

40 Bedford Square, Mews House

Significance Plans

Through a combination of research into the Bedford Square area from the sources listed below, historic planning applications and direct observation of the Mews House itself, an understanding of the varying historical significance of the built fabric has been developed.

The following sources have been used in the process:

Historic England List Entry

'Numbers 40-54 and Attached Railings'

List Entry Number: 1244553

Date first listed: 24-Oct-1951

<https://historicengland.org.uk/listing/the-list/list-entry/1244553>

The UCL Bloomsbury Project

'Duke of Bedford's Estate'

'Caroline Mews' (Later Bedford Avenue)

https://www.ucl.ac.uk/bloomsbury-project/streets/caroline_mews.htm

Collage: The London Picture Archive

Various Historic Photos

<https://collage.cityoflondon.gov.uk/>

Camden Planning

Application number 8470170 (Granted Aug 20 1984)

Please find attached illustrative plans of the existing Mews House, showing the time period in which the built fabric was originally constructed.

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Date	04.04.20	Revision	P1
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Fig. 1 46 Bedford Square Mews House from Bedford Avenue, 1984 (<https://collage.cityoflondon.gov.uk/>)



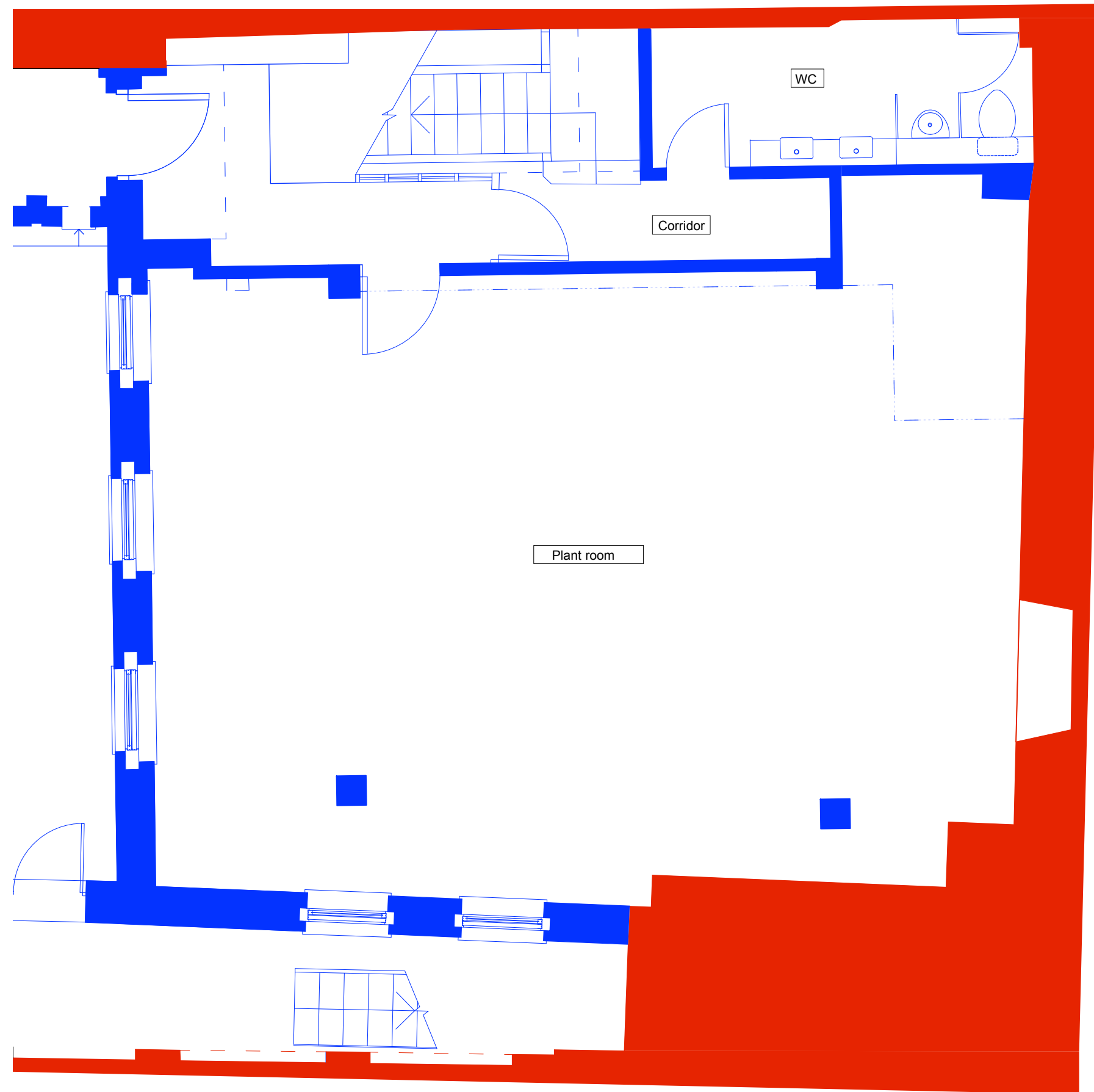
Fig. 2 40 Bedford Square Mews House from cnr Bedford Avenue & Adeline Place, 1984 (<https://collage.cityoflondon.gov.uk/>)



