

Heritage (Design and Access) statement

Client: 7 BR

Project: Entrance stair lift
7 Bedford Row,
London,
WC1R 4BS

Project no: 172332

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statement 3

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1.0 Introduction

- 1.1 This document has been prepared to accompany the application for Full planning and Listed Building Consent for the installation of a bespoke DDA accessible stair lifting device to the main entrance steps to no: 7 Bedford Row, London, WC1R 4BS. The buildings are Grade II listed and located within the Bloomsbury Conservation Area.
- 1.2 This application follows two others already made at the premises. An initial application for structural opening up and remedial works and a second application for installation of new/ replacement air conditioning units, an acoustic enclosure to internal courtyard. Re-spray of existing balustrades and external windows. Replacement rear doors to Jockey fields and removal of louvres on Bedford Row. External repair works and internal alterations to both buildings.
- 1.3 Full Planning Permission and Listed Building consent is sought to undertake the installation of a bespoke DDA/ wheelchair accessible lifting device to the external steps of 7 Bedford Row main entrance. The disabled lifting device is required to assist disabled members of staff and clients visiting the premises.



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. First and second floors have internal looking staggered roof terraces. The third floor consists of 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

4.1 Planning Application (8800111)

6-7 Bedford Row and 6-7 Jockey's Fields WC1
Reserved matters.
'Approval of details of facing bricks and window frame colour'
Permission granted: 20 April 1988.

4.2 Planning Application (8800060)

6-7 Bedford Row and 6-7 Jockey's Fields WC1
Full or Outline Permission with Conditions
'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.'
Permission granted: 24 March 1988

4.3 Planning Application (8770538)

6-7 Bedford Row and 6-7 Jockey's Fields WC1
Approval of Details Listed Building Consent
*'Submission of details pursuant to condition 03 of listed building consent ref TP295/MN/TNB dated 23rd January 1987. *(Plans submitted).'*
Permission granted: 13 April 1988

4.4 Planning Application (8702022)

6-7 Bedford Row and 6-7 Jockey's Fields WC1
Full or Outline Permission with Conditions
'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.'

4.5 Application (8570112)

6-7 Bedford Row and 6-7 Jockey's Fields WC1
Listed Building or Conservation Area Consent
'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.'
Decided at appeal.
Permission granted: 18 December 1986

4.6 Planning Application (8500577)

6-7 Bedford Row and 6-7 Jockey's Fields WC1
Full or Outline Permission with Conditions
'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.'
Decided at appeal.
Permission granted: 18 December 1986

4.7 Application (HB1405)

6 Jockey's Fields and 7 Bedford Row WC1
Historic Planning Application
'The demolition of 6 Jockey's Fields and works of alteration to the room basement vaults at 7 Bedford Row.'
Listed Conditional: 15 November 1976

4.8 Application (16265)

7 Bedford Row WC1
Historic Planning Application
'Replace the existing tiled, hipped roof by a concrete flat roof at 7 Bedford Row, W.C.1.'
Permission granted: 25 May 1973

4.0 Planning context

4.9 Application (HB604)

7 Bedford Row WC1

Historic Planning Application

'Demolition of 2nd and 3rd floors of rear eilet 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.

4.11 6-7 Bedford Row WC1

Full planning & Listed building application

'Installation of new/replacement air conditioning units and acoustic enclosure to internal courtyard (x6) and at rear roof level (x7) to Jockey Field's. Re-spray of existing balustrades and external windows to Jockey Fields. Replacement rear doors to Jockey fields and removal of louvres on Bedford Row. External repair works and internal alterations to both buildings.'

Permission granted: 26th February 2019.

