33 Bedford Row

Architectural
Planning Statement

Site Address: 33 Bedford Row, WC1R 4JH, LONDON

Description: Full Planning consent for updating current services in the basement and the roof
Winter 2022

Ref: 2125-MEB-XX-XX-RP-A-3-900
Revision D _24/03/2022

London Office
30 St Johns Lane
London EC1M 4NB
Offices also at: Oxford and Kent

MEB Design Ltd
Chartered Architects

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1. Introduction

Summary

This planning statement is in support of the application to separate the ventilation plant at basement level in 33 Bedford Row, from the plant in the adjacent property at 34 Bedford Row.

The recent sale of the 34 Bedford Row property, which was in the same ownership of 33 Bedford Row, necessitates the separation of the mechanical ventilation equipment which is currently linked and serves both properties at basement level.

The objective of the proposed scheme is to keep the internal and external alterations to the absolute minimum since the building is grade II listed and located within the Bloomsbury Conservation Area. Following an options appraisal, the most energy efficient solution with the minimum possible impact on the significance of the historic building and the conservation area has been sought.

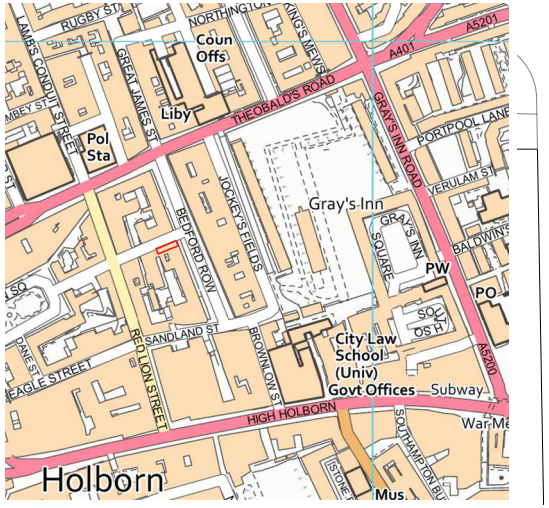
The proposal in principle is to replace outdated equipment, following the steps of Camden's cooling hierarchy and noise criteria.

Location and Site Description

The building is located on the corner of Bedford Row and Princeton Street on the South East side of Bloomsbery area, north edge of Great James Street/Bedford Row Sub Area. The main entrance is on Bedford Row while a secondary access through Princeton Street is only used as a Fire Exit.

The building is an end of terraced structure of narrow shape with the long side extended along Princeton Street. Adjoining structures are on the south side and west side (rear side).

Aerial view of 33 Bedford Row



Location plan

Site plan

2. Heritage Statement

Purpose of the Heritage Statement

It is essential that a heritage statement is included within the planning statement to explore potential heritage impacts of proposed works at 33 Bedford Row. The site is grade II listed as part of a group of four terraced houses within the conservation area of Bloomsbury in Camden District. (Listing reference in annex)

Methodology

Relevant heritage information has been surveyed and analysed to gain an understanding of the heritage context and assess the heritage impact of the proposal according to ICOMOS and British Standards guidance.

