

42 Bedford Square  
London



Heritage Impact Assessment  
January 2018

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Fig. 1. Site Location Plan

## 1.0 INTRODUCTION

- 1.1 This Heritage Statement has been prepared by Montagu Evans LLP on behalf of Classic Design Investments Ltd and is submitted in support of an application seeking listed building consent for internal works to 42 Bedford Square, London, WC1B.
- 1.2 The property is Grade I listed and was built c. 1775-77 as part of Bedford Square, a speculative development of large townhouses that is now widely regarded as one of the most important and complete examples of eighteenth-century urban planning in London. The statutory list description is included at **Appendix 1**.
- 1.3 The application site is also located within the Bloomsbury Conservation Area, which was first designated in 1968 and subsequently extended. The property is located towards the eastern boundary of the Conservation Area in Sub-Area 5: Bedford Square/Gower Street.
- 1.4 The property at no. 42 Bedford Square remained in residential use until the 1930s, but was later adapted as offices by Ellis Clarke & Gallannaugh for Abbey Life Assurance between 1970-92, with connections through extensions to the rebuilt mews behind. In May 2006, the Crown Estate sold the freehold of the entire terrace (fourteen properties) at 40-53 Bedford Square.
- 1.5 In 2007, consent was granted to convert the house and mews into six residential apartments (Camden Ref. 2006/5534/P & 2007/0134/L). More recently, a series of further consents were granted to restore the building and mews to its original use as a single family dwelling.
- 1.6 From August 2017, the project team was appointed to conduct a comprehensive review of the extant consents in conjunction with discussions with the London Borough of Camden and Historic England.
- 1.7 Through subsequent discussions it was agreed that a comprehensive application for listed building consent should be submitted, covering the main house in its entirety. The application brings together elements of the previously approved schemes with the remedial works necessary to restore the special interest of the listed building. If granted, works would be carried out on site in strict accordance with the approved plans and the development would be completed to restore the building as a single family dwelling.
- 1.8 The applications are considered to be in accordance with the requirements of Local Plan Policy D2 and relevant national policy which seeks to protect the historic environment.
- 1.9 **Section 2.0** of this report provides a brief description of the property and a statement of significance for 42 Bedford Square. It also refers to the mews property on Bedford Avenue and the Bloomsbury Conservation Area.
- 1.10 Relevant statutory and planning policy considerations are outlined in **Section 3.0**, and the proposals are described and assessed at **Section 4.0**.
- 1.11 The scheme has been developed following advice and input from Antonia Powell at the London Borough of Camden and Matthew Cooper at Historic England. This report should be read alongside the Design & Access Statement prepared by the architects, BDP.

## 2.0 HISTORY AND SIGNIFICANCE

- 2.1 The property at 42 Bedford Square is located on the south side of Bedford Square and is part of a terrace of fifteen houses, probably designed by Thomas Leverton or Robert Palmer for the Bedford Estate and dating from 1775-1777. Bedford Square was the first extension of Bloomsbury northward, and is widely acknowledged as one of the most important and complete examples of eighteenth-century urban planning in London. Each side of the square is treated as a whole, with a stuccoed, pedimented and pilastered five bay centre.
- 2.2 Plans for a square on the western margins of the Bedford Estate in Bloomsbury were first considered in the 1760s, under the fourth Duke of Bedford, however his death in 1771 left the speculative opportunity to Robert Palmer, principal agent to the estate, who collaborated with William Scott, Robert Grews and Thomas Leverton.
- 2.3 Thomas Leverton is likely to have been responsible for the general scheme of Bedford Square and the designer of the houses. He took a building lease of No. 13 in 1775, around the time that work commenced on the square.

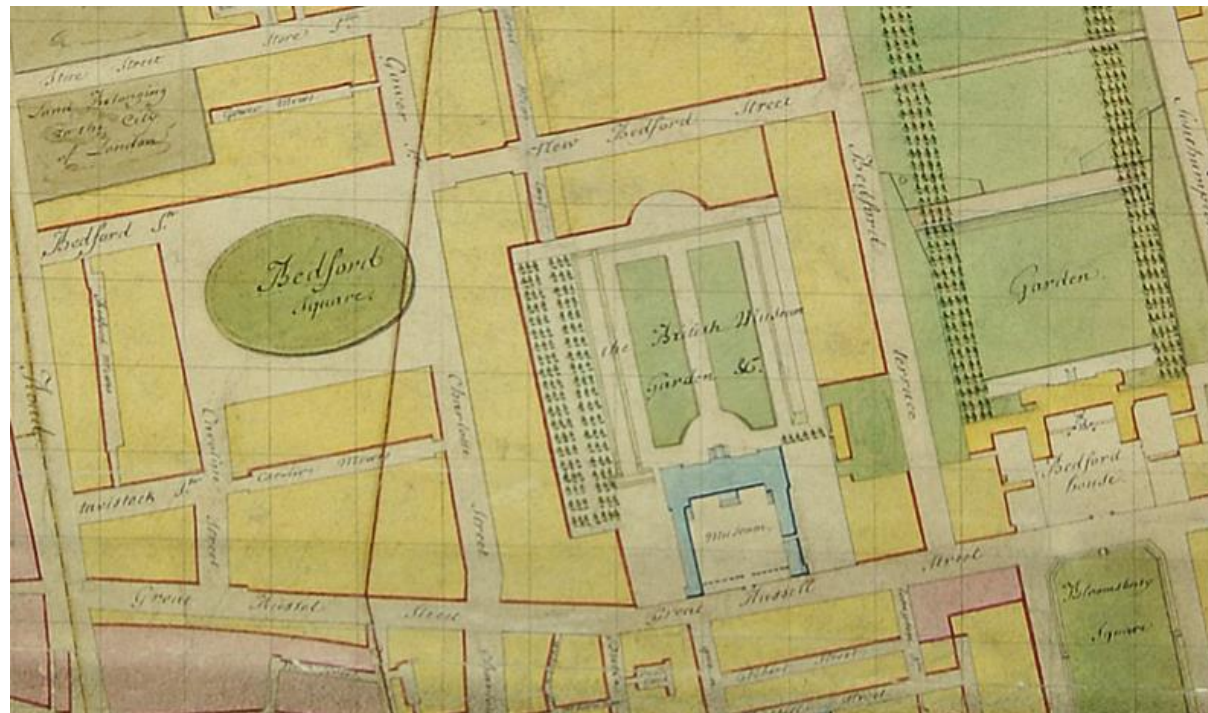


Fig. 2: Bedford Square, detail from a plan of the Bedford Estate, c.1795. Bedford Estate Archive.

- 2.4 On completion, Bedford Square quickly established itself as a favoured London address of the professional and upper middle classes. The property at 42 Bedford Square was first leased on 20 November 1777 for 99 years to William Scott at a ground rent of £8.14s pa. Subsequent inhabitants of no. 42 have included Dr Henry Reynolds, physician extraordinary to George III from 1797, and Sir John Bayley, judge of the King's Bench, baronet and member of the Privy Council, who lived in the house from 1811-1835. In the latter part of the nineteenth century, the celebrated Victorian architect William

Butterfield lived at the property until his death in 1900. A Blue Plaque on the front elevation of the building commemorates Butterfield's residence.

- 2.5 The main house fronting Bedford Square stands three-storeys in height with mansard and lower ground floor accommodation and was constructed of darkened yellow stock brick with evidence of tuck pointing. Originally, this property had a longer yard extending back towards a mews with a clear separation between the two buildings. That arrangement changed with the laying out of Bedford Avenue towards the end of the nineteenth century and the construction of a new mews closer to the main house. Today the two buildings on the site are physically linked at lower ground and ground floor levels.



Fig. 3. Photograph showing the main entrance to 42 Bedford Square, prior to works commencing.

