

RUNDELL ASSOCIATES



Heritage Statement

40 Bedford Square, London WC1B 3HX

P2 NOVEMBER 2019





1.0 Application description

- 1.1 Internal refurbishment and conversion of the Mews House at **9 Bedford Avenue** from Office (B1) usage to Residential (C3) usage including the creation of two self contained dwellings.

2.0 HERITAGE IMPACT ASSESSMENT AND JUSTIFICATION

2.1 Introduction

- 2.2 This Heritage statement is written to provide a level of information proportional to the importance of the Heritage Asset and the potential impact of the proposals on its Historical Significance. The information is required to comply with the requirements set out in Policy D2 Heritage of the Camden Local Plan.

At present the building is empty and not habitable. It is proposed fully to refurbish the building and to create two self contained residential units: a one bedroom flat on the ground floor and a two bedroom apartment on the upper two floors. The basement floor will be converted to ancillary residential usage for the benefit of the family which currently occupies the main front building.

It is proposed to replace and reconfigure the staircase and circulation routes throughout the Mews House better to suit the intended residential usage.

It is also proposed to refurbish the roof (which is in poor condition) and to introduce new skylights to suit the proposed new floorplan.

One window will be relocated in the flank wall overlooking Adeline Place and the opening between the courtyard and Mews house at courtyard level will be enlarged and contemporary glazing introduced.

No other external alterations are proposed and the application does not involve the loss of any historic fabric.

The Mews House is attached to (and within the curtilage of) a Listed Building but is not itself listed. **The existing Mews House and the glazed link joining it to the main house** were constructed about 25 years after the listing was created and hence no mention of the Mews is included within the listing.

As such it seems appropriate to treat the application primarily as though it were an application for development within a Conservation Area.



Existing Mews House from Bedford Avenue

2.3 The Mews building is of little historical interest apart from the Southern facade fronting Bedford Avenue. This 1890s facade is consistent along Bedford Avenue and is characterised by its red brick, heavy rustication and decorative frieze. The facade is split into bays corresponding to each plot, with a brick column set proud of the brick wall on the line of each party wall. The bay typically has a sash window with low level window beneath and a 6 panel door with fanlight. The facade contributes to the streetscape of Bedford Avenue, however its style and materiality does not relate to the main Heritage asset, having been constructed over a Century later.

The Bedford Avenue facade post dates the original house by at least a Century and was in existence when the listing was created. No mention of the façade was included within the first listing in 1951 or in any recent amendments. Neither the existing facade or the 1980s building behind have any reference to its original function as a stables / mews house (as recorded on the Insurance Plan of London Vol. VIII: sheet 198, Chas E Goad Limited, 1888). The heritage value of the Mews house therefore lies primarily in its setting as an ancillary structure that is subservient to the Main house, recreating an historic yard. The proposals do not seek to change the massing of the Mews house or its facade, therefore retaining the existing hierarchy and form of the two buildings.

The structure of the mews building has been redeveloped several times behind the red brick facade. It was most recently rebuilt during the 1980s in a project which involved the retention of the Bedford Avenue facade and the complete reconstruction of the mews building behind. Its value, therefore, is as a secondary structure, recessive in



scale to the main heritage asset - all of which are unaffected by the current proposal. Currently, the interior of the building is sub-divided in a manner consistent with its historical use as an office space. The plan-form has been altered with plasterboard partitions and contemporary office finishes. The internal finishes are of poor quality and of no historical value.

2.4 Floor-by-floor break-down of works and their effect on heritage fabric.

2.4 Lower Ground Floor

- Internal partitions formed to subdivide the floor for office use in the 1980s to be removed, including all office finishes to floor and suspended ceiling
- Extend width of opening to internal courtyard and replace existing windows with metal framed Crittal-style glazed doors.
- Remove and replace internal brick columns with concealed steel structure
- Install new timber stud partition walls and finishes.
- **No original fabric affected on this floor**

2.4 Ground Floor

- Existing internal partitions to be removed, including all office finishes to floor and suspended ceiling
- Remove and replace internal brick columns with concealed steel structure
- Install new timber stud partition walls and finishes.
- **No original fabric affected on this floor**

2.4 First Floor

- Existing internal partitions to be removed, including all office finishes to floor and suspended ceiling
- Install new double-glazed door to terrace from stair landing
- Replace existing door to terrace with new double glazed window to match existing windows
- Install new timber stud partition walls and finishes.
- **No original fabric affected on this floor**

2.4 Second Floor

- Existing internal partitions to be removed, including all office finishes to floor and suspended ceiling
- Relocate window in Adeline St Facade
- Install new timber stud partition walls and finishes.
- **No original fabric affected on this floor**

2.4 Roof

- Replace and relocate roof lights to suit proposed floor layout
- **No original fabric affected on roof**

2.5 If required to assess the impact of the proposals on the significance of Heritage Asset it seems clear that the overall impact would be POSITIVE as it will bring the Mews back



into residential usage in line with the original usage of the building as a whole, while there are no obvious negative impacts.

2.6 With reference to specific policies within the Local Plan:

2.7 Section D2 "e." of Camden Local Plan D2, page 235

"Requires that development within Conservation Areas preserves or, where possible, enhances the character or appearance of the area;"

We believe the proposal preserves the character and appearance of the local area, as external changes will be insignificant

2.8 Section D2 "f." of Camden Local Plan D2, page 235

"Resists the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area; "

No demolition is proposed.