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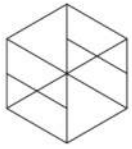
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Heritage Appraisal  
3-5 Bedford Row, London, WC1R 4BU

October 2022

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## 1 Introduction

1.1 The following Heritage Appraisal has been prepared in support of applications for planning permission and listed building consent at nos.3-5 Bedford Row, London WC1R 4BU.

1.2 The site consists of a single office building located on the site of the former buildings at nos. 3-5 Bedford Row and 3-5 Jockeys Fields. The proposals are for the internal refurbishment of the building as part of its continuing commercial use. A roof extension will be added to the Bedford Row frontage buildings alongside the remodelling and extension of the Jockey's Fields frontage block. The link block in the centre of the site will be retained, remodelled and extended, with new areas of amenity space and roof terraces at ground, 2<sup>nd</sup>, 3<sup>rd</sup> and 4<sup>th</sup> floor levels.

1.3 This appraisal has been produced using archive, desk based and online research, combined with a visual inspection of the site and wider area. Consideration has been given to the relevant national and local planning policy framework as well as an analysis of the building, its setting and wider context.

1.3 The appraisal should be read in conjunction with the drawings and supporting information prepared by Hut Architects.

### Research and report structure

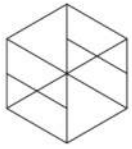
1.5 In line with paragraph 194 of the National Planning Policy Framework 2021, the purpose of this appraisal is to define the significance of the listed buildings and their contribution to the conservation area. It will describe the proposed works and assess their impact on the special architectural and historic interest of the listed buildings and the character and appearance of the surrounding Bloomsbury Conservation Area.

## Authors

1.6 This Heritage Appraisal has been prepared by Charles Rose and Hannah Walker of The Heritage Practice Ltd. Charles Rose (BA Hons) has considerable experience in dealing with proposals that affect the historic environment. He has over 15 years of local authority experience, including 12 years as a Principal Conservation & Design Officer at the London Borough of Camden. He also has experience in the private sector, preparing heritage statements and appraising the significance of historic buildings.

1.6 Hannah Walker (BA (Hons) Oxon MSc IHBC) has extensive experience in dealing with proposals that affect the historic environment. She has 15 years of local authority experience, including 10 years as a Principal Conservation & Design Officer at the London Borough of Camden. She also has a wide range of experience in the private sector, preparing heritage statements and appraising the significance of historic buildings. She has trained as a historian, has a specialist qualification in historic building conservation and is a full member of the Institute of Historic Building Conservation (IHBC).

1.7 Historical research for this report was undertaken by Dr Ann Robey FSA, a conservation and heritage professional with over twenty years of experience. She has worked for leading national bodies as well as smaller local organizations and charities. She is a researcher and writer specialising in architectural, social and economic history, with a publication record that includes books, articles, exhibitions and collaborative research.



## 2 Site and surroundings

2.1 Bedford Row is located in the heart of Bloomsbury and runs in a broadly north-south alignment with a small easterly spur at its southern end. The application site consists of three former terraced houses facing onto Bedford Row. The site extends to the east, with secondary frontages for each building onto Jockey's Fields. The site forms part of the coherent 18<sup>th</sup> century townscape along Bedford Row, however the site was comprehensively redeveloped in the early 1960s to form a single commercial building.

2.2 The Bedford Row frontage are of four storeys with a full basement and constructed in yellow brickwork with red brick window heads. The sections facing Jockey's Fields are of two storeys, utilising similar materials to the Bedford Row facades, as well as a flat topped, slate clad mansard.