- 2.6 The house is laid out on a broadly standardised plan, with the entrance leading through a hall to the main staircase, and with two principal rooms on each floor to the front and rear of the property. A closet wing originally provided a secondary means of circulation and a series of back parlours.
- 2.7 In our original assessment of the building, Montagu Evans identified the following features as making a particularly important contribution to the architectural interest of the building:
- The main top-lit cantilevered stone staircase with decorative iron balusters, from ground – second floor
  - Decorative plaster cornices on the ground floor (front and rear)

- Decorative chimneypiece on the ground floor (front room)
- Decorative plaster ceilings on the first floor (front and rear)

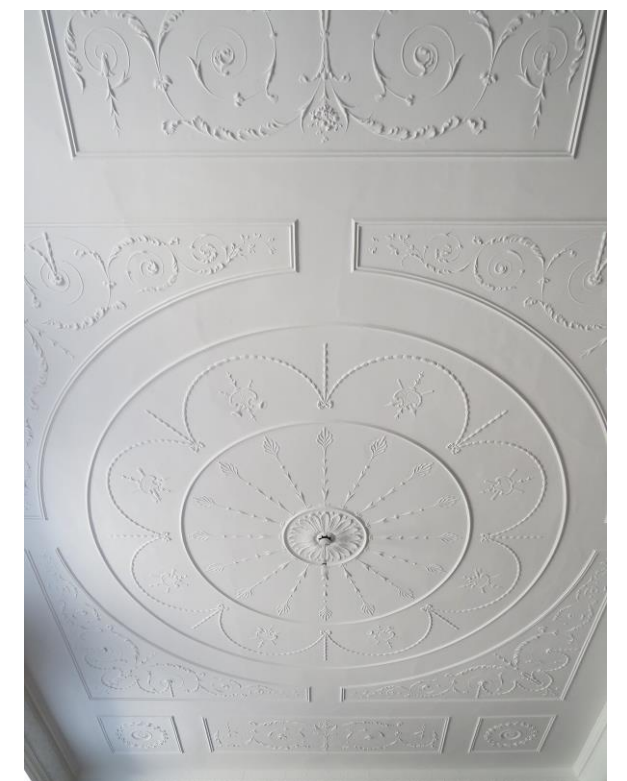
2.8 Other features of note included:

- Original window shutters throughout the building;
- Original lath and plaster walls (some of which had been carefully exposed to allow for inspection and survey)
- Original single glazed timber sash windows; and
- Moulded arched opening at second floor.

2.9 These features combined with the broadly original plan form to render the building a very good example of a large eighteenth-century townhouse.



Fig. 5. Chimneypiece in the front room on the first floor, in 2013 (now in storage).



Figs. 6 and 7. Decorative stair balustrade and plaster ceiling to the front room on the first floor, prior to works commencing.

**Bedford Avenue**

- 2.10 The mews building that fronts Bedford Avenue stands two storeys in height with mansard and lower ground floor accommodation. This property forms part of a terrace along Bedford Avenue, to the south of Bedford Square, with an architecturally consistent frontage. They are constructed in red brick with contrasting stone and terracotta detailing. Dating from the late nineteenth century, they are deemed to be curtilage listed buildings, although the interior layout of 13 Bedford Avenue has been largely reconstructed behind the red brick facade. The line of mature street trees further enhances this side of the street, which acts as an east-west thoroughfare between Bloomsbury Street and Adeline Place.
- 2.11 The mews house has been subject to development a number of times in the past. The interiors are not of special interest. The works to be undertaken to the mews property are contained in a separate application, submitted to the Council in August 2017.



**Fig. 10.** View of the mews building facing Bedford Avenue, which was developed in the Edwardian period and lined with mature London Plane trees.

**Bloomsbury Conservation Area**

2.12 The Bloomsbury Conservation Area was designated in 1968 and has been extended since its designation. Bloomsbury Conservation Area covers an area of approximately 160 hectares extending from Euston Road in the north to High Holborn and Lincoln’s Inn Fields in the south and from Tottenham Court Road in the west to King’s Cross Road in the east. Camden Council has prepared the Bloomsbury Conservation Area Appraisal and Management Strategy, adopted 18 April 2011. The Appraisal and Management Strategy identifies Sub Area 5: Bedford Square/Gower Street and describes Bedford Square as follows:

*Dating from 1775, Bedford Square is one of the most significant and complete examples of a Georgian square in London. Its national importance is acknowledged by the grade I listed status of all the townhouses fronting the square. Furthermore, a sizeable number of original streetscape elements remain (many of which are grade II listed) The private gardens in the centre of the square are included in the English Heritage Register of Parks and Gardens of Special Historic Interest in Greater London at grade II\*.*

*The square is the centre piece of the Bedford Estate’s planned development which includes a series of interlinked streets and spaces and is a major focal point both along Gower Street and within the wider Bloomsbury area. Despite the impact of traffic along Gower Street the square remains a relatively intimate and secluded space. The landscaped oval gardens at its heart green the space, and the iron boundary railings and group of mature trees heighten the sense of enclosure. The gardens are entered through gates under ornate wrought iron arches. Originally of a purely residential nature, the square now contains several office and institutional uses. However, a small number of properties are now being returned to single family dwellings.*

*The terraces comprise three principal storeys with a basement and attic level. The frontages are of particular note because they were designed as a whole in a neoclassical style to give a sense of architectural unity and harmony to the square. The front facades are constructed from yellow stock brick with tuck pointing. Each of the four terraces has a central, stuccoed pediment as a centrepiece, with rusticated bases. The doorways have distinctive intermittent voussoirs of Coade stone (a type of artificial stone) and each key stones is decorated with a human face. It should be noted that five townhouses in Bayley Street extend the northern side of the square to the west, all of which are listed grade II.*

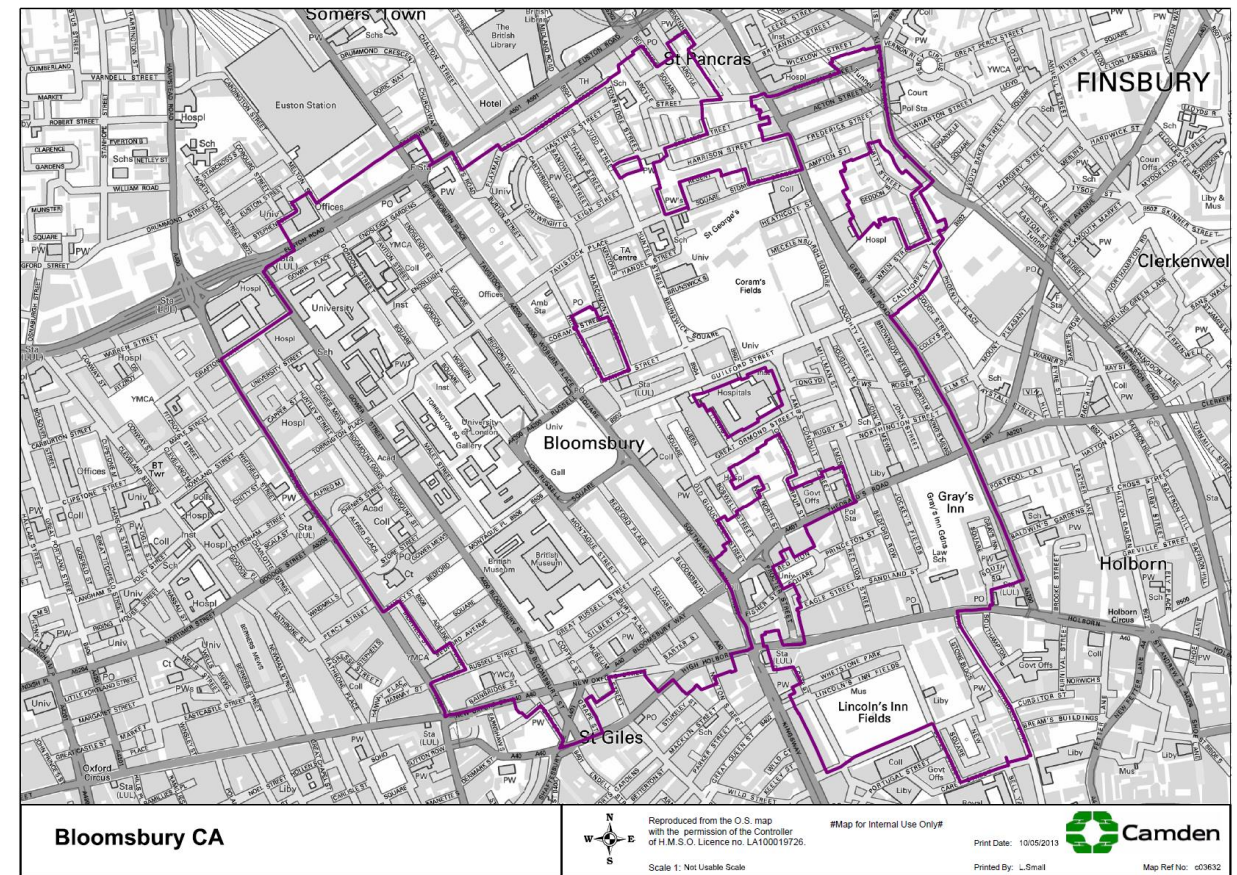


Fig. 12. Map of the Bloomsbury Conservation Area.

