LG.10 and LG.09
 Materials: Plastered masonry wall, small plaster coving. Flat/ smooth finished plaster ceiling.
 Access: Carefully remove 600 x 600 mm section of ceiling and expose floor structure above. Cornice to remain undisturbed.
 Reinstatement: Like for like, using identical materials and methods dependent upon those discovered during opening up.



4

Location: Lower ground floor
 Building: 7 Bedford Row
 Room no: LG.10 Office
 Description: External wall to the light well and internal courtyard.
 Materials: Plastered masonry walls, small plaster coving. Flat/ smooth finished plaster ceiling.
 Access: Carefully remove 600 x 600 mm section of plaster around crack in wall. Cornice to remain undisturbed.
 Reinstatement: Like for like, using identical materials and methods dependent upon those discovered during opening up.

6.0 Assessment of the proposals



5

Location: Lower ground floor
 Building: 7 Bedford Row
 Room no: LG.09 Office
 Description: Internal wall between rooms LG.09 and LG.10.
 Materials: Plastered masonry wall, small plaster cornice. Flat/ smooth finished plaster ceiling.
 Access: Carefully remove 600 x 600 mm area of plaster around crack in wall adjacent to internal door.
 Reinstatement: Like for like, using identical materials and methods dependent upon those discovered during opening up.



6

Location: Lower ground floor
 Building: 6 Bedford Row
 Room no: LG.13 Office
 Description: Internal load bearing masonry wall opposite side of chimney stack
 Materials: Plastered masonry wall. Raised access floor above structural solid floor.
 Access: 600 x 600 mm trail hole in solid floor to expose base of wall.
 Reinstatement: Like for like, using identical materials and methods dependent upon those discovered during opening up.

6.0 Assessment of the proposals



7

Location: Ground floor
Building: 6 Bedford Row
Room no: G.08 Entrance corridor.
Description: Internal wall.
Materials: Timber wall panelling
Access: Carefully remove wall panelling to locate crack and expose structural wall behind.
Reinstatement: Panelling to be set aside and repaired prior to reinstalling.

6.0 Assessment of the proposals



8

Location: First floor
 Building: 7 Bedford Row
 Room no: 1.05 Office.
 Description: Lath and plaster wall with double doorset.
 Materials: Plastered masonry wall, ornate plaster cornice and frieze. Flat/ smooth finished plaster ceiling. Ornate timber architraves to doors.
 Access: None. Plaster to be removed on opposite side of wall



8

Location: First floor
 Building: 7 Bedford Row
 Room no: 1.06 Office.
 Description: Lath and plaster wall looking from the other side.
 Materials: Plastered masonry wall, ornate plaster cornice. Flat/ smooth finished plaster ceiling. Ornate timber architraves to doors.
 Access: Plaster to be carefully removed locally over the door opening to expose lintel. (If any). Cornice and architraves to remain undisturbed.
 Reinstatement: Like for like, using identical materials and methods dependent upon those discovered during opening up.

