

RUNDELL ASSOCIATES



Design and Access Statement

40 Bedford Square, London WC1B 3HX

MAY 2022





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1.0 Introduction

1.1 This statement is written to support a Listed Building Consent Planning Application for the cleaning of all original masonry surfaces followed by essential repairs of brick and Portland stone to the facade facing Adeline Place and Bedford Avenue.

1.2 The Mews House was built in the end of the 1980s and is treated as being listed as it lies within the curtilage of 40 Bedford Square – a Grade I listed terraced townhouse located in the Bloomsbury Conservation Area of Camden Borough London Council.

2.0 Applicant and Agent

The applicant for this application is Mr Robert Villiers who owns the property:

Mr Robert Villiers
40 Bedford Square,
London,
WC1B 3HX

2.1 The client's agents for this application are:

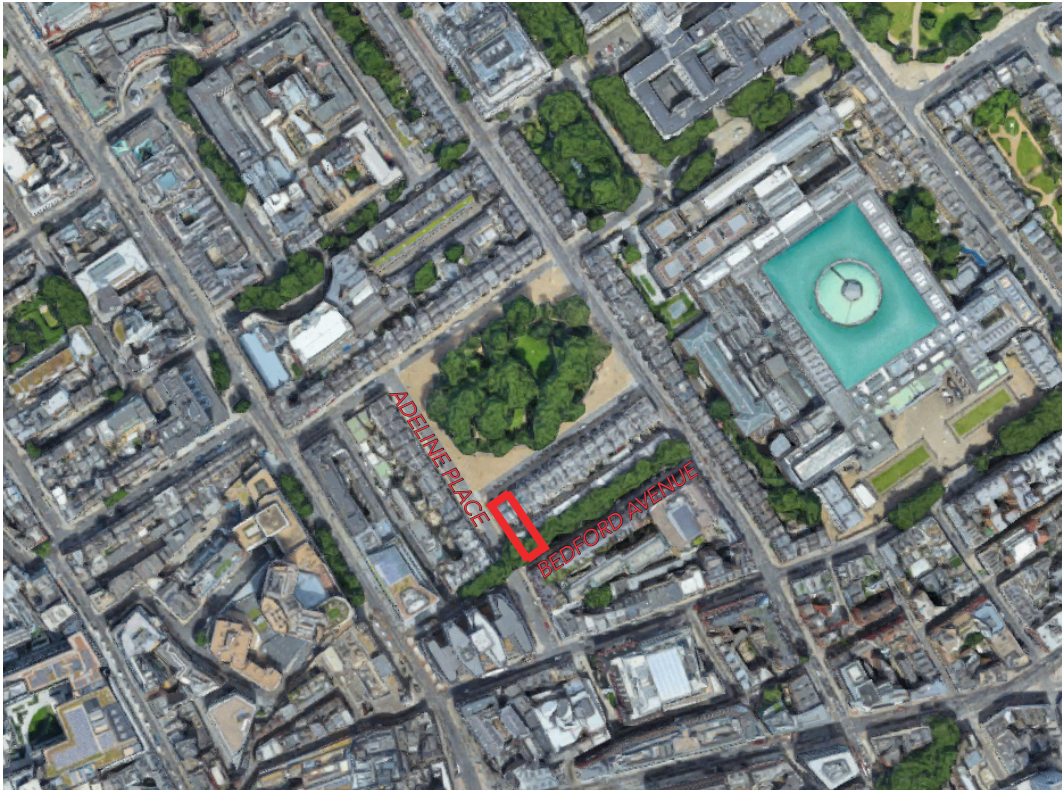
MRJ Rundell & Associates Ltd,
12 Salem Road
London,
W2 4DL

Project Architect: Shogo Sakimura



3.0 Site Location, Setting and Description

- 3.1 The site is located on the North side of Bedford Avenue on the corner with Adeline Place. The facades fronting Bedford Avenue have an architecturally consistent appearance featuring two storeys above a raised basement with a mansard attic storey added in the 1980s. They date from the Edwardian period and are constructed in red brick with contrasting stone and terracotta detailing.



Aerial photograph showing the site location (Google Earth)

3.2 Setting

- 3.3 The description of the setting and its historical development references the Bloomsbury Conservation Area Appraisal and Management Strategy that was adopted in 2011 and the Local Plan Document produced by Camden Council.
- 3.4 Bedford Square is a virtually intact and exemplary piece of late 18th century town planning, consisting of terraced housing built speculatively by a number of different builders to a plan produced by the Bedford Estate. Smaller scale Mews Houses which serviced the townhouses are located to the rear of the square



3.5 History

3.6 In the late 18th century, John Russell, the fourth Duke of Bedford, began planning an ambitious suburban development within the Bloomsbury Estate. Development of Bedford Square began in 1775 after his death. This was overseen by his wife, Duchess Gertrude and the Estate surveyor, Robert Palmer. The unornamented, uniform facades, partially designed by architect Thomas Leverton, reflect the classical tastes of 18th century London. Leverton was known at the time for his decorative interiors, he later lived at 13 Bedford Square. William Scott (bricklayer) and Robert Grews (carpenter) are also recorded as responsible for building the estate.