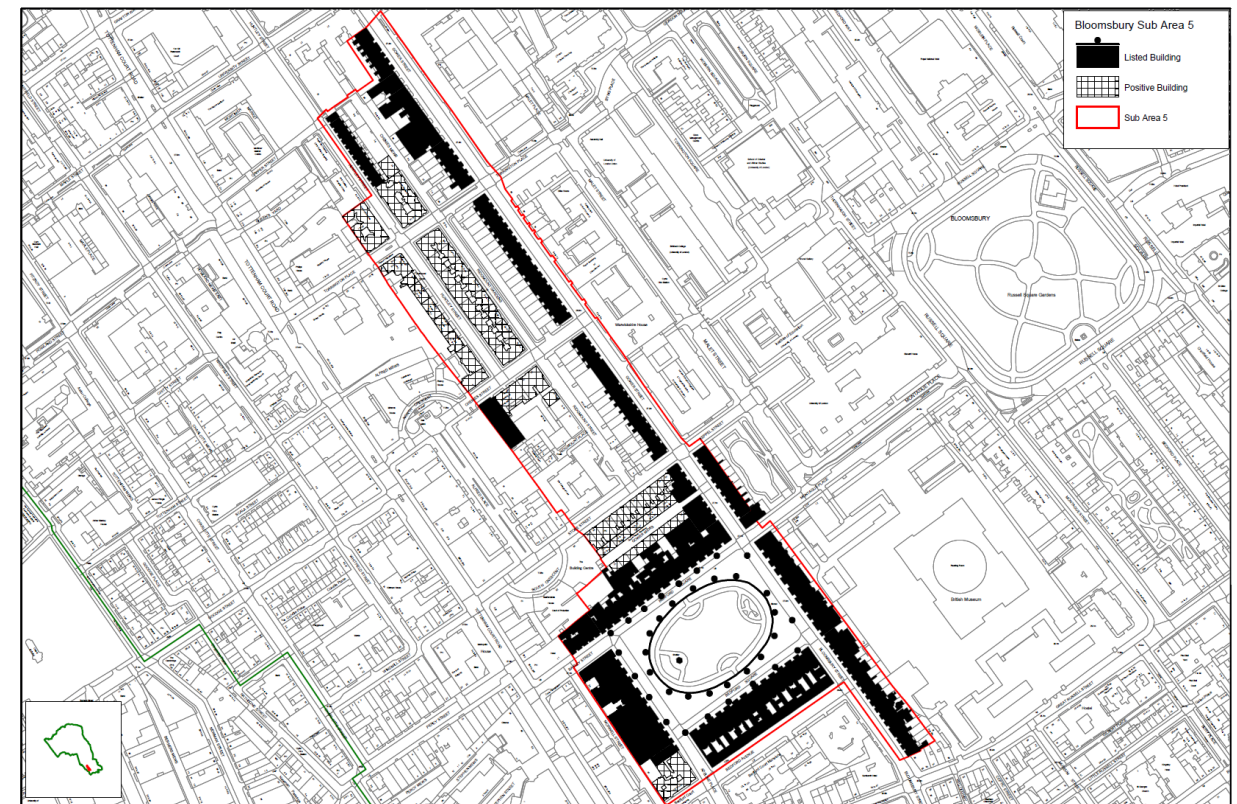


Fig. 13. Map of Bloomsbury Conservation Area, Sub Area 5 – Bedford Square/Gower Street

**Statement of Significance**

2.13 *Conservation Principles* sets out guidance for the sustainable management of the historic environment. The document seeks to establish a methodology for understanding the values of a place, assessing heritage significance, and managing change to significant places. According to the document, the value of an asset or assets should be assessed according to four values. These are not discrete, self-contained concepts but overlap and interact to some extent. These values are:

**Evidential**

**Historical** (Illustrative and Associative)

**Aesthetic** (Design value)

**Communal** (Commemorative & Symbolic and Social)

**i) Evidential Value**

2.14 Evidential value is normally associated with archaeological remains and built fabric of significant age or rarity. This building dates from the final quarter of the eighteenth century, and does not possess particularly high evidential value in itself due to the significant number of buildings surviving from this period, including a great many examples of domestic architecture. Notwithstanding this fact, it must be noted that the building forms an integral part of Bedford Square, which is a particularly rare and largely intact example of late eighteenth-century urban planning.

2.15 Evidence of construction methods, including areas uncovered for recent survey work, has also yielded evidential value and the building can be used to illustrate craft and construction techniques in the period. Some evidential value is also to be attributed to the surviving decorative elements in the building.

**ii) Historical Value**

2.16 The property has high historical value, again owing to its contribution to Bedford Square, an important and influential part of the development of Bloomsbury in the eighteenth century. The building illustrates the scale and quality of domestic architecture built through this period to attract wealthy, upper middle-class professionals, while the relatively intact plan form helps us to understand how these houses might have been used on a daily basis. Some of that latter interest is compromised by the separation of the lower ground floor from the main house and the all but complete destruction of the secondary staircase.

2.17 The historical value of 42 Bedford Square is also strengthened by associations with notable individuals who have occupied the house, including the architect William Butterfield. The associative value is reinforced by the ceramic Blue Plaque set into the front elevation of the house.

**iii) Aesthetic Value**

2.18 Externally, the aesthetic value of the property derives principally from its place in the terrace, and the overall architectural and spatial effects of the whole square.

2.19 Internally, some of the spaces have outstanding aesthetic value, including the drama and light of the main cantilevered stone staircase that runs up through the building and is lit from above by means of a

glass lantern. Although the lantern itself is of recent provenance, the quality of light and experience of the original volume is remarkable. The principal rooms on the ground and first floor also deserve particular reference in relation to the aesthetic value of the house. Again, it is the dimensions and volume of these spaces, their decorative finishes and the handling of light through large timber sash windows that creates the effect, which is most impressive in the principal room to the front of the building on the first floor.

**iv) Communal Value**

2.20 Communal value is generally reserved for buildings or areas of a civic or religious nature, or where the particular nature of a heritage asset has special meaning for individuals or groups within society. This value is not considered pertinent to the significance of 42 Bedford Square.

**Setting and Context**

2.21 *Conservation Principles* also advises consideration of the contribution of setting and context to a heritage asset, embracing present and past relationships with the surroundings. The property at 42 Bedford Square derives significant value from its setting within Bedford Square. The scale and layout of the square affords a number of long views towards the property, where it is seen within the context of the wider terrace, with many details replicated on adjoining properties.

2.22 To the rear of the property, setting contributes far less to significance. The later construction of the mews property has resulted in considerable change to the original layout of the property, and views of the main house are very limited.



Fig. 14. View of 40-44 Bedford Square in 2013



### 3.0 LEGISLATIVE AND PLANNING POLICY FRAMEWORK

3.1 This section considers the legislative provisions and planning policies applicable to the current applications.

#### *Planning (Listed Buildings and Conservation Areas) Act 1990*

3.2 The Planning (Listed Buildings and Conservation Areas) Act 1990 (“the 1990 Act”) provides the relevant legislation in this case. Sections 16(2), 66(1) and 72(1) of the 1990 Act set out the duties on the decision maker in this case.

- **Section 16(2)** states that 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.
- **Section 66(1)** states that in considering whether to grant planning permission for development which affects a listed building or its setting, 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.
- **Section 72(1)** states that with respect to any buildings or other land in a conservation area, of any [functions under or by virtue of] any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

#### **Development Plan**

3.3 The currently adopted Statutory Development Plan is formed from the following documents:

*The London Plan (July 2011 with alterations 2016); and  
Camden Local Plan (2017)*

#### *London Plan (2011 with alterations 2016)*

3.4 The London Plan is “the overall strategic plan for London, setting out an integrated economic, environmental, transport and social framework for the development of London over the next 20-25 years” (p.10). The policies relevant to the assessment of heritage are included at Chapter 7 (London’s Living Places and Spaces).

