

Heritage (Design and Access) statement

Client: 7 BR

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

Project no: 172332

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Contents

- 1.0 Introduction
- 2.0 Site and surroundings
- 3.0 Historical context
- 4.0 Planning context
- 5.0 Relevant planning policy
- 6.0 Assessment of the proposals
- 7.0 Conclusion

Appendices

- Appendix A – List entry description

1.0 Introduction

1.1 This document has been prepared to accompany the application for Full planning and Listed Building Consent for the refurbishment works to 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. An application submitted in February under the ref: 2018/1041/L was approved to undertake structural investigations and remedial works.

Following opening up of the structure, please refer to the enclosed structural report for on-going monitoring works to the fabric of the building.

1.3 Full Planning Permission and Listed Building consent is sought to undertake a complete refurbishment, to freshen up and enhance the tired/ dated premises whilst providing re-configured office space to suit the functions of today's modern offices and internal business structure.

The refurbishment also includes building maintenance works following a full building maintenance condition survey of the property undertaken by Daniel Watney, which has highlighted areas requiring repairs, refer to Building repair schedule included with this application.



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 6-7 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 To the rear is a circa. 1980's office building joined to the terraces by steel bridge/ walkway and a glazed atrium structure forming an internal courtyard.
- 2.7 The rear office building is a concrete framed building clad in a light beige and blue engineering brickwork with a blue aluminium glazing system. First and second floors have internal looking staggered roof terraces. The third floor consists of the same blue aluminium glazing system with a with low pitch metal roof structure.



2.0 Site and surroundings

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

2.9 The Bloomsbury Conservation Area was designated in 1968.

2.10 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 its 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 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

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'.

2.12 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.

2.0 Site and surroundings

2.13 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.'*



Number 7 and number 6 (Foreground).

2.0 Site and surroundings

2.14 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 it's 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 elevant wing of 7 Bedford Row, WC1 and rebuilding; replacement of existing tiled hipped roof with flat concrete one.'

Listed conditional: 12 December 1973

4.10 6-7 Bedford Row WC1

Listed building application

'Provide a series of trial holes and removal of wall/floor and ceiling finishes in order to expose the building fabric, in order to identify structural defects within the building.'

Permission granted: 4th April 2018.

5.0 Relevant planning policy

5.1 National Policy

Paragraph 126.

Paragraph 131.

5.2 Planning (Listed Buildings and Conservation Areas) Act 1990

Section 16, item 2 requires 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.'

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:

- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*

In determining planning applications, local planning authorities should take account of:

- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- *the desirability of new development making a positive contribution to local character and distinctiveness.*

5.3 National Planning Policy Framework (2012)

Sets out the Government's planning policies and how they should be applied.

Paragraph 128.

Paragraph 132.

5.4 We consider the relevant clauses to be Section 12: Conserving and enhancing the historic environment. (Paragraphs, 126, 128, 131 and 132).

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.

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.*

6.0 Assessment of the proposals

6.1 In this section we describe the proposed works for which Planning Permission and Listed Building Consent is required.

6.2 In order to describe the works and identify where the works occur, we have for the purpose of this refurbishment named the building structures that form 6-7 Bedford Row, respective of their historical merit.

Bedford Row Terrace and Jockey's Fields Office

6.3 We have considered the impact of the proposed works in terms of preserving the architectural and historic interest of the buildings and reflected this prerequisite in the documentation that accompanies this application.

6.4 With reference to the Grade II listing (See Appendix A) the listing notes generally only refer to Bedford Row terrace. Understandably, the Jockey's Fields office is not mentioned in the historical listing details. Due to the age and construction type, we have treated the refurbishment of this building like any other standard office fit out.

6.5 As a general overview the refurbishment consists of the following works;

- Repair and maintenance works to the building fabric.
- A complete overhaul of building services.
- Internal and external redecorations
- Structural repair/ monitoring works.
- Re-spray of existing aluminium windows, doors and atrium stairs, balustrades and handrails.
- Upgrade of rear office suspended ceilings, new partitioning to provide reconfigured office space.
- Installation of additional toilets and changing room facilities.
- Installation of new stair lift in light well.