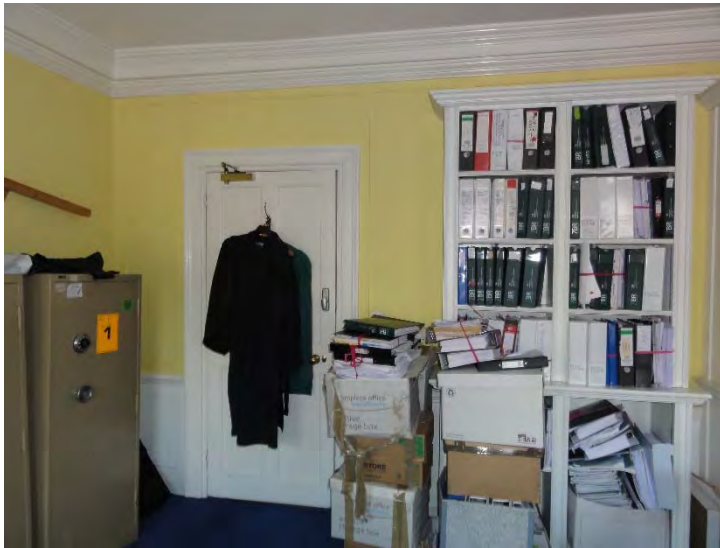
6.0 Assessment of the proposals



9

Location: First floor
Building: 7 Bedford Row
Room no: 1.05 Office.
Description: Internal wall/ floor junction.
Materials: Carpet on suspended timber floor
Access: Lift carpet and carefully set aside floorboards to expose floor structure.
Reinstatement: Re-affix floor boards and re-lay carpet.

6.0 Assessment of the proposals



10

Location: Second floor
 Building: 6 Bedford Row
 Room no: 2.11 Office.
 Description: Internal wall forming office from the stairwell.
 Materials: Lath and plaster wall with simple timber panel frames. Ornate timber/ plaster cornice. (Other side of wall is timber panelled).
 Access: Locally remove plaster and timber frame above the door opening to expose lintel. Cornice not to remain undisturbed.
 Reinstatement: Like for like, using identical materials and methods dependent upon those discovered during opening up.



11

Location: Second floor
 Building: 6 Bedford Row
 Room no: 2.11 Office.
 Description: Internal wall / floor junction.
 Materials: Carpet finish on a timber suspended floor
 Access: Lift carpet floor finish, lift and set aside floor boards to expose structure at base of wall.
 Reinstatement: Re-affix floor boards and relay carpet.

6.0 Assessment of the proposals



12

Location: Third floor
 Building: 6 Bedford Row
 Room no: 3.09 Office.
 Description: Lath and plaster wall/ door opening forming office from the stairwell.
 Materials: Plastered masonry walls with simple plaster coving.
 Access: Locally remove plaster above door opening and expose lintel. (If any).
 Reinstatement: Like for like, using identical materials and methods dependent upon those discovered during opening up.



12

Location: Third floor
 Building: 6 Bedford Row
 Room no: 3.098 Stairwell
 Description: Lath and plaster wall/ door opening forming office from the stairwell.
 Materials: Plastered masonry walls with simple plaster coving.
 Access: Locally remove plaster above door opening and expose lintel. (If any).
 Reinstatement: Like for like, using identical materials and methods dependent upon those discovered during opening up.

6.0 Assessment of the proposals



13

Location: Second floor
 Building: 6 Bedford Row
 Room no: 3.09 Office.
 Description: Internal wall/ floor junction.
 Materials: Carpet finish on a timber suspended floor
 Access: Lift carpet floor finish, lift floor boards and expose structure at base of wall.
 Repair: Replace floorboards and carpet.



14

Location: Lower ground floor
 Building: Bedford Row
 Room no: External.
 Description: Underside of steps and landing
 Materials: Rendered brick arch.
 Access: Locally remove render above door opening and expose underside of supporting structure.
 Reinstatement: Like for like, using identical materials and methods dependent upon those discovered during opening up.

7.0 Conclusion

- 7.1 This application seeks consent for opening up of specific elements of the fabric to allow structural investigations to occur.
- 7.2 We have sought to limit any harm to be caused to the fabric by assessing the nature of the individual defects, their location, and the substrates in which they occur and balance this against the need for the structural inspection to achieve its purpose.
- 7.3 Where possible we have opted to request consent for the least disruptive methods of access to facilitate this.
- 7.4 We propose that the methods of reinstatement of the disturbed finishes will be faithful to those exposed during the opening up
- 7.5 Although invasive, the proposed works are generally minor in nature. Although there will be loss of some finishes where plaster to walls and ceilings is removed, they are specific and well defined.
- 7.6 The need to conduct the inspection works is driven by the desire to identify the causes of distress to the existing fabric and seek solutions for effective repairs which will halt further decline and secure the building's preservation for the future.
- 7.7 It is intended that a separate application for Listed Building Consent will be made for any rectification works to the structure discovered as a result of the investigations along with considered proposals to refurbish the premises.
- 7.8 Design and Access
- This application relates solely for the purpose of opening up sections of the building fabric to allow structural investigations to be undertaken. Consequently there are no design matters to be considered.
- Access in and around the buildings will remain unchanged and not compromised by the proposed works.