3.5 **Policies 7.4** (Local Character) and **7.6** (Architecture) require development to make a positive contribution to the public realm, streetscape and wider cityscape, and to take references from the form, mass and orientation of the existing built environment.

3.6 **Policy 7.8** (Heritage Assets and Archaeology) outlines policy requirements for development affecting heritage assets. Part C of the policy states that new development “should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.”

3.7 The supporting text in support of Policy 7.8 was subject to minor additions in the review of October 2013. It is stated that crucial to the preservation of London’s unique character is the careful protection and adaptive re-use of heritage buildings and their settings.

#### *Camden Local Plan (2017)*

3.8 The Camden Local Plan was adopted by the Council on 3 July 2017, and replaced the Core Strategy and Camden Development Policies.

3.9 Section 7 Contains policies relating to Design. The policies which are of relevance to this application are included below.

3.10 **Policy D1** (Design) outlines the Council’s approach to securing high quality design in development.

3.11 **Policy D2** (Heritage) outlines the Council’s approach to designated heritage assets and their settings, including the approach to applications involving substantial or less than substantial harm.

3.12 The policy states that:

*“In order to maintain the character of Camden’s conservation areas, the Council will take account of conservation area statements, appraisals and management strategies when assessing applications within conservation areas”*

3.13 The policy further states that the Council will:

*e. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;*

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

*j. resist proposals for a change of use or alterations and extensions to a listed building where this would cause harm to the special architectural and historic interest of the building;*

#### **Material Considerations**

#### *National Planning Policy Framework (NPPF) 2012*

3.15 The National Planning Policy Framework (hereafter the NPPF), published in 2012, establishes the Government’s approach to planning and its central aim to achieve sustainable development.

3.16 At the outset, paragraph 14 sets out the presumption in favour of sustainable development that “should be seen as a golden thread running through both plan-making and decision-taking”, subject to specific policies in the NPPF that indicate development should be restricted, such as those towards heritage assets.

3.17 Chapter 12 of the NPPF sets out the Government’s policies relating to the conservation and enhancement of the historic environment.

3.18 **Paragraph 137** of the NPPF states that local planning authorities should look for opportunities for new development within conservation areas and within the setting of heritage assets to enhance or better

reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

3.19 **Paragraph 131** encourages authorities to consider the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.

3.20 **Paragraph 134** states that:

*“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.”*

3.21 Our assessment considers that there is no harm to the significance of heritage assets arising from the Proposed Development. It is also evident that the proposals will help to deliver wider benefit, in securing the listed building in its optimum viable use.

3.22 The Glossary contained in **Annexe 2** of the NPPF defines ‘conservation’ in relation to heritage as:

*“The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.”*

*National Planning Practice Guidance (“NPPG”)*

3.23 This guidance was published as a web-based resource on 27th March 2014. The publication includes useful guidance on decision-taking with regard to historic environment matters. **Paragraph 3** provides guidance on conservation, and states that:

*“In the case of buildings, generally the risks of neglect and decay of heritage assets are best addressed through ensuring that they remain in active use that is consistent with their conservation. Ensuring such heritage assets remain used and valued is likely to require sympathetic changes to be made from time to time [...]*

*Where changes are proposed, the National Planning Policy Framework sets out a clear framework for both plan-making and decision-taking to ensure that heritage assets are conserved, and where appropriate, enhanced, in a manner that is consistent with their significance and thereby achieving sustainable development.”*

Paragraph: 033 Reference ID: 18a-003-20140306

*Historic Environment Good Practice Advice in Planning, Note 2, Managing Significance in Decision-Taking in the Historic Environment*

3.24 Historic England published its Historic Environment Good Practice Advice in Planning, Note 2: Managing Significance in Decision-Taking in the Historic Environment in April 2015. The guidance is intended to assist those implementing historic environment policy, and provides information on assessing the significance of heritage assets, using appropriate expertise, historic environment records, recording and further understanding, neglect and unauthorised works, marketing and design and distinctiveness.

*Bloomsbury Conservation Area Appraisal and Management Strategy (2011)*

3.25 The Council prepared the Bloomsbury Conservation Area and Management Strategy in April 2011, to define the special interest of the Conservation Area in order that its key attributes are understood and can be protected, and that measures are put in place to ensure appropriate enhancement.

#### 4.0 ASSESSMENT OF PROPOSALS

4.1 The works are considered on a floor-by-floor basis, with the fitted furniture and works to the front elevation of the building being addressed separately.

4.2 The following consents are relevant in considering the works undertaken to date and those now proposed as part of the current application:

**2014/4634/L** - works associated with conversion of existing building containing 6 self-contained dwellings (1 x 1 bed flat, 4 x 2 bed flats and 1 x 4 bed maisonette) for use as single family dwellinghouse (Class C3), including erection of two storey infill extension at lower ground floor level to existing link between primary and mews buildings, erection of new flat roof to enclose existing third floor terrace including lift overrun, installation of balustrade around lantern at roof level, removal of existing roof lights and vents, installation of hatch to roof, installation of 3 x air condensers to middle of existing roof, alterations to external steps, alterations to fenestration, installation of two internal lifts, and various internal works to replace and refurbish ceilings, partitions and mouldings to dwelling house.

**2015/3620/L** - Relocation of boiler services at lower ground floor level.

**2015/3616/L** - Works of alteration comprising a new double door opening between the living room and dining room at ground floor level.

**2015/3950/L** – Installation of secondary glazing to all rear windows; and

**2016/3162/L** - Minor internal alterations at lower ground floor level, second and third floor levels including an alteration to the design of the secondary staircase from second to third floor and the relocation of the staff kitchen door and link ramp and reinstatement of the rear room at lower ground floor level.

4.3 In many cases, the works now proposed would revert back to a condition that was consented under these applications, and would simply involve the removal of works carried out without the benefit of listed building consent. In other instances, where the works undertaken are benign in their effect on the listed building, proposals for further change at this stage would only result in greater disruption to the historic fabric.

4.4 The primary purpose of the current applications is to reverse the effects of harm to the listed building, working on a room by room basis. While this is necessarily a very detailed process, the overarching heritage objective is to restore the building for use as a single family dwelling, the use for which it was originally designed. From a conservation perspective, this represents the optimum viable use, consistent with the property's long-term conservation.

**Lower Ground**

- 4.5 When the significance of this part of the house was assessed prior to commencement, it formed a separate apartment (under 2014/4634/L), divorced from the main floors of the house and accessible from the front lightwell only. The plan form of the lower ground floor had also been much-altered to support the use. This diminished the significance of the building as a whole and prevented a full appreciation of the building's hierarchy.
- 4.6 Following site inspections and discussions with the London Borough of Camden and Historic England, the proposal at this level is to remove and reconfigure services in order that ceilings can be reinstated at an appropriate height.

**B.01 Lift Hall**

The high level services will be routed below the ground floor structure, to reduce loss of historic fabric, but raised sufficiently to enable the reinstatement of the ceiling above the architraves to the windows facing the courtyard. A stone floor finish and skirting will be installed, along with final fix and decoration.

**B.02 WC**

There are no particular heritage impacts to address in this space. The proposals envisage the installation of sanitary ware and finishes. A riser wall would be installed to conceal services. Complete and decorate.

**B.03 Pantry**

The pantry would be completed in accordance with the consented scheme.

**B.04 Staff Kitchen**

Consented staff kitchen arrangement to be implemented.

**B.05 Hall**

New suspended ceilings to modern link building required to conceal service routes. Area to receive finishes and decoration.

**B.07 Guest Bathroom 1**

As built arrangement to rear courtyard facing room to be retained to provide guest bedroom and bathroom. Install bathroom arrangement as the proposed plans. Suspended ceiling to be installed to conceal high level services as was intended in the consented proposals.

**B.08 Guest Suite 1**

In this room it is proposed to modify the services installation to ensure an appropriate ceiling height finish can be achieved above the architrave of the courtyard facing windows. Some of the services, including the ceiling mounted fan coil unit will be relocated above the suspended ceiling area in the bathroom space. A bulkhead would be installed against the party wall to facilitate the consented duct work route for the extract of bathrooms at this level. It is also proposed to relocate the underfloor heating manifold which has been installed adjacent to the room entrance door above the suspended ceiling area. Pipework would be routed within a proposed nib wall.