Photograph taken from Bedford Row

Brief history of the area

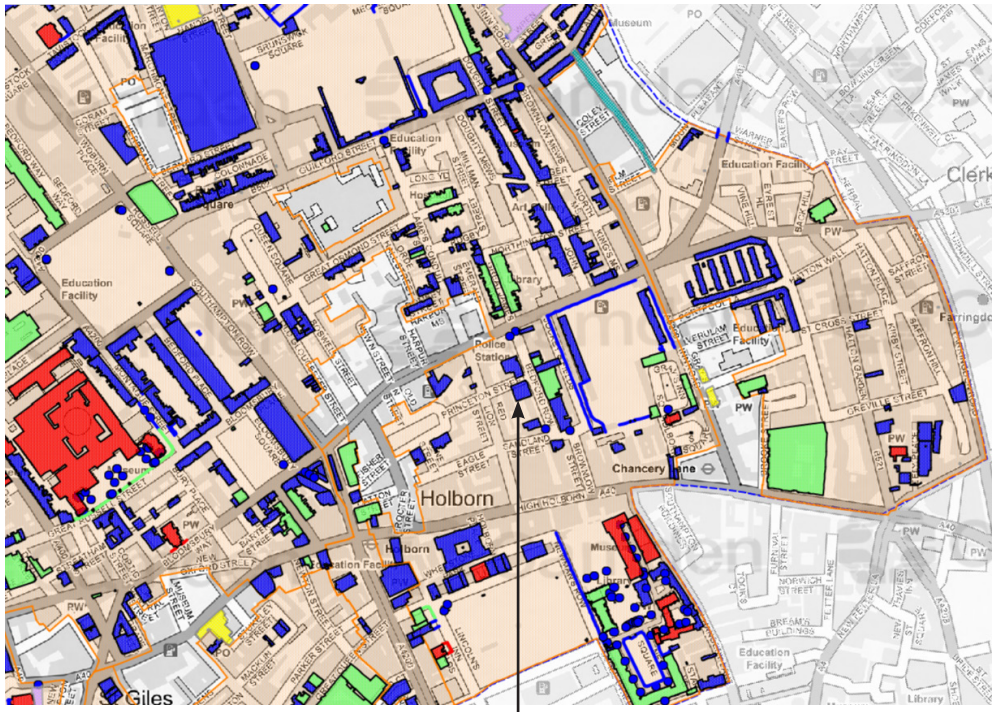
Bloomsbury is a prestigious conservation areas of Camden, most of it designated in 1968, with many Victorian and Edwardian heritage subsequently designated. It is a highly densely populated area, born in the Georgian period (around 1800) as a residential area for the Middle Classes. Moving into the Victorian period, Bloomsbury assumed more of an institutional and intellectual character with many train stations built around 19th century. Later in the period many Georgian terraces were demolished to make way for much larger 'housing blocks' (for the working classes) and 'mansion blocks' (for the middle classes). With the outbreak of war in 1939, Bloomsbury was severely affected by the Blitz, particularly along Holborn, which led to the demolition of many Georgian buildings and the appearance of new modern structures. How the urban grid has been changed between 1882 - 1957 is shown on historic maps (refer to annex).

The special interest of Bloomsbury varies throughout its area, with examples of different architectural styles and schools from all throughout the past three hundred years. Part of Bloomsbury's special appearance is thus one of classically designed architecture, of high quality and of high quality materials, such as stone and brick. Generally its Georgian residential buildings are simple, often built in London stock brick and the larger Victorian and later Edwardian housing blocks often built in red brick.

The character of Bloomsbury is an interesting blend of institutional, commercial and residential with the last one being possibly the most pronounced one. It is a busy, bustling, with world-class institutions, multiple green spaces, and thousands of residents.

Bloomsbury's institutional character is significant with large scale institutional buildings being some of the best examples of classical architecture in the country, such as the British Museum and the University College London. Many smaller scale institutions are also generally classically designed, most of them being hospital buildings. All follow more or less the pattern set down by the housing blocks - red brick, but with varying levels of detail and colouring.

resource: https://ssa.camden.gov.uk/connect/analyst/mobile/#/main?mapcfg=CamdenConservation&lang=en-gb



Map of heritage assets

Bedford Row 33-36
Grade II Listed

Assessment of Significance

The group of terraced houses was built in 1691 by Nicholas Barbon and refronted early/mid 18th century.

The no.33 building fabric consists of brown brick with stucco on ground floor, stone bands between floors and a combination of tiled and flat roofs. It is a three-storey building with attic within the mansard roof and a basement.

The front elevation is formed by three windows aligned at each level. A parapet with stone cornice and two dormer windows were added later. The main entrance is an architraved door with surround console-bracketed hood, fanlight and a panelled door. Windows head are formed by gauged red brick flat arches to flush framed sash windows.

The main roof comprises a flat roof with a mastic asphalt covering with a recently applied liquid membrane overlay system. To the rear of the property there are flat roofs to the third, second and first floors with mastic asphalt coverings.