Appendix A

Listing entry number: 1244596

Numbers 1-7 AND ATTACHED RAILINGS AND
LAMPHOLDER, 1-7, BEDFORD ROW

TQ3081NE BEDFORD ROW 798-1/101/65 (East side)
24/10/51 Nos.1-7 (Consecutive) and attached railings
and lamp-holder (Formerly Listed as: BEDFORD ROW
Nos.1-9 AND 11-17 (Consecutive))

Grade II

7 terraced houses. 1717-18. Built by Robert Burford, carpenter, on land granted to him and George Devall, plumber, in 1716 by Margaret Skipwith. Brown or yellow stock brick with some refacing of upper storeys. Brick bands at 1st floor level. 4 storeys and basements. 3 windows each. Gauged red brick arches and dressings to flush frame sash windows. Parapets. Nos 1-4, wood doorcases with pilasters carrying entablature, patterned fanlights and panelled doors. Nos 5-7, wood Doric doorcases, mutule open pediment, patterned fanlights and panelled doors. Some houses with original lead rainwater heads inscribed 1718. INTERIORS: No. with cornices and ground floor buffet alcove. Panelled dados. Stair with stick balusters, grouped at ground-floor newel. Upper floors not inspected. No.2. C19 sashes. Ground floor with egg-and-dart cornice, buffet alcove, panelled dado, C18 fireplace. Staircase much restored. Nos 3, 4 and 5 in single occupancy with suspended ceilings. Not inspected. Nos 6 and 7 not inspected but noted to retain original staircases, first floor shutters and box cornices. SUBSIDIARY FEATURES: attached cast-iron railings to areas, some with urn or torch flambe finials. No.1 with wrought-iron lamp-holder.