**B.11 Wine Cellar**

When the building functioned as an office, this space was occupied by a large boiler with flues leading off to the chimney breasts in adjoining rooms. It was then remodelled to provide two bathrooms for the lower ground floor apartment.

During the course of recent construction works, the brickwork forming this vaulted space was found to be in a poor condition. The space was subsequently lined with insulation and plywood. It is proposed to proceed with a lining and to introduce an oak timber batten detail. This solution would preserve the historic fabric and the legibility of the original volume.

**B.12 – B15 Staff Bedroom A and B / Staff Bathroom A and B**

There are no heritage issues to address in these spaces. The spaces will be completed and decorated in accordance with the consented layout. Install proposed bathroom fittings and decorated.

**B.16 Entrance Hall**

When the lower ground floor was converted to a single apartment, this area was subdivided to form a small entrance hall and kitchen.

There will be some reconfiguration of the services installation to remove excessive cabling. This will allow the ceiling to be reinstated at a height consistent with the consented section drawings. It is also proposed to introduce some furniture enclosures to conceal all services.

**B.18 Stair Hall**

As with the connecting Entrance Hall, there will be some reconfiguration of the services installation to remove excessive cabling. This will allow the ceiling to be reinstated at a height consistent with the consented section drawings. Doors are to be installed on the cupboard below the staircase.

Stone floor finish and skirting to be implemented and space decorated. 4 panelled timber doors to be installed to all rooms at lower ground floor in accordance with discharge of condition 4 of the 2014/4634/L application.

**B.19 Store**

The projecting volume that has been built out into this space would be retained.

Assessment of Impact

- 4.7 The primary heritage objective for this part of the building remains its reunification with the upper floors of the house, and for both to function together as a single family dwelling. The works proposed in the current application would address the issues arising from the unsympathetic installation of services, and would ensure that ceilings can be reinstated at an appropriate height.

### **Ground Floor**

- 4.8 The ground floor is of high architectural significance and comprises the main entrance hall, stair hall, and principal rooms to the front and rear of the property.
- 4.9 In this part of the building a series of works were undertaken to the principal rooms, outside the scope of the consented application, ref: 2015/3616/L. This work has included the enlargement of the opening between the two rooms, and the introduction services, air conditioning units, recessed lighting and fitted furniture. In many cases, this work fails to respect the historic interiors and is therefore proposed to be reversed in the current application.

#### **0.01 Ground Floor Hall**

In this area, a missing window architrave will be reinstated. The area will be finished and decorated.

#### **0.02 Ground Floor WC**

WC fittings and finishes would be installed in accordance with proposals and the room decorated.

#### **0.03 Ground Floor Pantry**

The pantry would be completed in accordance with the consented proposals, with the door swing reversed to open into the corridor.

#### **0.04 Chinese Kitchen**

This space sits within the link extension between the main house and the mews. The room is to be completed in its current arrangement.

#### **0.05 Dining Room**

The opening that has been formed between the dining room and living room will be modified to accord with the consented scheme under application reference 2015/3616/L. The consented design for the folding timber panelled doors would then be installed within the reduced opening.

The existing positions of the fan coil units will be retained to prevent any further disruption to the fabric, but the units will be reduced in scale and concealed within the revised proposal for fitted furniture.

The socket outlets that have been created adjacent to the windows and within the chimneybreast will be carefully removed and made good. Similarly, all new ceiling penetrations for recessed light fittings will be removed and the lath and plaster ceiling repaired in accordance with drawings and methodologies. This room would then have a single central ceiling light only.

The new hardwood timber floor is to be installed as consented, with modifications as necessary to accommodate a new stone hearth and fireplace.

Two of the retained six-panel doors held in storage will be returned to the property, repaired and reinstated, though the swing of the door into the hallway will be reversed.

The existing windows have been refurbished and redecorated, and it is proposed to introduce secondary glazing in accordance with the extant consent. Any existing damage to the surrounding joinery is to be made good.

The existing skirting, dado and architrave will be retained and redecorated.

Modern radiators are to be concealed behind furniture enclosures within the window reveals.

We propose to reinstate a scholarly reproduction of the original fireplace, informed by photographic evidence.

#### **0.06 Living Room**

The enlarged door openings between the living room and the stair hall and the cupboard door opposite are to be returned to their original size and form. The retained six-panel doors held in storage will be returned, repaired and reinstated, and the surrounding joinery restored.

The new nib walls and the suspended ceiling in the centre of the plan will be carefully removed and adjacent fabric repaired and redecorated as necessary.

The socket outlets that have been created adjacent to the windows and within the chimneybreast will be carefully removed and made good. Similarly, all new ceiling penetrations for recessed light fittings will be removed and the lath and plaster ceiling repaired in accordance with drawings and methodologies. This room would then have two central ceiling lights only.

Repair works to damaged plasterwork would be carried out in materials and methodology to match the existing adjacent. High level socket outlets adjacent to windows to be carefully removed and made good. Socket outlets above fireplace on chimney breast to be removed.

The new hardwood timber floor is to be installed as consented, with modifications as necessary to accommodate a new stone hearth and fireplace.

Two of the retained six-panel doors held in storage will be returned to the property, repaired and reinstated.

The existing positions of the fan coil units will be retained to prevent any further disruption to the fabric, but the units will be reduced in scale and concealed within the revised proposal for fitted furniture.

The existing skirting, dado and architrave will be retained and redecorated.

Modern radiators would be concealed behind furniture enclosures within the window reveals.

The existing fireplace which is currently in safe storage would be carefully repaired and reinstated.

#### 0.07 Entrance Hall

Damaged plasterwork to internal walls to be repaired with specified lime plaster. Ceiling penetrations for light fittings to be carefully repaired. Area to be completed in accordance with the proposed drawings.

#### 0.08 Stair Hall

The original consents brought the entire house together again, with access to the lower ground floor via the original stone stair. This stair requires a railing, which is proposed in a simple design with hardwood finish.

In some locations, modern plasterwork has been used in the chasing of electrical services. This would be carefully removed and repaired in lime plaster.

#### M.01 Mezzanine Store

A jib door would be reinstated on the half landing, and the mezzanine store finished and decorated.

#### Assessment of Impact

- 4.10 The works undertaken at ground floor level have not been sympathetic to the special interest of the listed building. The works now proposed would address this impact by reversing the alterations and completing the principal rooms in a manner which respects the historic character of the two principal rooms on the ground floor.



Fig. 19. Living Room (0.06) before works commenced.

