

Design and Access Statement

Householder – Window Replacement (in a Conservation Area)

Proposal:

REPLACEMENT OF WINDOWS

Project: 85 Bedford Court, WC1B 3AE

Project No: 1037

Date: 20/01/2022

This document was prepared by Murray and Partners on behalf of our client. The information contained within this document has been based on site visits, survey information, OS Maps & client supplied material.

1. What features are on the existing site?

PROPERTY

Bedford Court Mansions along with the rest of Bedford Avenue was constructed in the 1890's to replace the mews to the South Side of Bedford Square. It comprises family flats each containing five to twelve rooms, with a large central courtyard designed to assist with the lighting and ventilation with the idea to improve upon building standards that existed in London in the late 1800's. Situated in the London Borough of Camden, and immediately south of Bedford Square in the heart of Bloomsbury, Bedford Court Mansions is ideally located for the superb amenities of the West End, Covent Garden, the heart of theatreland and Soho are just a short stroll away.

SURROUNDING AREA

The property is located on the corner junction of Adeline road and Bedford Avenue. Most of the buildings along Bedford Avenue are identical, and are covered with trees. To the left of this junction, the same style of mansion blocks are repeated. Most of the buildings in this area have original Victorian slate roofing, decorative porch or pathway tiles, clay chimney pots, cast iron railings and foliated capitals.

2. Please provide details of how access issues will be addressed

N/A

3. Please provide details of the layout of proposed development

N/A

4. Please provide details of the **scale/appearance** of the proposed development

There will be replacement of windows and doors for the house on the second floor that spreads across Bedford Avenue and Adeline Street. In total 11 no. of windows will be replaced with Timber Sash Windows according to the window schedule by "The Sash Window Workshop"



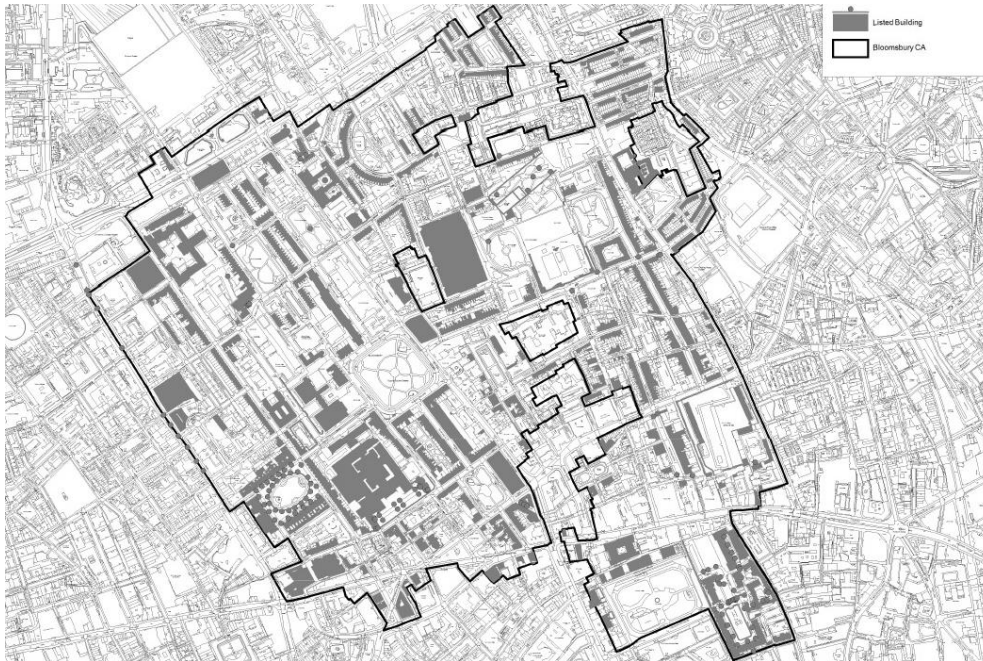
5. Please provide details of the **landscaping** in the proposed development

N/A

6. Please provide details of how **Heritage Assets** issues have been addressed

AREA AND SITE SIGNIFICANCE

Bedford Avenue in Camden is in the London region of England. Bedford comes under the Bloomsbury Conservation Area. This sub area 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. Also in the area are smaller-scale mews to the rear of the square which serviced the townhouses, and an early 20th century terrace on the south side of Store Street which is of a similar scale and grain. The terrace frontages have a strong uniformity since they are of similar scale and proportion and share neo-classical architectural elements. They are of seven storeys with mansard attic, raised on basements, with iron railings around basement areas. The blocks maintain a continuous parapet line at roof level and banding at first-floor level, coinciding with decorative iron balconies to first-floor windows of the piano nobile. There is a strong urban grain: townhouses within terraces have consistent widths, containing three windows of vertical proportions. Window openings mostly have rubbed brick heads, and window frames are recessed, sliding sashes, subdivided into small panes by slender glazing bars. Doorways mostly have semi-circular arches containing fanlights with decorative radiating glazing bars.

PROPOSED WORK

The new windows that are proposed will not alter the appearance of the building to those in the area. The window and door sizes are going to remain the same and will match the existing size. The addition of these will improve the appearance of the residence with no impact on the heritage of the street and property within it. The work is to replace with identical windows to conserve the heritage asset while giving the apartment windows that function correctly, as the old ones have rotted over time and need replacing.