

46-48 Bedford Row

Planning Application and Listed Building Consent

February 2020



Design & Access Statement

Quality Assurance Check

BuckleyGrayYeoman		
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Prepared	W. Smyth-Osbourne	24/01/20
1st Check	J. Jeremiah	05/02/20
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1.01 Purpose of Report

This design and access statement has been prepared by BuckleyGrayYeoman on behalf of SRG Holborn Ltd in support of the proposals for 46-48 Bedford Row, London.

The proposal is for the repair and refurbishment of 46-48 Bedford Row into usable office space from their current state of disrepair, while retaining architectural features within the properties.

Key alterations to the properties includes:

- Repair and refurbishment throughout
- New rear extension to replace existing poor quality extension buildings at 46 and 47 Bedford Row
- Removal of the non-original ground floor and basement stair at no. 47 Bedford Row to be replaced with new stair in original plan location
- Alterations to the entrance hall of 47 Bedford Row
- Alterations to the curved wall in the entrance hall 48 Bedford Row
- Removal of non-original walls and doors on the upper floors in all the properties and the introduction of new walls to re-instate original plan form
- New basement waterproofing to all three buildings.
- New heating and cooling system to all three buildings

The project team are seeking to achieve Listed Building Consent and Full Planning Approval for the scheme.



46 - 48 Bedford Row

1.02 Brief

The clients brief is to restore these listed buildings to create high quality office space.

The work will be carried out sensitively with key existing features retained and the buildings being returned where possible to their original plan form.

The height or massing of the buildings is not proposed to change, with only a small extension created to the rear of no. 46 Bedford Row.

1.03 Planning History

In 2017/18 this team held a number of Pre-App discussions with Camden concerning works to various properties on the High Holborn Estate. These works were eventually split into separate phases with independent applications.

Previous planning consents have been granted for the 46-48 Bedford Row site, though it is our understanding no works have been undertaken:

2014/1678/P and 2014/1680/L – Planning permission and listed building consent for ‘Change of use from office (Class B1) to residential use (Class C3) to provide 5 units (1 x 3 bed house, 1 x 1 bed & 3 x 2 flats), alterations to existing rear extensions including demolition of rear extensions at numbers 46 and 47, replacement of existing front door at No.47 with window, and alterations to railings.’ Granted 12th August 2014.

2008/4964/L – (46-48 Bedford Row only) – Demolition of rear additions and internal and external alterations in connection with conversion and restoration of 46-48 Bedford Row. Granted 25th November 2008.

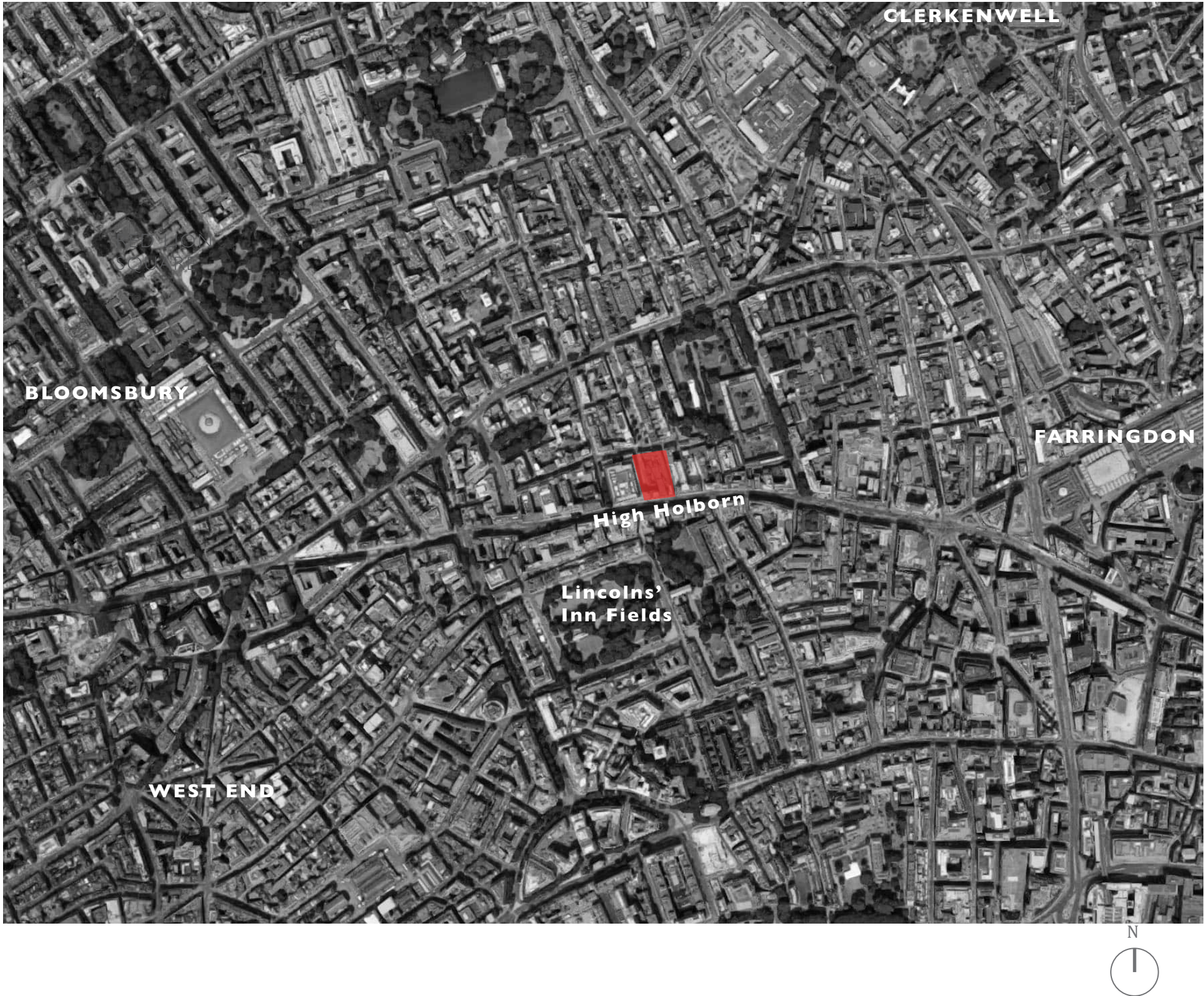
A further Pre-App discussion was held on the 5th November 2019 solely in regards to the proposals at 46-48 Bedford Row. At this meeting an approach to emergency works, investigative works and the main works was agreed in principle. A summary of this meeting is presented in section 3 of this document.

2.01 Site Location

46-48 Bedford Row is a Georgian terrace which terminates Bedford Row where it meets Sandland Street. The terrace forms the north flank of the High Holborn Estate, the estate is also bounded by Brownlow Street to the east, Hand Court to the west and High Holborn to the south.

The High Holborn Estate is located in the heart of the city centre, close to the City of London, lively theatre district and nearby local amenities.

The area is distinguished by the retail facilities of Hatton Gardens, Holborn Circus that links High Holborn to the West End retail hub and Holborn Viaduct that links Holborn to the city financial district.



Aerial View showing the High Holborn Estate in red