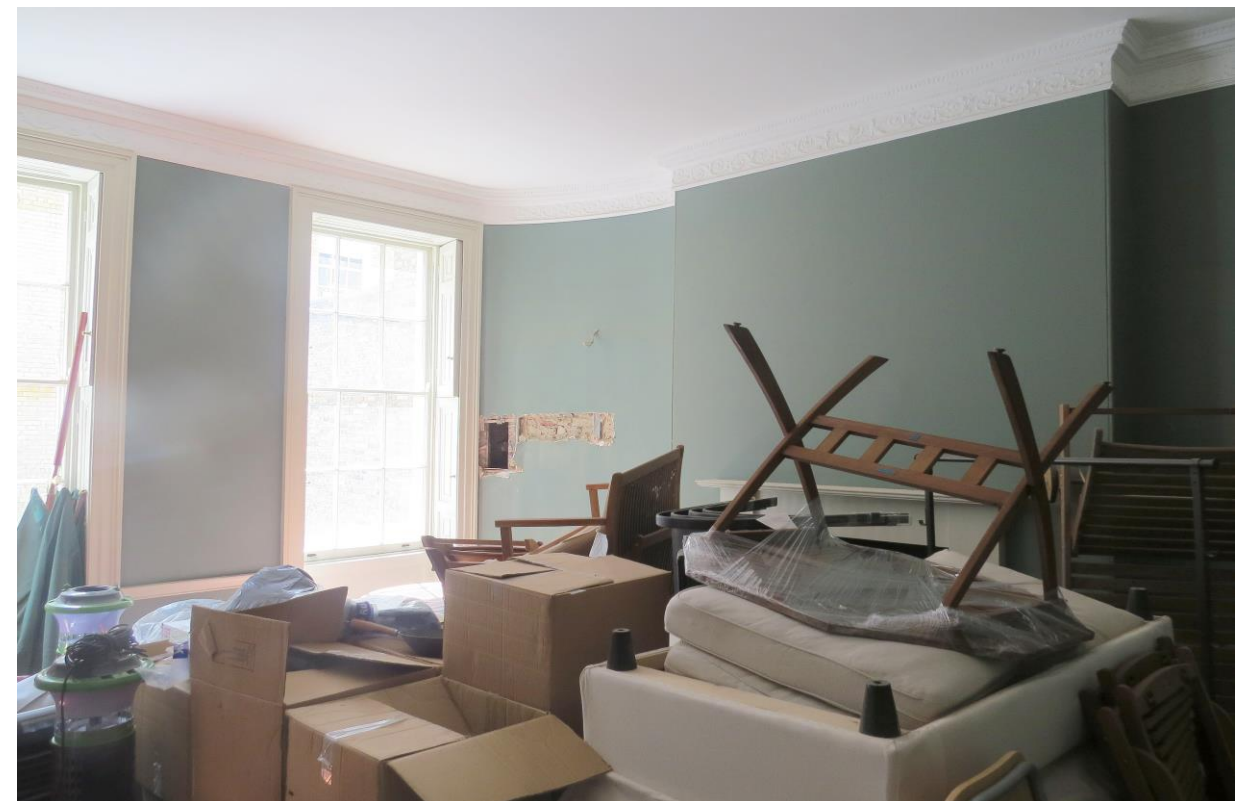


Fig. 20. Dining Room (0.05) before works commenced.

### First Floor

4.11 The extant consent for the first floor forms part of application reference 2014/4634/L.

#### **1.01 First Floor Lift Hall**

Services have been installed adjacent to, and opposite, the new passenger lift. These services will be retained and concealed within furniture enclosures.

#### **1.02 Study**

The small study has built in furniture, and this installation is to be completed and the room decorated.

#### **1.03 Library**

This room is of high significance and the works undertaken have failed to respect the special interest of the listed building. A series of remedial works are necessary, and the application proposes:

- Removal and repair of ceiling light penetrations;
- Installation of a chimneypiece based on photographic evidence;
- Reduction of the scale of wall mounted fan coil unit, retained in the current position to minimise further disruption.
- Relocation of the underfloor heating manifold within existing void.
- Repair works to lath and plaster ceiling in accordance with drawings and methodologies.
- Installation of a central ceiling light.
- Repair works to damaged plasterwork in materials and methodology to match the existing adjacent.
- Removal and making good of high level socket outlets adjacent to windows;
- Repair of the opening in masonry containing flue liner at high level of chimney breast in brick to match existing and new lime plaster finishes and decoration to tie in with the adjacent.
- Reversion to the consented opening between the front and rear rooms.
- Retained 6 panel timber door currently in storage to be repaired and reinstated in position between library and main stair hall and redecorated.
- Repairs to skirting, dado and architrave where damaged or lost.

The floor in this room would be finished in new hardwood timber (as consented), modified as necessary to accommodate a new stone hearth to the fireplace. The windows have been refurbished and redecorated, and it is still proposed to introduce secondary glazing as previously consented. Modern radiators would be concealed behind furniture enclosures within the window reveals.

#### **1.04 Reception**

This room is also of high significance and the works undertaken have also failed to respect the special interest of the listed building. A series of remedial works are necessary, and the application proposes:

- Removal and repair of ceiling light penetrations;
- Reinstatement of the chimneypiece from storage;
- Reduction of the scale of wall mounted fan coil units, retained in the current position to minimise further disruption.
- Relocation of the underfloor heating manifold within existing void.

- Repair works to lath and plaster ceiling in accordance with drawings and methodologies.
- Installation of a central ceiling light.
- Repair works to damaged plasterwork in materials and methodology to match the existing adjacent.
- Removal and making good of high level socket outlets adjacent to windows;
- Repair of the opening in masonry containing flue liner at high level of chimney breast in brick to match existing and new lime plaster finishes and decoration to tie in with the adjacent.
- Reversion to the consented opening size and location between the front and rear rooms.
- Retained 6 panel timber door currently in storage to be repaired and reinstated in position between reception and main stair hall and redecorated.
- Repairs to skirting, dado and architrave where damaged or lost.
- Relocated and enlarged opening between reception room and main stair hall to be reinstated in original position and to original opening size.

The floor in this room would be finished in new hardwood timber (as consented), modified as necessary to accommodate a new stone hearth to the fireplace.

The windows have been refurbished and would be retained and redecorated.

Modern radiators would be concealed behind furniture enclosures within the window reveals. We are also proposing to introduce new mirrors in the reception, in a design to match the retained mirrors in the library and to be installed to the two wall panels between Bedford Square facing windows.

#### **1.05 First Floor Stair Landing**

The penetrations to the underside of the stair landing are proposed for repair in two coats of lime plaster to match existing ceiling finishes. Where modern plasterwork has been used in the chasing of electrical services, this will be carefully removed and repaired in lime plaster.

### Assessment of Impact

4.12 The focus of works at this level relates to the restoration of the two principal rooms, which possess high levels of heritage value. It is acknowledged that in many cases, the works undertaken have failed to preserve the character and special interest of these spaces, and the application includes a comprehensive proposal to reverse the effect of the works through repair and reinstatement.



Fig. 5. Chimneypiece in the reception room on the first floor, in 2013

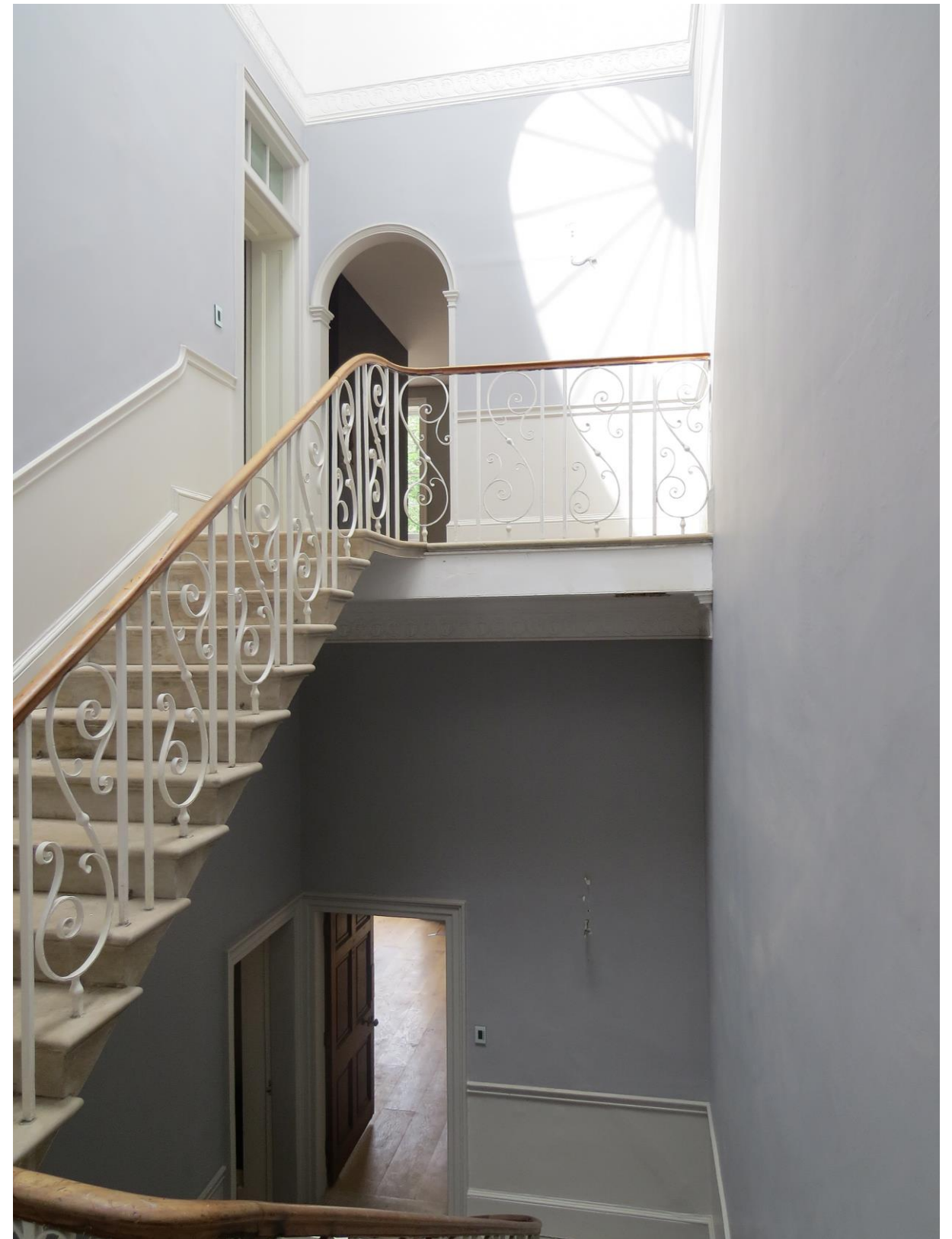


Fig. 37. The principal staircase with lantern light.