Appendix B

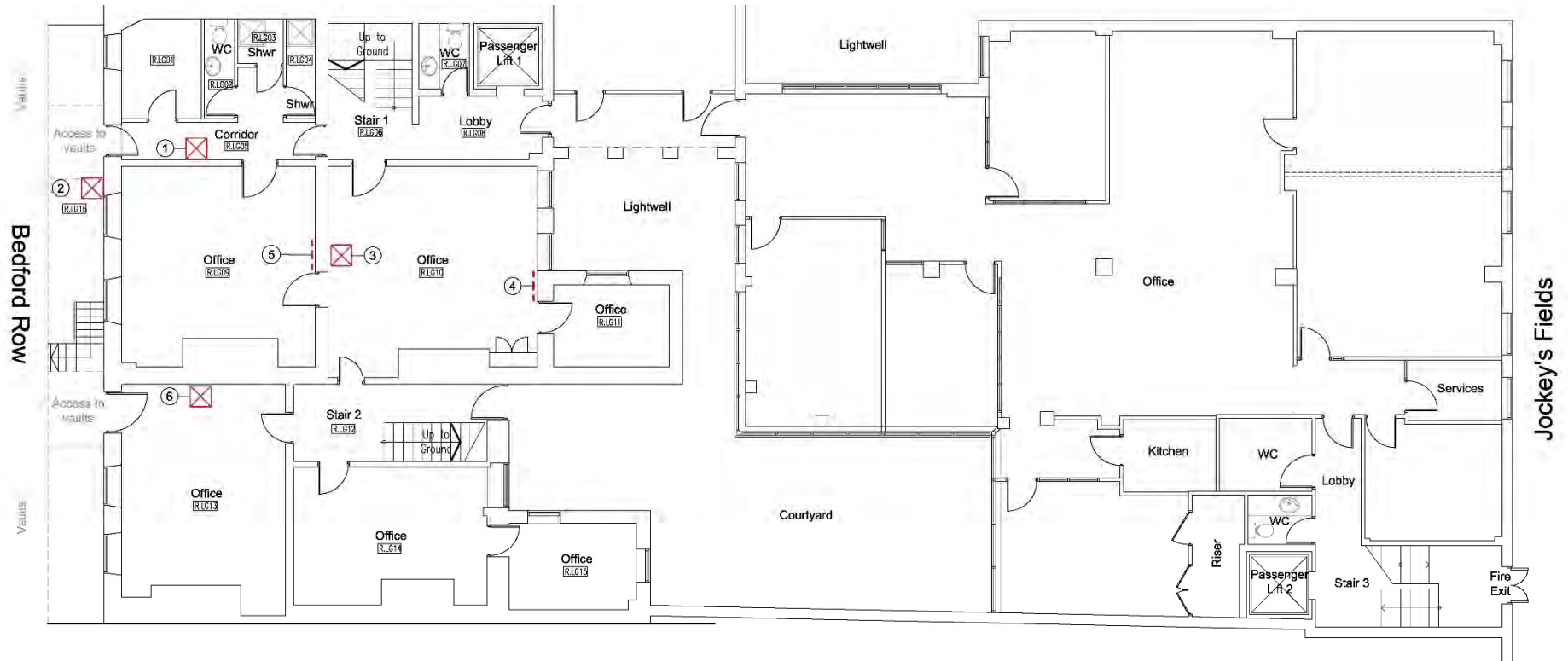
Drawings

Appendix B

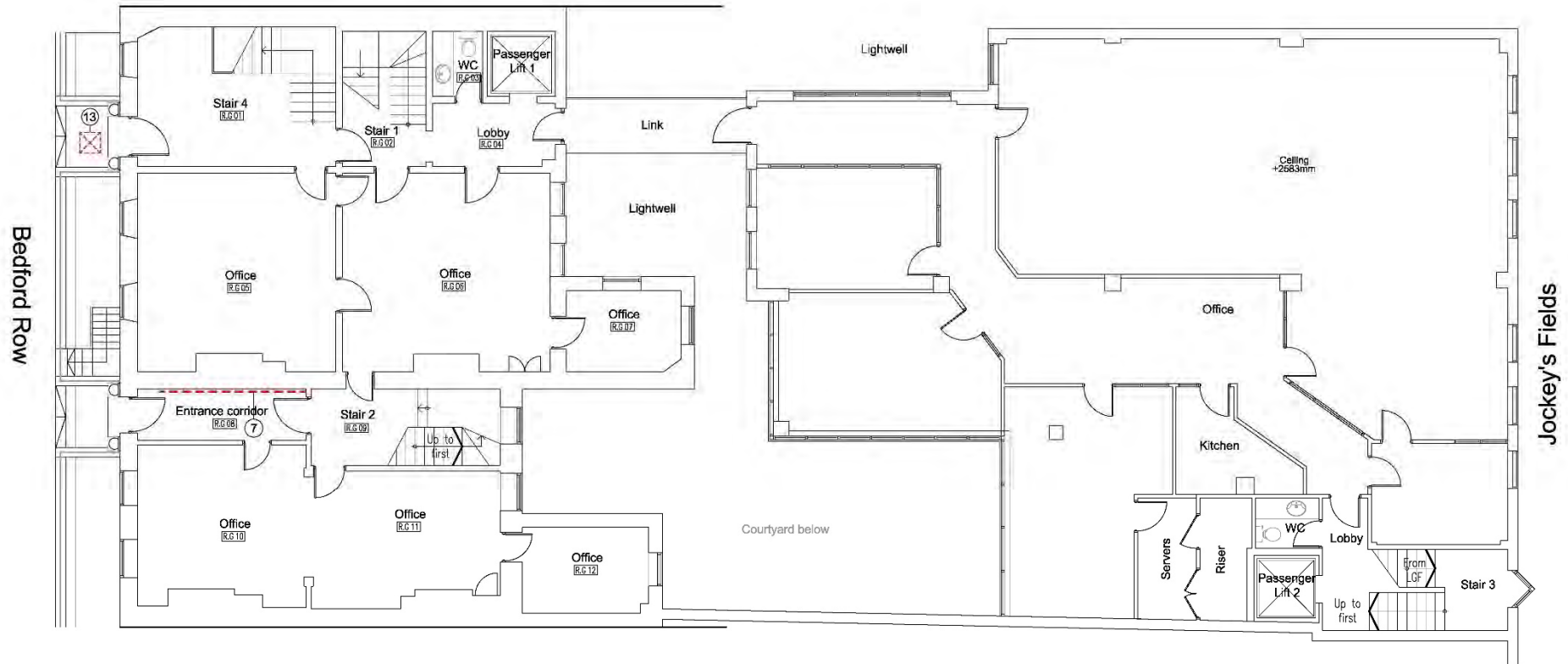