6.0 Scope of works

6.6 Detailed breakdown of the refurbishment works:

Bedford Row terrace and Jockey's Fields office.

- Repair and maintenance works to the interior and outside fabric of both building structures
- A complete overhaul of MEP (mechanical, electrical and plumbing) building services which includes removal of old/ redundant plant and installation of new building services;
 - Replacement air handling unit in the second floor plant room
 - New A/C condensers to provide heating/cooling to offices (new acoustic enclosure to internal courtyard).
 - Replacement A/C condensers to Jockey's Field's roof behind an existing louvre acoustic screen.
 - Localised hot water heaters replacing gas boilers with flues.
 - Overhaul of to an existing toilet extract system.
 - New power and data installation.
 - New pendant, suspended and recessed lighting throughout.
- Internal and external redecorations throughout.
- New internal floor finishes throughout.
- Refurbishment of existing lift car finishes.

Bedford Row Terrace

- Structural repair and ongoing monitoring works
- Refurbishment of existing toilets facilities
- Formation of new door opening into lightwell.
- Formation of new window openings to rear elerete wing. Window no:s L.07a/ G.13a & G.14a. Option to block up window G.14.
- Refurbishment of existing tea point facilities
- Overhaul, upgrade and install intumescent seals to existing internal fire doors to comply with Building Regulations.
- Redecorate/ refinish and upgrade existing hardwood/ painted timber doors to comply with Building Regulations and receive new architectural hardware.
- New purpose made joinery items to conceal new cooling units in offices
- External building repairs including:
 - Repairs to brickwork, parapet walls & chimney's.
 - Repairs and redecoration to existing timber sash windows
 - Repairs and redecoration to existing cast iron downpipes
 - Repairs to existing hipped pitched roofs.
 - Repairs and decoration to existing stairwell timber/ glazed roof lights.
 - Decorations to existing external timber doors in RAL Colour 9017
 - Decorations to existing main entrance portico.

Jockey's Fields Office

- New rear entrance door
- Re-spray existing blue powder coated aluminium windows and doors in RAL Colour 9017.
- Re-spray existing blue powder coated atrium glazing framework in RAL Colour 9017.
- Re-spray existing white external handrails, balustrades, handrails and external stairs in RAL Colour 9017
- Install new plasterboard metal stud partitioning to provide reconfigured office space.
- Install new metal pan suspended ceilings with plasterboard margins.
- Refurbishment of existing toilets facilities.
- Installation of additional toilets and changing room facilities.
- Installation of new stair lift in light well.
- New purpose made joinery forming bookshelves and credenza's.
- Replacement A/C condensers to 2nd floor roof.
- New bespoke acoustic plant enclosure to internal courtyard.
- Block up existing sub-basement plant room opening.

7.0 Conclusion

Historical/ Architectural

- 7.1 This application seeks consent for the refurbishment of 6 – 7 Bedford Row buildings.
- 7.2 We have sought to limit any harm to be caused to the fabric by assessing the nature of the individual works, their location and best course of action to create minimal work and disruption.
- 7.3 Where possible we have opted for solutions that do not interfere with the existing building fabric and chosen the least disruptive method.
- 7.4 The schedule of repair and maintenance works being undertaken must respect the existing materials, ensuring minimal disturbance whilst preserving the building for the future.
- 7.5 Internal layouts to Bedford Row terraces will remain the same in order to preserve the buildings heritage.
- 7.6 The proposed works to Bedford Row terraces are generally replacement of finishes i.e. carpets, tiling, decorations and replacement of internal fixture & fittings.
- 7.7 Generally existing timber panelling/ internal plaster work, plaster cornices/ dado and picture rails etc. are to be retained and simply prepared for new decorations.

Where internal finishes have sustained damage either due to structural defects and/ or opening up works.

Internal repairs will be undertaken respectfully and will be repaired/ replaced in a like for like manner and technique, to halt further decline and secure the building's preservation for the future.