Fig. 22. First Floor Rear Room prior to works commencing.



## Second Floor

- 4.13 The second floor contains rooms of primary significance which are located to the front of the building. Previous grants of listed building consent have permitted the reconfiguration of the house at this level, including 2014/4634/L and 2016/3162/L.

### **2.01 Second Floor Lift Hall**

A modern coffered ceiling has been introduced in this space and this will be carefully removed. As on other floors, services have been installed adjacent to, and opposite, the new passenger lift, and these will be concealed within furniture enclosures.

### **2.02 Ensuite**

The sauna will be removed from this space and replaced with a shower, at a reduced scale. The bathroom fittings, furniture and finishes will be completed. The existing windows have been refurbished and redecorated, and it is proposed to introduce secondary glazing in accordance with the previous consent. This application also proposes the re-instatement of window architraves.

### **2.03 Master Bathroom**

This bathroom will be completed in line with the proposed drawings.

### **2.04 His Master Bedroom**

The coffered ceiling and new cornice will be removed, along with modern timber beading. The high level socket outlets adjacent to the windows will be carefully removed and made good. The existing windows have been refurbished and redecorated and these will be retained, with secondary glazing. Any existing damage to surrounding joinery would be made good and redecorated. The fan coil unit would be maintained in its current position to minimise further service route disruption.

### **2.05 Lobby to Master Bedrooms**

The lightweight partitions forming the corridor are to be carefully removed and the original opening to the stairwell restored.

### **2.06 Her Master Bedroom**

The proposal is to carefully remove the closet volume and modern ceilings to reinstate the volume of room. The coffered ceiling would be carefully removed along with the new cornice and associated LED lighting. Make good, using timber stud work wall between master bedroom and master sitting room. High level socket outlets adjacent to windows to be carefully removed and made good.

### **2.07 Master Sitting Room**

The proposal is to carefully remove the modern ceiling and timber beading and infill the new door opening leading to the master bedroom.

### **2.08 Second Floor Stair Hall**

The modern plasterwork forming chased electrical services routes will be carefully removed and repaired in lime plaster.

## Assessment of Impact

- 4.14 While of lesser significance than the principal rooms on the first floor, the second floor contains rooms which were identified as being of primary importance in the original assessment. Since the original assessment, works have permitted at this level. The works that have been carried out have seen significant new fabric introduced, much of which will now be removed as part of this application. This will restore the character and volume of the rooms. The overall effect of the proposed works is beneficial to the listed building.



Fig. 23. Second Floor (front) prior to works commencing.



Fig. 24. Second Floor (rear) prior to works commencing.

### Third Floor

- 4.15 The third floor itself comprises a series of spaces of secondary significance, most of which have been compromised by later alterations, including the removal of ceilings to expose the roof structure. This has caused harm to the original volumes and proportions of the spaces, and also resulted in the loss of some original fabric in the roof structure itself.

#### **3.01 Hall**

We propose to install furniture enclosures to conceal rising services adjacent and opposite new passenger lift.

#### **3.02 Family Sitting Room**

This part of the building was previously an outdoor terrace, but has been restored as a small sitting room. The current applications propose the completion of the work and decoration.

#### **3.03 Family Bedroom 3**

Prior to works commencing, this room had been opened up to the roof. The proposal is to carefully remove the new modern suspended ceiling and replace it with a flat ceiling. High level socket outlet locations to be carefully removed and made good.

#### **3.04 Family Bathroom 3**

The room would be decorated and finished in line with the proposals.

#### **3.05 Family Bathroom 2**

The room would be decorated and finished in line with the proposals.

#### **3.06 Family Bedroom 2**

The conservation roof lights will be removed and a new flat ceiling will be restored, below the exposed roof timbers. The FCUs will be relocated to sit above the new ceiling. The recessed light fittings in the window reveals are to be carefully removed and repaired.

#### **3.07 Family Bedroom 1**

The conservation roof lights will be removed and a new flat ceiling will be restored, below the exposed roof timbers. The FCUs will be relocated to sit above the new ceiling. In this room, the new wall lining in front of the chimney breast will also be carefully removed.

The recessed light fittings in the window reveals will be carefully removed and the underfloor heating manifold concealed below the wash hand basin.

#### **3.08 Family Bathroom 1**

The room would be decorated and finished in line with the proposals.

### Assessment of Impact

- 4.16 The scheme of works would reverse the impact of works undertaken without the benefit of listed building consent. Those rooms where the roof timbers are currently exposed would be restored to their original proportions and this would support a better reading of the listed building's hierarchy. This was a beneficial aspect of the original scheme for the house, and remains desirable from a heritage perspective.



Fig. 25. Third floor rear room.

**Fitted Furniture**

- 4.17 In a number of rooms throughout the house, individual items of furniture had been commissioned to provide adequate shelving and storage, whilst also concealing FCUs and AV equipment. In some cases, these items of furniture are of an inappropriate scale, to the extent that they detract from an appreciation of the historic spaces.
- 4.18 For fitted furniture, the proposals take their inspiration from the proportions, heights, datums and decorative details found in the historic building. Proposals have been included for the Living Room and Dining Room on the Ground Floor, and the Drawing Room and Library at First Floor.
- 4.19 Whilst these are items of furniture, they require some physical fixings to the fabric of the building. On that basis, details of the proposed furniture have been provided as part of the application for Listed Building Consent.
- 4.20 The revised furniture proposals are sensitive to the historic house, reversible, and would not cause harm to the special interest of the listed building.

**External**

- 4.21 During the course of construction, damage was uncovered to the brickwork on the front elevation, within the lightwell at lower ground floor level. This had caused further damage to the two sash windows facing onto the lightwell. A section of delaminated brickwork was replaced, but the choice of brick and method of pointing was not appropriate for the listed building.
- 4.22 This application proposes to replace the brickwork to match the historic detail, painted with mineral paint and tuck pointed.
- 4.23 New timber sash windows will also be introduced to match the historic detail.
- 4.24 The proposals include a small number of other minor repair works to the front elevation of the building, including the removal of cementitious mortar and the replacement with a lime-based mortar. These works are detailed in Section 6 of the Design & Access Statement.
- 4.25 The works proposed to the front elevation are considered to represent the optimum conservation outcome for the listed building in the current circumstances.

## 5.0 SUMMARY AND CONCLUSIONS

- 5.1 The property at 42 Bedford Square is an outstanding example of an eighteenth-century, first rate London townhouse. The Grade I listed building is an original and integral part of Bedford Square, one of London's most widely celebrated examples of urban planning from the period.
- 5.2 The building's future has been somewhat uncertain for the last ten years, having last been in use as an office and sold by the Crown Estate in 2006. A series of subsequent applications proposed different internal arrangements for a residential use, initially envisaging the creation of six apartments across the main house and mews and more recently, the unification of both buildings as a single family dwelling.
- 5.3 In our assessment of this application, the scope of works proposed would enhance the special interest of the listed building, by removing the poorly detailed, unsympathetic interventions. Importantly, whilst the scheme addresses those works which give rise to harm, it seeks to incorporate benign changes, and therefore minimise the need for further disruption to the fabric.
- 5.4 We believe the schedule of work is comprehensive. With the exception of those few instances where physical fabric has been lost, the scheme effectively restores the character and special interest of the listed building, to a condition that is materially comparable with the plans previously consented.
- 5.5 The applications are considered to be in accordance with the requirements of Local Plan Policy D2 and relevant national policy which seeks to protect the historic environment.