The four sides of the square were undertaken as whole units. Their proportion and symmetry are typically Georgian in design. The uniformity & architectural consistency throughout the square was a first for London residential squares and would influence developments of this type for the century to come.

All houses in the square (1-54) are intact and Grade I listed. As an extensive, intact example of late 18th century architecture, and given their influence on London's built form, they are a valuable piece of English Heritage.

Bedford Avenue, to the south of the square, was developed at a later date as one of three streets of coach house and stables servicing the households on the square (the other two being Morewell Street and Gower Mews). The stables/coach house at the rear of 40 Bedford Square has since been demolished and the building has been redeveloped several times behind the surviving 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 buildings behind. The façade facing Bedford Avenue is consistent along the whole northern side of Bedford Avenue between Adeline Place and Bloomsbury Street.



3.7 Description

3.8 The Mews house at 40 Bedford Square is typical of an historic mews street with an architecturally consistent frontage of two storey raised on a basement. The houses were substantially reconstructed in the 1980s including the addition of mansard roofs. The original façades facing Bedford Avenue are constructed in red brick with contrasting Portland stone and terracotta detailing and date from the Edwardian period.



Mews house from Adeline Place



Mews house from Bedford Avenue



4.0 Scope of Work

4.1 The works will take approximately 4 weeks and be undertaken by professional facade cleaning and restoration specialists, William Restoration Ltd.

4.2 Cleaning

4.3 All necessary areas of brickwork and stone/concrete will be thoroughly and carefully cleaned of all heavy duty dirt by means of both Thermotech super heated high-pressure water cleaning and TORC Medium pressure Wet Abrasive cleaning using clean cold water and a fine abrasive inert powder. All surfaces that may be affected by the cleaning will be protected by heavy duty polythene and tape as well as all windows and openings tapped shut to avoid any water penetration.

4.4 Repair

4.5 All stone marked for repair will be ground back to a sound base. The area will be assessed and measured and the profile sent to stone manufacturers. The new stone will be attached using a 2 part marmolite epoxy resin adhesive. Larger repairs may need to be installed using stainless steel pins, dowels or fixings

4.6 All defective brickwork will be carefully cut out using a hammer, chisel and small breaker. Once the bricks have been removed, new bricks to match existing will be installed with lime mortar to match existing

4.7 Any defective brick and stone joints will be cut back and replaced using a lime mortar to match an approved sample. All point to be replaced will be cut back using a hammer, chisel and 5" grinder and repointed to match existing.



Figure 1: Bedford Avenue Elevation to be cleaned



Figure 2: Adeline Place Elevation to be cleaned



Figure 3: 3.1 - Moulded Stone Indent to corner of Bedford Avenue and Adaline Place. Bottom Course

3.2 - Moulded Stone Indent to corner of Bedford Avenue and Adaline Place Second course up



Figure 3: 3.3 - Moulded Stone indent to Left corner of Adaline Place



Figure 4: 3.4 - Moulded string course indented to Bedford Avenue



5.0 Sustainability

5.1 Through the completion of the proposed works it will further prolong the life of the masonry of the elevations, eliminating the need for more extensive and disruptive repair solutions in the future.

6.0 Access

6.1 Scaffolding to be erected along the bedford Ave. elevation. All public rights of way will be maintained throughout the duration of the proposed works and due care will be taken to minimise any trip hazards with ramps being placed over hoses where necessary

6.2 Access to Mains Water Supply will be provided by Lagom Interiors (Main Contractor) - An external tap near the work area to each elevation or otherwise will be nominated

6.3 Power is to be supplied by Langom Interiors (Main Contractor) - 110v transformer (for single and 3 phase) near the work area to each elevation or otherwise will be nominated

7.0 Waste

7.1 The area in which the work is taking place will be left clean and tidy at the end of each day. All debris and waste will be placed in rubble bags and removed from site

8.0 Heritage Value

8.1 As the Mews House is largely of modern construction it has no Heritage Value beyond its location in the Conservation Area and the views it provides from the listed building. This aspect of the proposal is more fully developed in the Heritage Statement.

9.0 Conclusion

9.1 We believe that the proposed refurbishment to the elevations has been designed to be in accordance with the National Planning Policy Framework, Conversation Policy and the Camden Local Plan.

9.2 The proposed works will allow for the repair and restoration of the brickwork and additional Portland stone detailing back to its original condition the creation of two new dwellings and bring an abandoned and empty space back into full use. No alterations to Historic fabric have been proposed as the work will take place within the structure that was constructed in the 1980s. External alterations are very limited in nature and not easily visible from the public domain.



Appendix A

Method Statement for facade cleaning and restoration from Williams Restoration Ltd.