Fig. 3 53 Bedford Square Mews House from Bloomsbury Street, 1972 (<https://collage.cityoflondon.gov.uk/>)

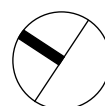
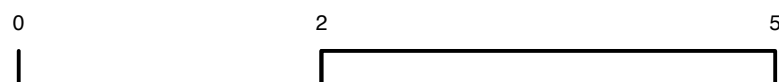


Fig. 4 40 Bedford Square Mews House from Adeline Place, 1984 (<https://collage.cityoflondon.gov.uk/>)



1

Lower Ground Floor Plan
Scale: 1:50 @ A3



KEY

Fabric Constructed circa 1890s	
Fabric Constructed 1984-6	

Lower Ground Floor

The southern external wall facing Bedford Avenue, and the first few metres of external wall on Adeline Place date back to the 1890s.

The 40/41 Bedford Square party wall at Lower Ground Floor level is assumed to have been constructed at the same time as the facade fronting Bedford Avenue.

On the Lower Ground Floor of the 40 Bedford Square Mews House (with the exception of the north-eastern party wall, the external wall facing Bedford Avenue, and the first few metres of the external wall to Adeline Place), all external & internal walls, roofing, structure, partitions, floors and finishes were built after receipt of Planning Permission in August 1984. This includes internal finishes to fabric built prior to 1900.