## Appendix 1

### List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

**Name:** NUMBERS 40-54 AND ATTACHED RAILINGS

**List Entry Number:** 1244553

**Location**

33 AND 35, BEDFORD AVENUE  
NUMBERS 40-54 AND ATTACHED RAILINGS, 40-54, BEDFORD SQUARE

The building may lie within the boundary of more than one authority.

**County:** Greater London Authority

**District:** Camden

**District Type:** London Borough

**Parish:**

**National Park:** Not applicable to this List entry.

**Grade:** I

**Date first listed:** 24-Oct-1951

**Date of most recent amendment:** 11-Jan-1999

### Legacy System Information

The contents of this record have been generated from a legacy data system.

**Legacy System:** LBS

**UID:** 476705

### Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

### List Entry Description

#### Summary of Building

Legacy Record - This information may be included in the List Entry Details.

#### Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

#### History

Legacy Record - This information may be included in the List Entry Details.

#### Details

CAMDEN  
TQ2981NE BEDFORD AVENUE  
798-1/99/80 Nos.33 AND 35  
24/10/51  
GV I

See under: Nos.40-54 and attached railings BEDFORD SQUARE.

CAMDEN

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

GV I

Includes: Nos.33 AND 35 BEDFORD AVENUE.  
Terrace of 15 houses forming the south side of a square. No.54 formed by the return of No.53 to Bloomsbury Street. All built by W Scott and R Grews; probably designed by Thomas Leverton or Robert Palmer; for the Bedford Estate. Nos 40-53 form a symmetrical terrace. Yellow stock brick with evidence on most of the houses of tuck pointing. Plain stucco band at 1st floor level. The centre houses, Nos 46 & 47 are stuccoed. Slate mansard roofs with dormers and tall slab chimney-stacks. EXTERIOR: 3 storeys, attics and basements. 3 windows each. Recessed, round-headed entrances with 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.40: 4-window return to Adeline Place, 3 blind. Rear elevation has a full height canted bay. INTERIOR has fine plasterwork, ceiling with 5 restored painted panels and joinery.  
No.41: rear elevation with a full height bowed bay. A fine plaster ceiling.  
No.42: a fine plaster ceiling and friezes. Interesting original staircase in the canted bay at the rear.  
No.43: rear elevation has a full height bowed bay. A fine plaster ceiling.  
No.44: rear elevation has a full height canted bay. Good detailing and a fine plaster ceiling.

Nos 46 & 47: rusticated ground floor; 5 Ionic pilasters rise through the 1st and 2nd storeys to support a frieze, with roundels above each pilaster, and pediment with delicate swag and roundel enrichment on the tympanum. At 2nd floor level a continuous enriched band running behind the pilasters. Rear elevations with full height canted bays. INTERIORS have identical form staircases which terminate with a series of winders at the head of a straight flight and returns with a long landing. No.46 with some curved doors; No.47 with 2 fine plaster ceilings.

No.48: rear elevation with full height canted bay which is bowed internally. A fine plaster ceiling and good friezes.

No.49: rear elevation with full height canted bay. 2 fine plaster ceilings.

No.50: rear elevation with full height canted bay which is bowed internally. 2 fine plaster ceilings.

No.51: rear elevation with full height canted bay which is bowed internally. 2 fine plaster ceilings. Courtyard retains original York stone paving.

No.52: rear elevation with full height canted bay. Friezes of interest but otherwise plain.

No.53: return to Bloomsbury Street forming No.54. 4 blind windows and entrance with Gibbs surround and sash to right. Rear elevation with a full height canted bay.

Some houses with original lead rainwater heads and pipes.

SUBSIDIARY FEATURES: attached cast-iron railings to areas with urn or torch flambe finials. Most houses with good wrought-iron foot scrapers.

HISTORICAL NOTE: the houses in Bedford Square form a very important and complete example of C18 town planning. Built as a speculation, it is not clear who designed all the houses. Leverton was a country house architect and may have been involved with only the grander houses; he lived at No.13 (qv). Palmer was the Bedford Estate surveyor and may be responsible for the vagaries of the square. The majority of the plots leased by the estate were taken by Robert Grews, a carpenter, and William Scott, a brickmaker. The following have plaques or tablets: No.41 was the residence of Sir Anthony Hope Hawkins, novelist; No.42 of William Butterfield, architect; and No.49 of Ram Mohun Roy, Indian scholar and reformer (LCC / GLC plaques). Nos 50 & 51 have oval plaques inscribed "St. G.F.1859" and "St. G.B. 1823", the line that divides the parishes of St Giles in the Fields and St George, Bloomsbury running along the party w@

(Byrne A: Bedford Square, An architectural study: London: -1990).

Listing NGR: TQ2980381514

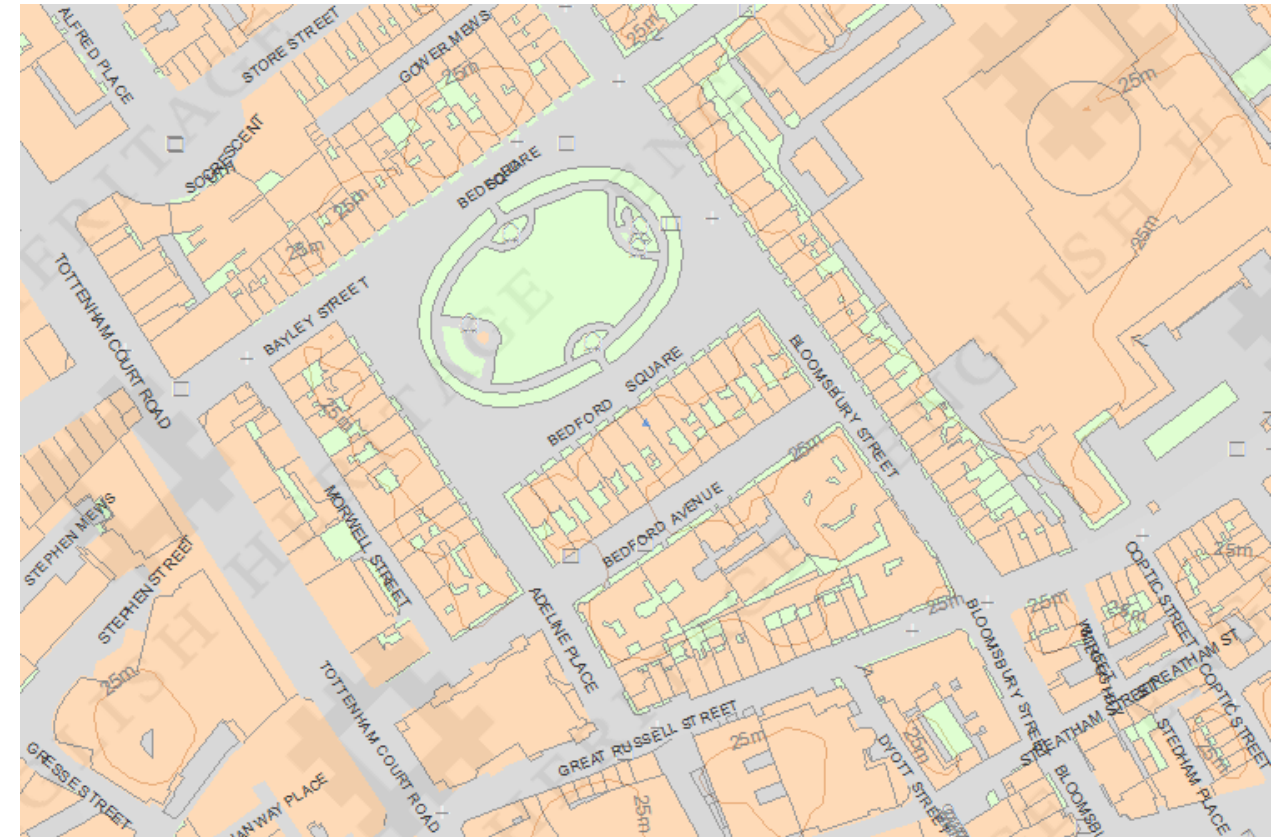
#### Selected Sources

1. **Book Reference** - *Author:* A Byrne - *Title:* Bedford Square An Architectural Study - *Date:* 1990

#### Map

National Grid Reference: TQ 29877 81608

The below map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - [1244553.pdf](#)



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