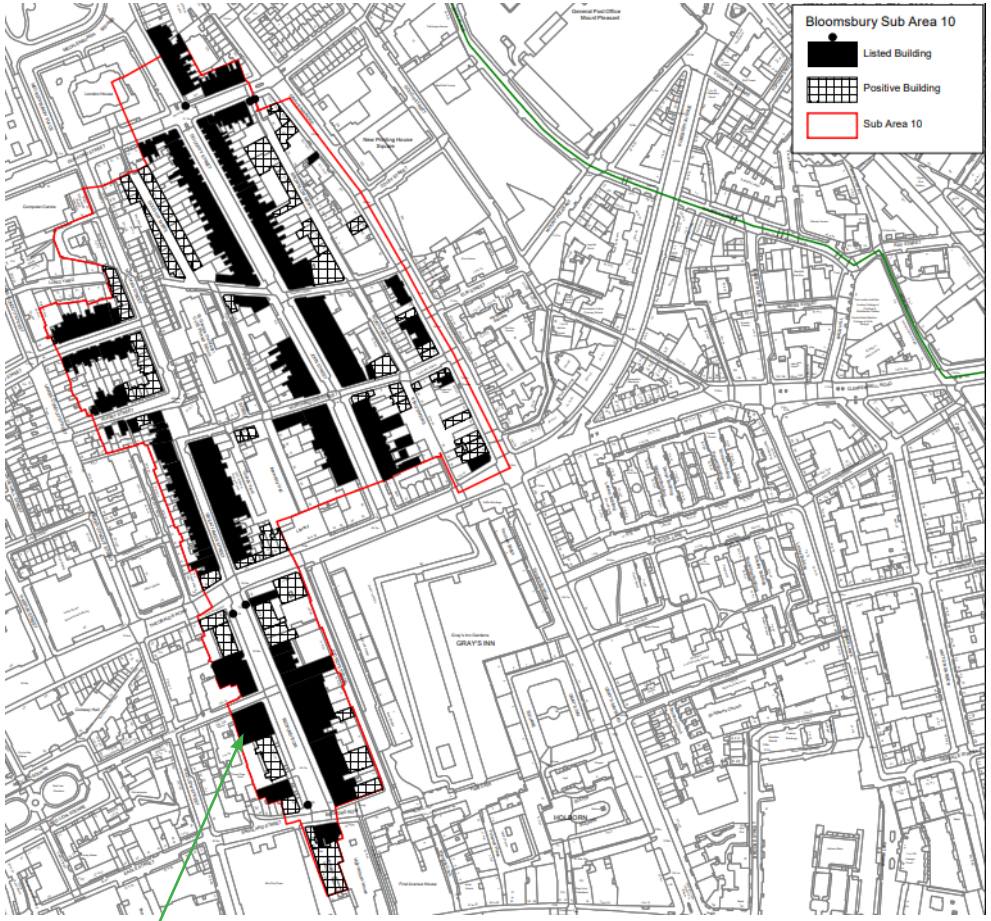
Internally the finishes generally comprise painted plaster walls and ceilings with carpet floor coverings throughout.

Attached cast-iron railings with torch flambe finials are subsidiary features.

The group of buildings was listed for its special architectural interest as an example of elegant Georgian terraces but also for its historic interest, as being part of the early history of the area and contributing significantly to its residential character.

All floors are leased to offices with kitchen area and WCs in the basement and additional WC at the rear of each floor.

source: https://www.camden.gov.uk/documents/20142/7239578/Bloomsbury+CA+Sub+Area10+Townscape.pdf/9252a77d-a364-472a-828a-b0d2639a5e9f



Map of listed buildings in subarea 10 of Bloomsbury conservation area

Description of proposal

Options Appraisal

The brief of the proposal is to provide ventilation for the kitchen, the WCs and the new office located to the rear side at basement level. The front part of the basement is accessible through a small yard on Bedford Row but the rear rooms can only be accessed through the internal staircase. The ceiling level of the basement is barely above the street level allowing only a few air bricks providing natural ventilation to the corridor. The height restrictions do not allow for rooms in the basement to be naturally ventilated therefore a mechanical ventilation system has to be introduced as well as an active cooling system.

Two possible locations for the new plant have been explored and reviewed taking into consideration the installation method, the maintenance access and the overall impact on the building fabric.