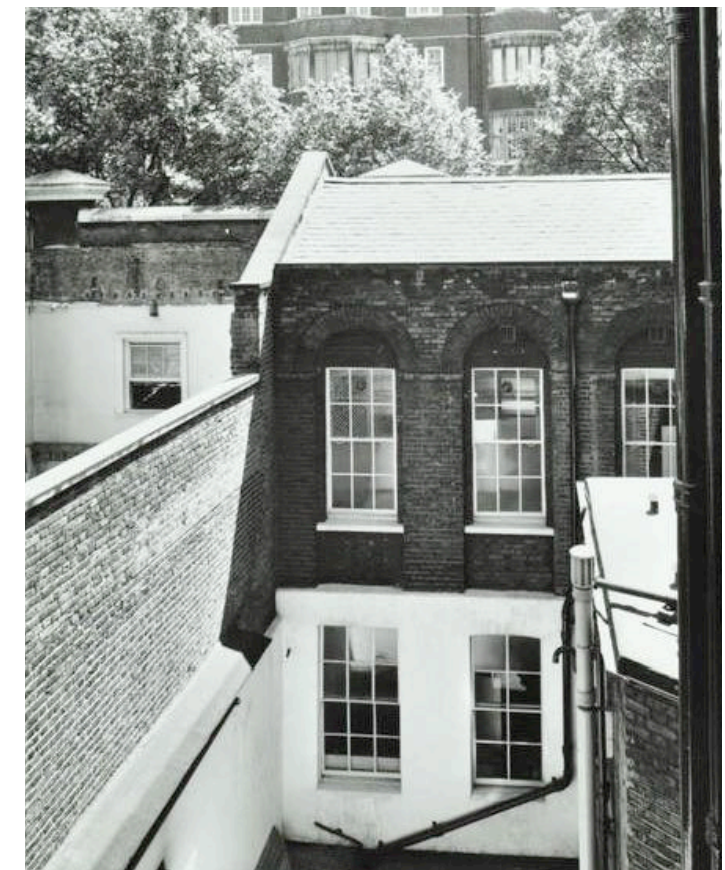


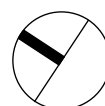
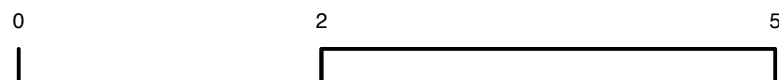
Fig. 5 47 Bedford Square Mews House from Main House, 1973. Note the adjacent Mews House has been demolished, retaining the facade to Bedford Avenue. (<https://collage.cityoflondon.gov.uk/>)

FOR PLANNING

Project Bedford Square Mews	Drawing Title Mews House	RUNDELL ASSOCIATES	
Client M.Wilner & R.Villiers	Significance Plan	Architecture & Design 12 Salem Rd, London W2 4DL +44 (0)207 483 8360 office@rundellassociates.com rundellassociates.com	
Structural Engineer James Frith	Lower Ground Floor	Date 05.05.20	Revision P1
Services Engineer		Scale 1:50 @ A3	Drawing No. P350
Quantity Surveyor		Job No. 3803	Drawn by PU
		Checked -	

1

Ground Floor Plan
Scale: 1:50 @ A3



KEY

Fabric Constructed circa 1890s



Fabric Constructed 1984-6




Ground Floor

The southern facade fronting Bedford Avenue, and the first few metres of external wall on Adeline Place date back to the 1890s. This 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 at 40 Bedford Square, having been constructed over a century later.

The 40/41 Bedford Square party wall at Ground Floor level is assumed to have been constructed at the same time as the facade fronting Bedford Avenue.