- 7.8 The refurbishment of Jockey's Fields is somewhat different, in comparison the works are fairly extensive, refer to the accompany drawings, but not un-common for this type of office refurbishment.

Jockey's Field building is much earlier addition to the site, constructed in the 1980's with modern construction techniques and with no evidence of historical value. The refurbishment works are reflective of this and are seen as straight forward.

However, it must be noted that any works to this building will still have to be considerate to its neighboring buildings and junctions where it adjoins the Bedford Row Terrace.

MEP building services

- 7.9 With the removal and installation of MEP building services, it is perceived that new installations will need to utilise existing penetrations and service voids/ runs to ensure minimal disturbance. Where these differ to the original installation, proposed works will need to be sympathetic to the historical listing and thoughtfully considered and where required approved by the Local Authority Conservation Officer.

- 7.10 2nd Floor Roof mounted plant to Jockey's Fields, this is simply a like for like replacement of air conditioning condensers, utilising the same space and screened as before.

7.11 Internal courtyard plant enclosure

A new addition to the site, the plant enclosure is required to house new air conditioning condensers that will serve new new/ replaced fan coil units to both buildings. The enclosure has a couple of benefits in that;

1. Removal of multiple smaller condensing units scattered around the site, on the visible external terraces and building facades.
2. Provide a condensed and modern efficient system.

Refer to Detail drawing DT22 and Equus Partnership acoustic report. The new enclosure will provide acoustic sound insulation to the plant and also screen the equipment from the adjacent Jockey's Fields offices.

7.12 Sub-basement plant room

The sub-basement plant room located in the internal courtyard between Jockey's Fields and Bedford Row terraces, is to be stripped out following the installation of new more modern and efficient plant. Existing acoustic louvre screen to be removed and opening bricked up.

7.0 Conclusion

Structural assessment:

- 7.13 With reference to the structural engineers report/ assessment produced by Parmarbrook for Bedford Row Terraces.

In brief, the structure is in sound condition although having suffered some settlement issues, which is evident in cracked internal timber panelling and plaster finishes.

As reported in most cases this is not evident in the underlying brickwork. However, in order to ascertain whether the settlement is ongoing or just historic, further investigative works will be required to continue to monitor the cracks every 6 weeks over a 9 month period.

Remedial works:

Upon further investigate works, should any cracks have penetrated into the brickwork the engineer has recommended introducing small steel reinforcement bars (helix bars) into the mortar bed across the cracks.

Repair/ maintenance works:

Some hair line cracking is visible externally to the brickwork, these would be considered as cosmetic repairs oppose to structural necessity and this could be undertaken as per above and also by simply re-pointing the mortar.

Design and Access

- 7.14 Existing access into the front and rear of 6-7 Bedford Row is to remain unchanged.

- 7.15 In order to improve access in and around the building, a platform stair lift is proposed at ground floor level in the courtyard/ link stair between Bedford Row terraces and Jockey's Field.

- 7.16 Access in and around the buildings will be improved by providing DDA push button automatic door opening devices allowing easier access.

- 7.17 An additional DDA WC is to be provided in Jockey's Fields building with the other DDAC WC being relocated and fitted out to comply with latest regulations.

- 7.18 Additional shower facilities are being provided at lower ground floor level to Jockey's Fields, of which one will be a DDA accessible shower facility.

- 7.19 A number of new tea points are being provided in the reconfigured office space, which will have lower worktop heights and under-counter access in order to comply with Building Regulations Part M compliance.

- 7.20 Portable hearing aid induction loops are to be provided in reception and small meeting rooms. An integrated / hard wired induction loop is to be provided in the main seminar room.

- 7.21 Interior colours and materials have been carefully selected to provide good levels of contrast between the varying surfaces for the visually impaired.

- 7.22 New changing room facility with bike storage is proposed in the lower ground floor of Jockey's Fields, this will also have a shower and locker storage for those who wish to commuting to work on bikes.

- 7.23 All internal glazing will have glazing manifestation film, a minimum two bands of at least 50mm high at 0.8m and 1.4m above finished floor level

Appendices

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. 1 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.