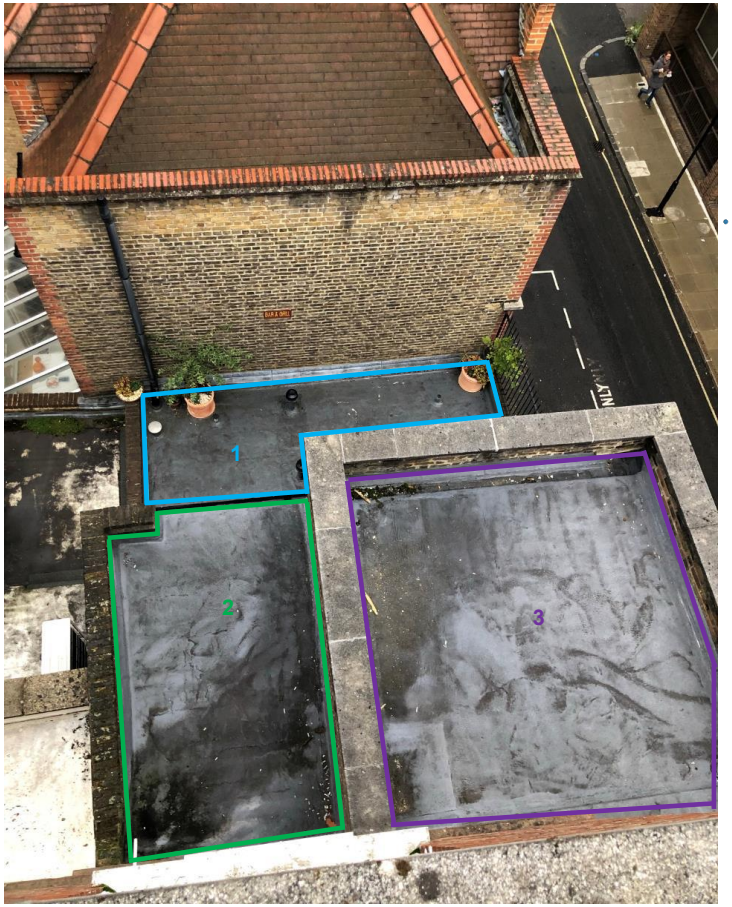
Option 1 proposes to position the air condition and ventilation plant on the first floor rear flat roof (1). The proposal entails the replacement of the existing heat rejection unit with a new energy efficient unit and installation of a AHU to serve the WC's and kitchen. The plant would sit on spreader feet to protect the mastic asphalt roof covering.

Option 2 proposes to position the ventilation and AC plant on the second floor flat roof (2).

In both options the installation will require a Hiab vehicle to lift the plant and scaffolding on Princeton Street. Option 1 will allow the plant to be positioned onto the spreader feet, however Option 2 will require further lifting equipment to lift the plant from flat roof 1 onto flat roof 2.

The access for maintenance purposes to flat roof 1 is more direct, with a window at the level of the roof. While the access to roof 2 can only be achieved through flat roof 1 or 3, with higher risk factor.

33 Bedford Row Rear Flat Roofs



1 – First Floor Rear Roof

2 – Second Floor Rear Roof

3 – Third Floor Rear Roof

Regarding the power supply, it is already provided on flat roof 1 which means there will be no need to run new cables and alter the building fabric in any way. Flat roof 2 however, does not have power supply.

Taking into consideration the facts mentioned above Option 1 is our preferred option as it provides the best access and it results in the pipework and duct work for the plant running the minimum distance required. Also last but not least, from a visibility point of view this position is more secluded in terms of views of the equipment and so preferable.