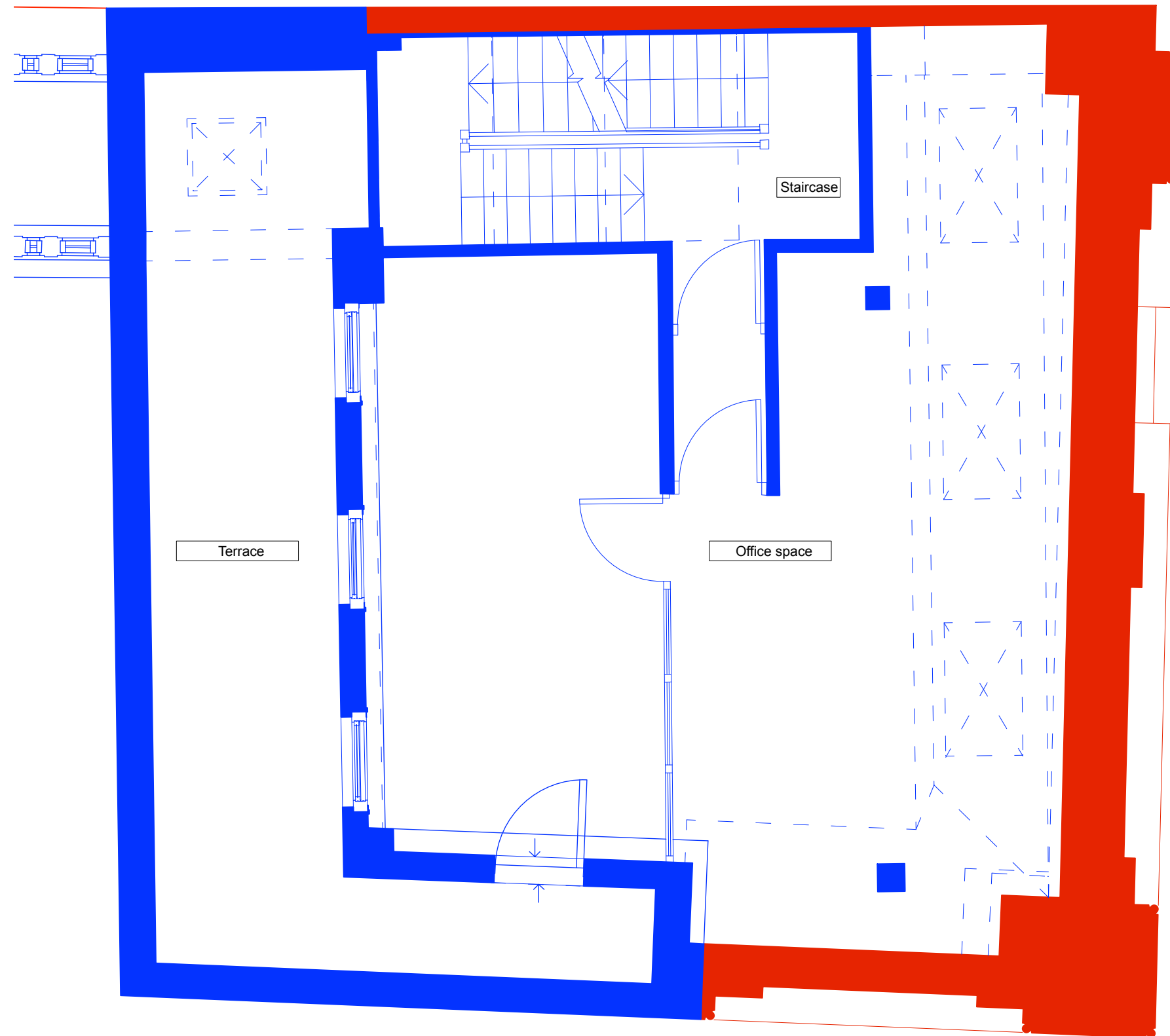
On the Ground Floor of the 40 Bedford Square Mews House (with the exception of the north-eastern party wall, the external wall facing Bedford Avenue, and the first few metres of the external wall to Adeline Place), all external & internal walls, roofing, structure, partitions, floors and finishes were built after receipt of Planning Permission in August 1984. This includes internal finishes to fabric built prior to 1900.

FOR PLANNING

Project Bedford Square Mews		Drawing Title Mews House		RUNDELL ASSOCIATES Architecture & Design 12 Salem Rd, London W2 4DL +44 (0)207 483 8360 office@rundellassociates.com rundellassociates.com	
Client M.Wilner & R.Villiers		Significance Plan			
Structural Engineer James Frith		Ground Floor			
Services Engineer		Date 05.05.20	Revision P1	Drawing No. P351	
Quantity Surveyor		Scale 1:50 @ A3			
		Job No. 3803		Drawn by TP	Checked -



P351



First Floor

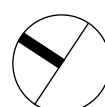
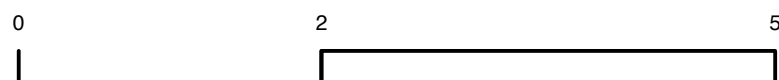
The southern facade fronting Bedford Avenue, and the first few metres of external wall on Adeline Place date back to the 1890s. This facade is consistent along Bedford Avenue and is characterised by its red brick, heavy rustication and decorative frieze. The facade is split into bays corresponding to 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 at 40 Bedford Square, having been constructed over a century later.

The 40/41 Bedford Square party wall at First Floor level is assumed to have been constructed at the same time as the facade fronting Bedford Avenue.

On the First Floor of the 40 Bedford Square Mews House (with the exception of the north-eastern party wall, the external wall facing Bedford Avenue, and the first few metres of the external wall to Adeline Place), all external & internal walls, roofing, structure, partitions, floors and finishes were built after receipt of Planning Permission in August 1984. This includes internal finishes to fabric built prior to 1900.