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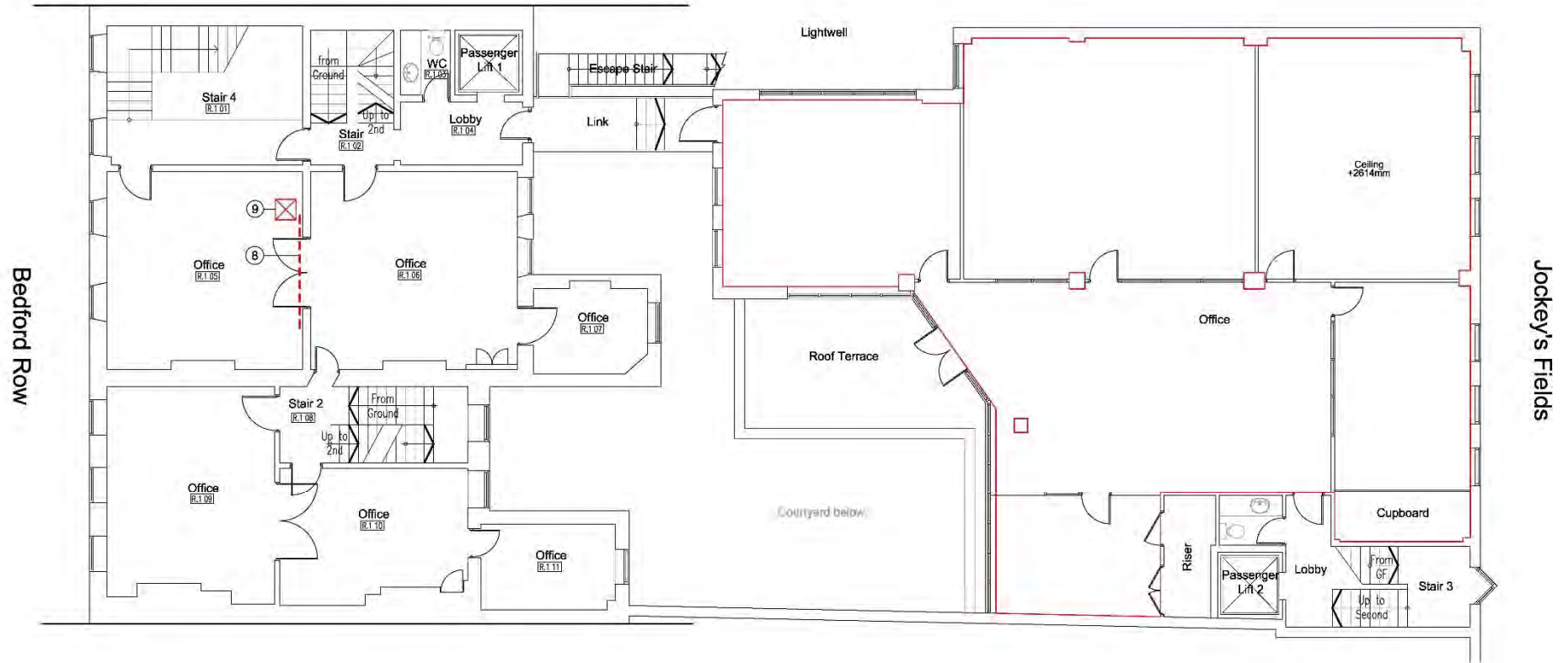
1 Bedford Row - Elevation