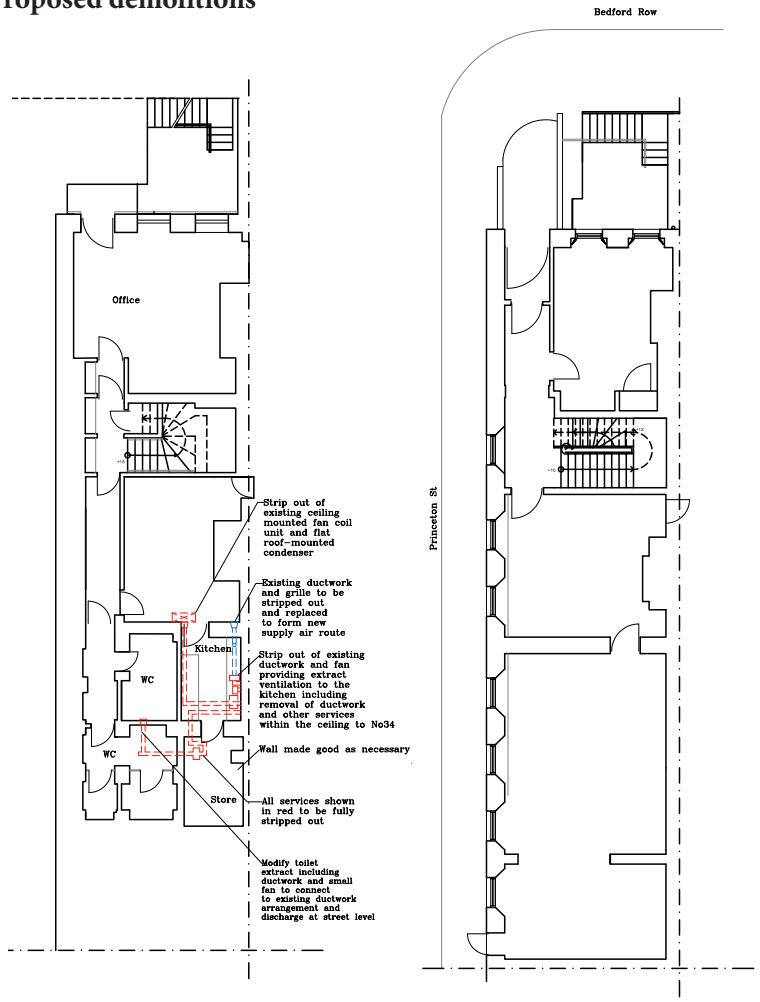
A building services report has been prepared by The Anslow Partnership Consulting Engineers reviewing the basement area building services systems to understand how they currently operate and what steps would be necessary to reach a point where both premises have independent systems, contained within their demised area.

Alterations will take place within the existing building to remove the current ventilation equipment which is linked to the adjacent property and installed the new ventilation system as indicated on demolition and proposed plans below. One of the air bricks on the level of the pavement will be replaced with a non-vision aluminium louvre to RAL colour matching the wall rendering, to serve the toilets.