1

First Floor Plan
Scale: 1:50 @ A3



KEY


Fabric Constructed circa 1890s



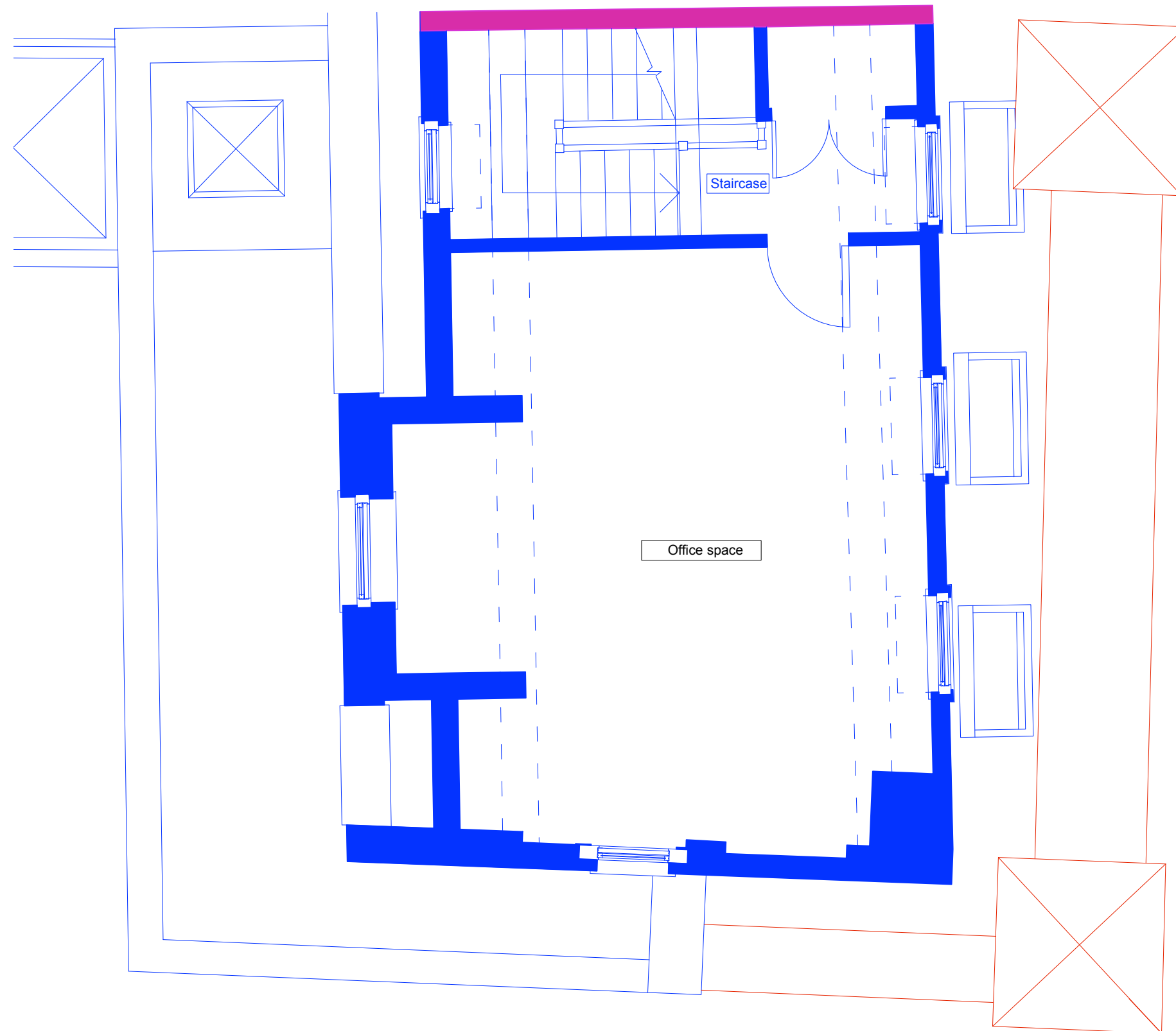
Fabric Constructed 1984-6



FOR PLANNING

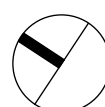
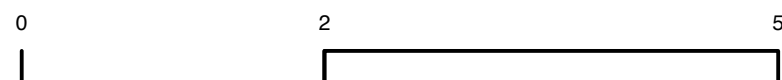
Project Bedford Square Mews		Drawing Title Mews House		RUNDELL ASSOCIATES Architecture & Design 12 Salem Rd, London W2 4DL +44 (0)207 483 8360 office@rundellassociates.com rundellassociates.com	
Client M.Wilner & R.Villiers		Significance Plan			
Structural Engineer James Frith		First Floor			
Services Engineer		Date 05.05.20	Revision P1	Drawing No. P 352	
Quantity Surveyor		Scale 1:50 @ A3			
		Job No. 3803		Drawn by TP	Checked -





1

Second Floor Plan
Scale: 1:50 @ A3



KEY

Fabric Constructed circa 1890s	
Fabric Constructed 1984-6	