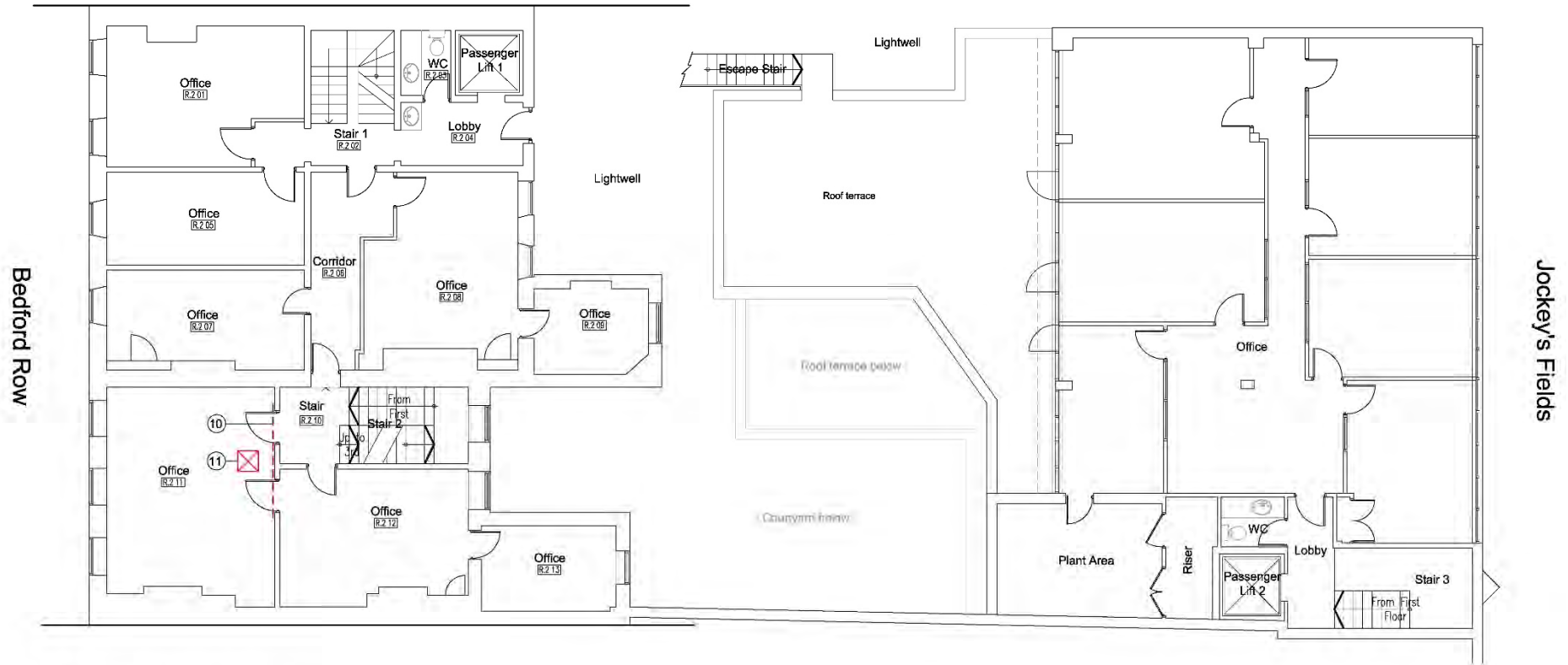
A Lower ground floor plan



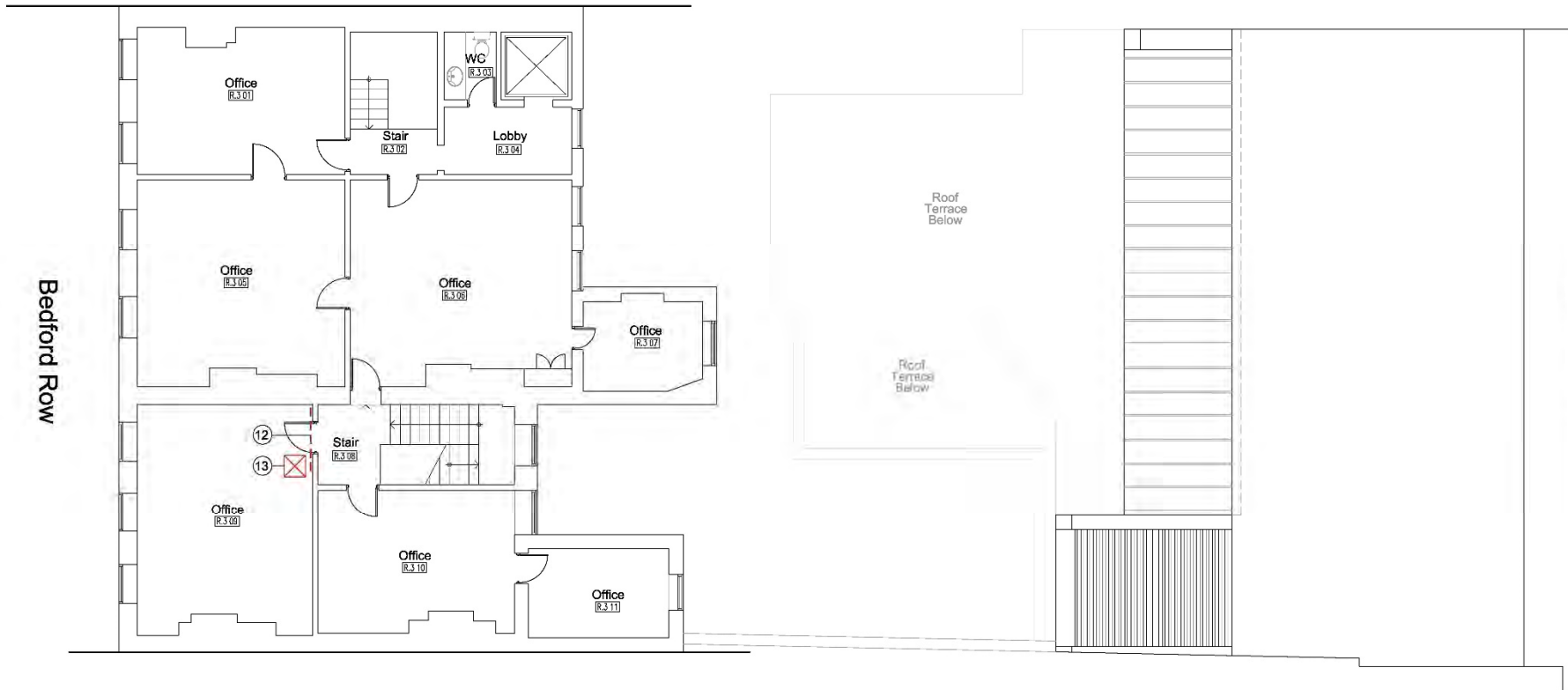
A Ground floor plan



A First floor plan



A Second floor plan



A Third floor/ part roof plan