Roof 1 of first floor and current services equipment

Drawings of proposed scheme

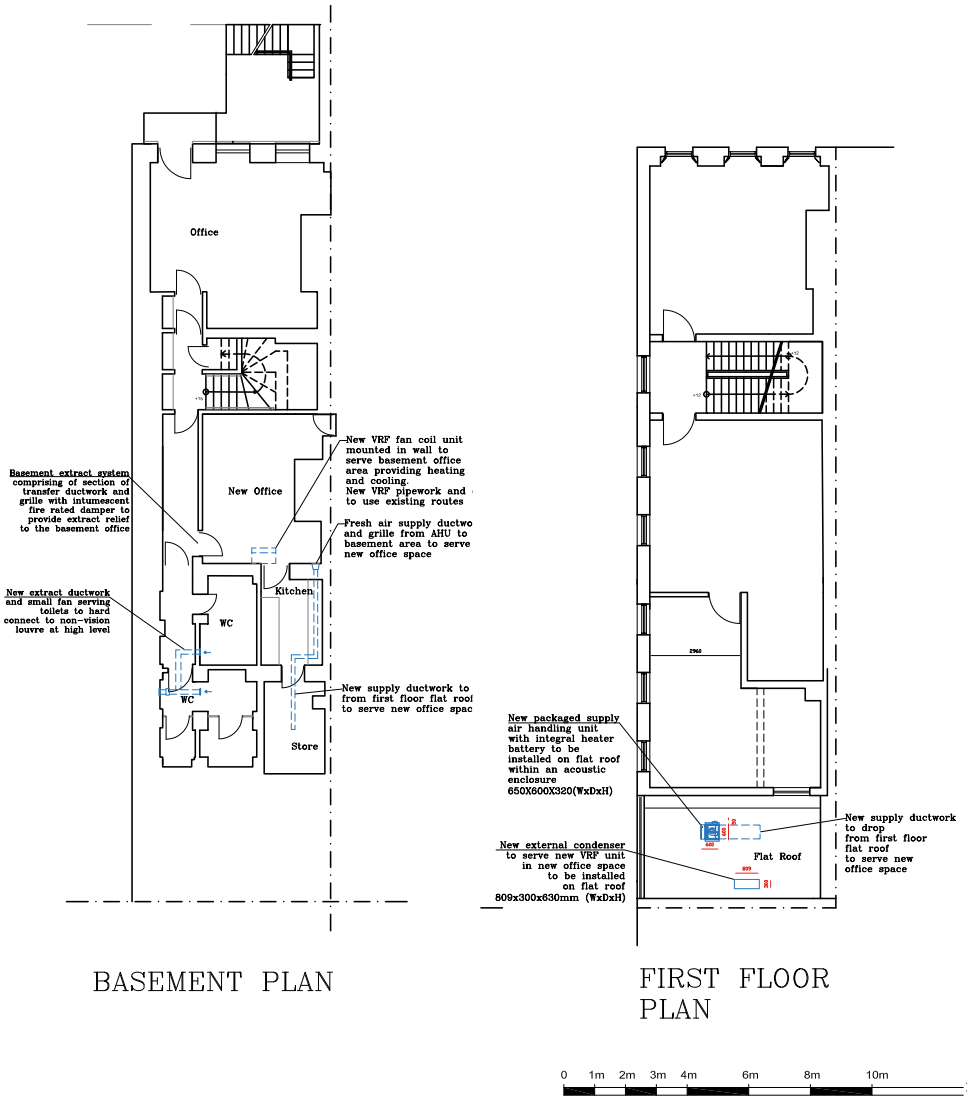
Proposed demolitions



BASEMENT FLOOR PLAN

GROUND FLOOR PLAN

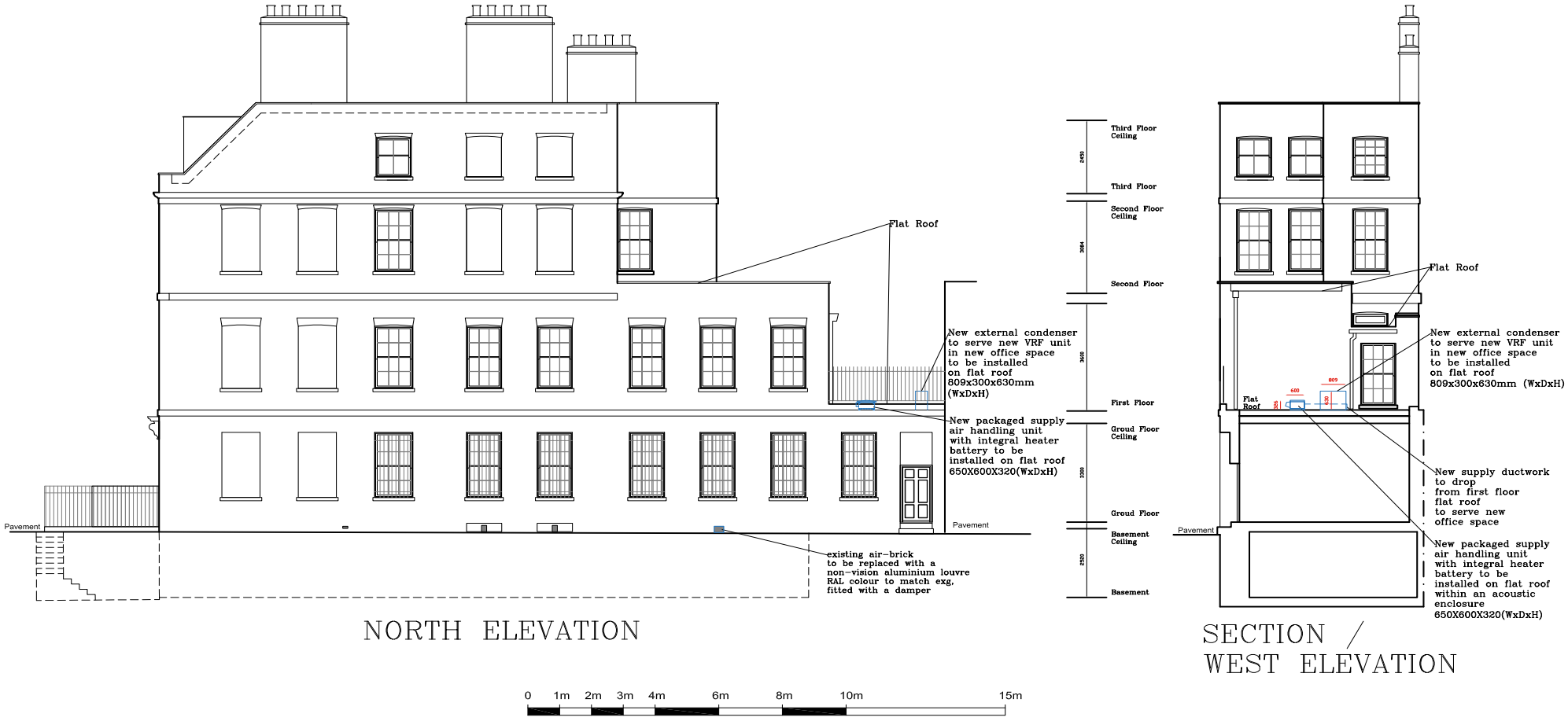
Proposed floor plans



BASEMENT PLAN

FIRST FLOOR PLAN

Proposed elevation and section



Assessment of the heritage impacts

External services

The plant to be installed on the roof comprises of two units, both smaller in size compared to the existing one. Both units are proposed to be set back from the railing at approximately same position as the existing services. Due to the reduced size, especially in height, the equipment will hardly be visible from the street level. Existing photos of the current equipment taken on the roof and from the street level verify that if the equipment is set back from the railing then it is not easily detected.

Existing equipment on roof 1 on first floor

Existing view from the Princeton street

Internal services

The internal condition remains largely unaltered. Current services running at the ceiling level of the basement will be fully stripped out as indicated on the demolition drawings. Existing openings through the historic fabric will be utilised where possible and new proposed routes will be redirected to avoid any areas of historic fabric.

Conclusions

The proposal has no material change on the fabric of the building as existing routes will be reused for the required pipework/ductwork.

Most importantly, the proposal will not affect the character of the asset or its setting. Taking into consideration the listing reference according to which the value of the heritage asset is Medium (grade II/Conservation Area), the impact of the proposal can be classified as neutral.

Existing ceiling mounted fan coil unit will be replaced

Existing toilet extract to be stripped out

Existing services in store to be stripped out

3. Sustainability

Taking into consideration Camden's cooling hierarchy, the only feasible solution for efficient ventilation and cooling of the basement is mechanical ventilation and active cooling system. Given the scale and the nature of the project, a system alike to the existing one but more energy efficient is proposed.

The proposed wall-mounted unit has a COP of 3.94, and an ErP Energy Efficiency Class of A+ for heating and A++ for cooling. Also the new system will use R32 refrigerant which is another efficiency improvement on the old system.

4. Noise

An environment noise survey has been completed by RBA Acoustics demonstrating that there will be no impact on residential amenity as a result of the noise and vibration levels and that the proposals meet Camden's noise criteria.

The report identifies a single residential receptor which is the first floor windows of The Old School Building (to the rear of the site overlooking the courtyard between The Old School and 33 Bedford Row)