Fabric Constructed after 1973	

Second Floor

The post-1984 development included the roof and skylights to First Floor, as well as the entire Second Floor mansard structure.


The 40/41 Bedford Square Mews House party wall at Second Floor level was constructed between 1973 and 1983, as evidenced by the fact that the mews house at 41 Bedford Square does not have its mansard extension in historical photos from this year (See Fig. 6). The mansard is evident in photos dated 1983 (see Fig. 4).

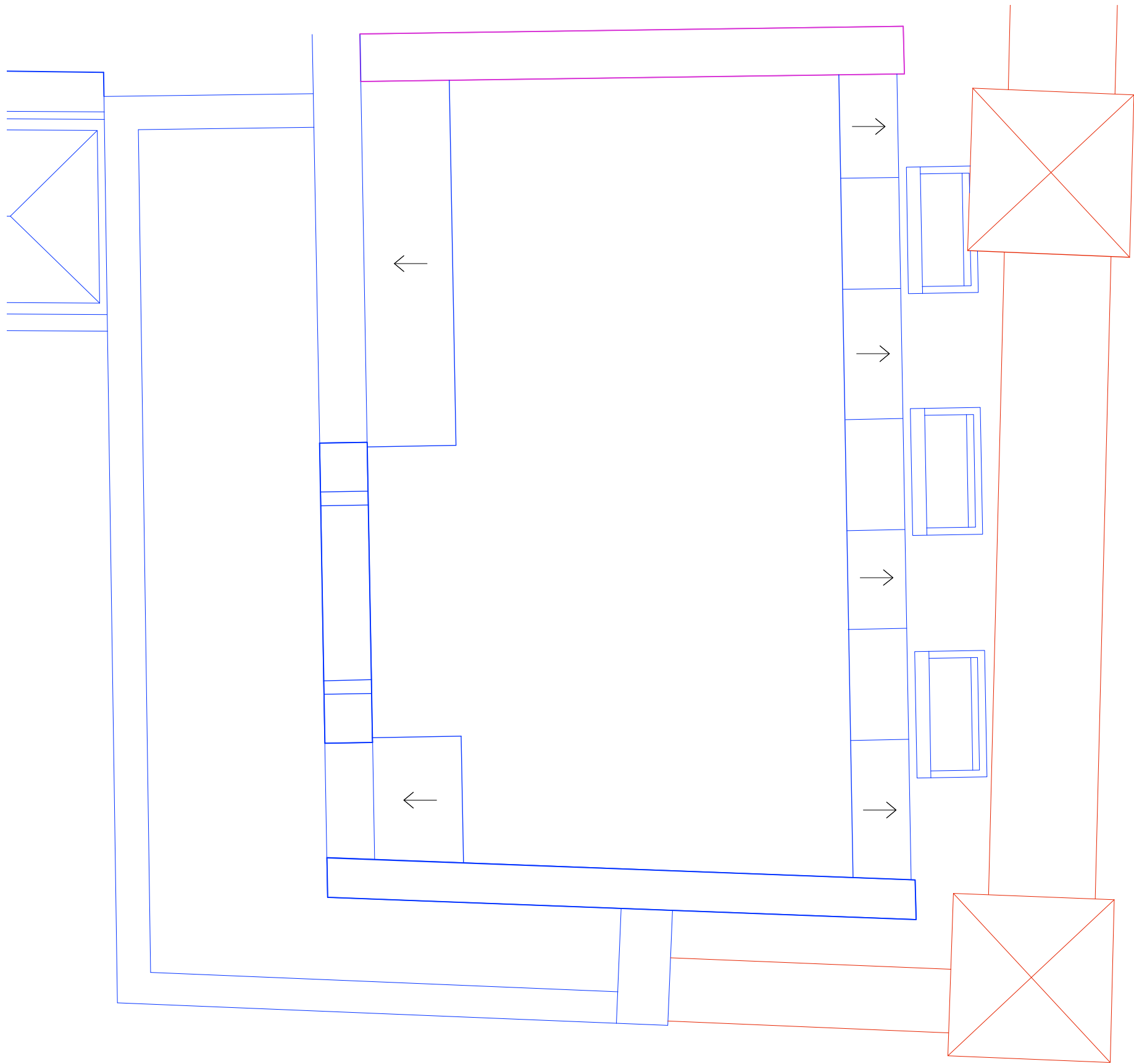
On the Second Floor of the 40 Bedford Square Mews House, with the exception of the north-eastern party wall, all external & internal walls, roofing, structure, partitions, floors and finishes were built after receipt of Planning Permission in August 1984.