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

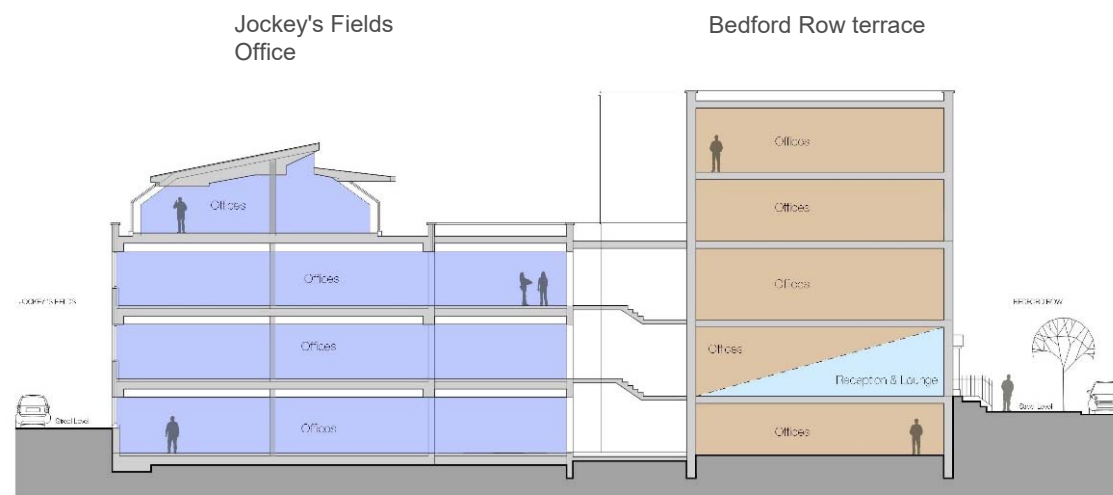
- 6.1 In this section we describe the proposed works for which Planning Permission and Listed Building Consent is required.
- 6.2 A review of access into and around the premises has been undertaken. Whilst provision has been made internally for ambulant disabled/ wheelchair users (two lifts and a stair lift). Access from the street is stepped which does not provide inclusive access to all for 7BR operations (staff and clients).
- 6.3 Planning Permission and Listed Building Consent is required for the installation of a vertically retracting stair/ platform lift to the main entrance way of 7 Bedford Row.
- 6.4 Sesame Access Systems are a UK based company providing bespoke solutions overcoming stepped access into historical buildings. The solution offers compliance with relevant elements of the Equalities Act and relevant British Standards.
- 6.6 The lift design is unique and has been designed around the circumstances prevalent to this situation.

The lift comprises of a hydraulic platform that lowers the entrance steps to provide an accessible platform, the platform then rises to transport users to the higher level. Upon entering the building the platform retracts into the formed pit and then the steps rise back to their original position. This solution provides access to the premises whilst retaining the historical stepped approach when not required.

Examples of this lift are have been installed in many listed buildings around the country including Government buildings in Whitehall and the Bank of England. The website link below shows various examples of these types of lifting devices. The most similar is the Edinburgh Access lift.

<https://www.sesameaccess.com>

- 6.5 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.
- 6.5 As a general overview of the works the installation would consist of the following;
- Temporary structural works to prop up existing structure to ensure retention of the existing rendered brick arches and vaults.
 - Removal of the central section of steps and installation of new structural members and formation of lift pit.
 - Installation of Sesame stair lifting device and associated services
 - Allowance for remedial works to building fabric/ external steps and railings.
 - Installation of new finishes to steps and lifting device.
 - Installation of new door hardware and associated call buttons and controls.



7.0 Conclusion

Historical/ Architectural

- 7.1 This application seeks consent for the installation of a Sesame stair vertical lifting device to the existing 7 Bedford Row main entrance.
- 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 The solution put forward by Sesame Access system 'Chelsea Lift' is bespoke to this project and has been tailored to suit the needs of the existing entrance, the existing structure and requirements for disabled access whilst retaining the historical stepped entrance into the premises.
- 7.4 The nature of the works involved means an element of opening up works, structural alterations and new building works.
- 7.5 Where possible the proposed design intends to match that of the current entrance, by replicating existing materials such as black/ white mosaic tiled steps with marble nosing's and risers. This is to ensure the historical merit is not lost.
- 7.6 The existing entrance door, and railings will be re-used. Repairs and reinstatement of the existing fabric will be carried out in the same materials as existing.

- 7.7 Where internal finishes require installation of new components these will be undertaken with minimal disruption. 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.

MEP building services

- 7.8 The installation of the lifting device will require new electrical services, a machine cabinet and associated controls. These will be located in the vaults under the footpath.

Installation of these will need to utilise existing penetrations and service voids/ runs to ensure minimal disturbance. Proposed works will need to be sympathetic to the historical listing and thoughtfully considered and where required approved by the Local Authority Conservation Officer.

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. 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.