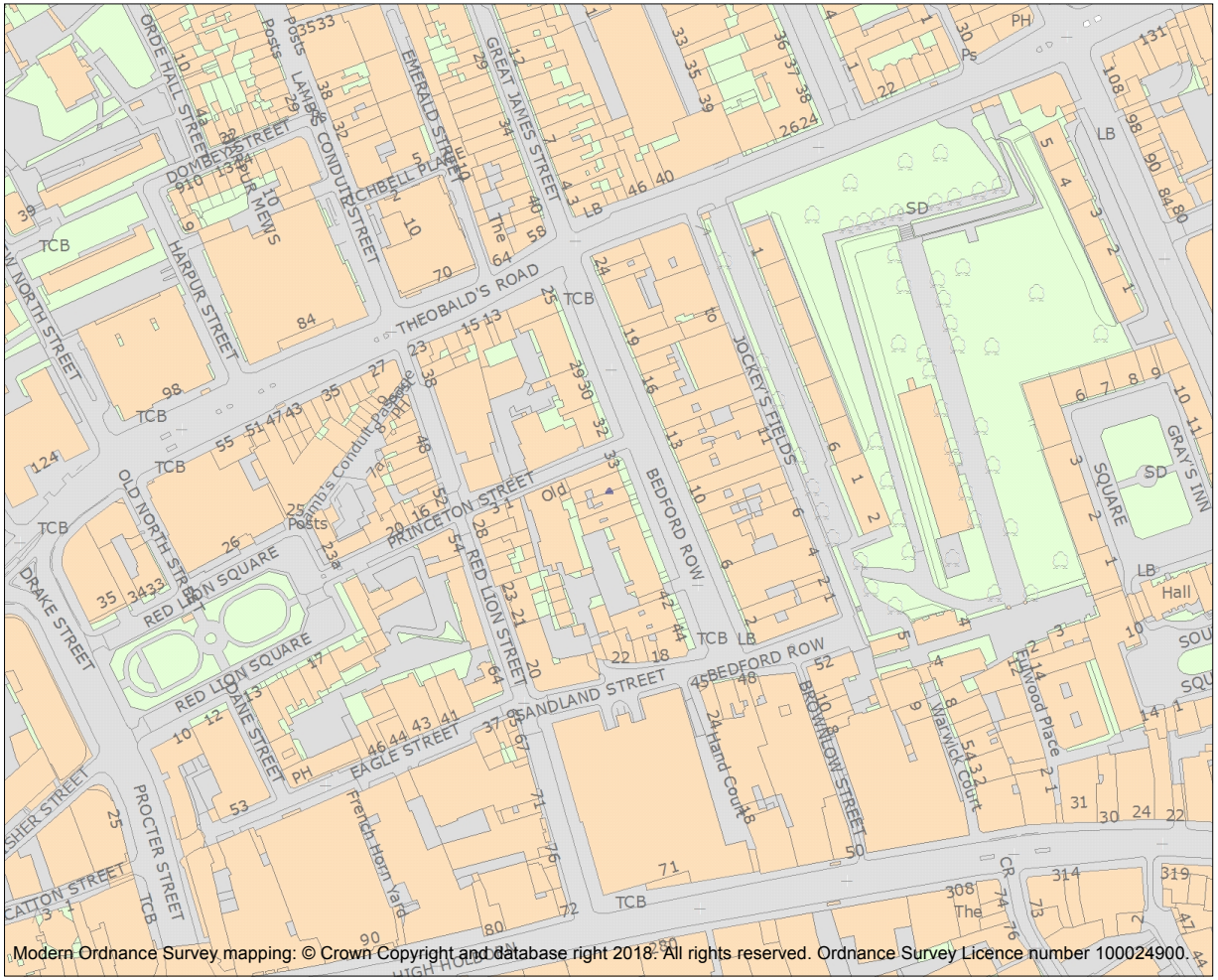
The results of the measurements have been used to determine the atmospheric noise emission limits for building services plant at the premises in accordance with the requirements of the London Borough of Camden.

5. Access statement

No access statement is required since the proposal does not entail use by members of the public, hence no degree of accessibility is required.

6. ANNEX

Listing Reference



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Name: NUMBERS 33-36 AND ATTACHED RAILINGS

Heritage Category:	Listing
List Entry No :	1244579
Grade:	II

County:	Greater London Authority
District:	Camden
Parish:	Non Civil Parish

For all entries pre-dating 4 April 2011 maps and national grid references do not form part of the official record of a listed building. In such cases the map here and the national grid reference are generated from the list entry in the official record and added later to aid identification of the principal listed building or buildings.

For all list entries made on or after 4 April 2011 the map here and the national grid reference do form part of the official record. In such cases the map and the national grid reference are to aid identification of the principal listed building or buildings only and must be read in conjunction with other information in the record.

Any object or structure fixed to the principal building or buildings and any object or structure within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so since before 1st July, 1948 is by law to be treated as part of the listed building.

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List Entry NGR:	TQ 30789 81773
Map Scale:	1:2500
Print Date:	25 January 2022

Historic England

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Historic Maps

OS Map 1882

OS Map 1920

OS Map 1949

OS Map 1966

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MEB Design Limited

30 St Johns Lane
London EC1M 4NB
T: 020 7490 5266 E: london@mebdesign.co.uk
W: mebdesign.co.uk