Fig. 6 41 Bedford Square Mews House from Main House, 1973 (<https://collage.cityoflondon.gov.uk/>)

FOR PLANNING

Project		Drawing Title		RUNDELL ASSOCIATES	
Bedford Square Mews		Mews House		Architecture & Design 12 Salem Rd, London W2 4DL +44 (0)207 483 8360 office@rundellassociates.com rundellassociates.com	
Client		Significance Plan			
Structural Engineer		Second Floor			
James Frith					
Services Engineer		Date 05.05.20	Revision P1	Drawing No.	
		Scale 1:50 @ A3		P 353	
Quantity Surveyor		Job No. 3803		Drawn by TP	Checked -



Roof Plan

The parapet to Bedford Avenue & first few metres of Adeline Place forms part of the Mews House facade that dates back to the 1890s.

The 40/41 Bedford Square Mews House party wall was constructed between 1973 and 1983, as evidenced by the fact that the mews house at 41 Bedford Square does not have its mansard extension in historical photos from this year (See Fig. 6). The mansard is evident in photos dated 1983 (see Fig. 4).

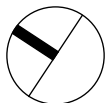
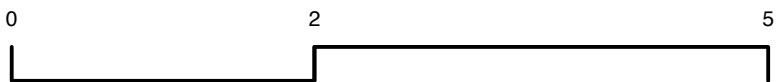
The mansard at 40 Bedford Square was built after receipt of Planning Permission in August 1984.



Fig. 4 40 Bedford Square Mews House from Adeline Place, 1984 (<https://collage.cityoflondon.gov.uk/>)

1

Roof Plan
Scale: 1:50 @ A3



KEY

Fabric Constructed circa 1890s	
Fabric Constructed 1984-6	
Fabric Constructed after 1972	

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Client M.Wilner & R.Villiers	Significance Plan	Architecture & Design 12 Salem Rd, London W2 4DL +44 (0)207 483 8360 office@rundellassociates.com rundellassociates.com	
Structural Engineer James Frith	Roof	Date 05.05.20	Revision P1
Services Engineer		Scale 1:50 @ A3	Drawing No. P354
Quantity Surveyor		Job No. 3803	Drawn by TP
		Checked -	