2.3 Nos.3-5 Bedford Row forms part of the group at nos.1-7 (consecutive) and were Grade II listed on 24 October 1951. The description indicates that the buildings were listed for group value and reads as follows:

### CAMDEN

*TQ3081NE BEDFORD ROW 798-1/101/65 (East side) 24/10/51 Nos.1-7 (Consecutive) and attached railings and lamp-holder (Formerly Listed as: BEDFORD ROW Nos.1-9 AND 11-17 (Consecutive))*

### GV II

*7 terraced houses. 1717-18. Built by Robert Burford, carpenter, on land granted to him and George Devall, plumber, in 1716 by Margaret Skipwith. Brown or yellow stock brick with some refacing of upper storeys. Brick bands at 1st floor level. 4 storeys and basements. 3 windows each. Gauged red brick arches and dressings to flush frame sash windows. Parapets. Nos 1-4, wood doorcases with pilasters carrying entablature, patterned fanlights and panelled*

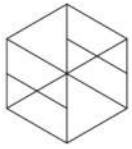
*doors. Nos 5-7, wood Doric doorcases, mutule open pediment, patterned fanlights and panelled doors. Some houses with original lead rainwater heads inscribed 1718. INTERIORS: No.1 with cornices and ground-floor buffet alcove. Panelled dados. Stair with stick balusters, grouped at ground-floor newel. Upper floors not inspected. No.2. C19 sashes. Ground floor with egg-and-dart cornice, buffet alcove, panelled dado, C18 fireplace. Staircase much restored. Nos 3, 4 and 5 in single occupancy with suspended ceilings. Not inspected. Nos 6 and 7 not inspected but noted to retain original staircases, first floor shutters and box cornices. SUBSIDIARY FEATURES: attached cast-iron railings to areas, some with urn or torch flambe finials. No.1 with wrought-iron lamp-holder.*



Figure 1: Map of heritage assets, showing 1-7 Bedford Row listed at grade II (red dot), beside the grade II\* group Nos. 8-13 to the north, all within the Bloomsbury Conservation Area (shaded light green). Dark green is the designated open space of Gray's Inn Gardens

2.4 The wider area surrounding the application site contains a wealth of historic buildings and structures, with the majority of the terraced houses on the east and west sides of Bedford Row statutorily listed. These include:

- Nos.8-13 (consecutive) – Grade III\*
- No.14 – Grade II
- Nos.15-16 – Grade II\*
- No.17 – Grade II
- No.23 – Grade II
- Nos.29-32 – Grade II



- Nos.33-36 (consecutive) – Grade II
- Nos.42 and 43 – Grade II
- Nos.46, 47, 47a & 48 – Grade II
- K6 telephone kiosk outside no.44 – Grade II

2.5 Running along the east side of Jockey's Fields is the Grade II\* Gray's Inn Registered Park and Garden. This is bounded a long stretch of Grade II listed brickwork wall facing Jockey's Fields. Behind this wall and within Gray's Inn itself are the Grade II listed Nos. 1-6 Raymond Buildings.

2.6 The application site is located in the Bloomsbury Conservation Area which was first designated in 1968. The conservation area is notable as an exemplary example of Georgian town planning with its layout of garden squares and inter-related streets and mews. Despite its size, it also displays a notable consistency in terms of its street pattern, spatial character and predominant building forms.

2.7 The Bloomsbury Conservation Area is very large and consequently is divided into 14 separate character areas. Bedford Row is located within **Sub Area 10: Great James Street/Bedford Row**. This sub area is situated to the north and west of Gray's Inn and includes several high-quality 18<sup>th</sup> century streets of terraced houses, including along John Street/Doughty Street, Great James Street, Great Ormond Street and Bedford Row

2.8 The Bloomsbury Conservation Area Appraisal and Management Plan was adopted on 18 April 2011. In relation to the overall character of Sub Area 10 the Appraisal notes that:

*"The Great James Street and Bedford Row sub area was developed during the Georgian and Regency periods under various ownerships, although part of the street pattern was laid out earlier by Nicholas Barbon. The area has a clear street hierarchy structured on a grid layout. Bedford Row, Doughty Street and John Street are wide thoroughfares characterised by larger*

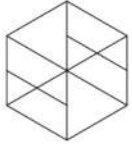
*properties. There is a progression in scale (and grandeur) from Millman Street, through Great James Street to Bedford Row. There is no planned open space in the sub area, although the more formal streets are characterised by regularly spaced street trees, planted at regular intervals in the pavement" (para 5.174).*

*"The historic built form comprises townhouses built in long terraces with rear mews. This fine grain remains an important characteristic and the continuous building frontage created by the terraces creates a strong sense of enclosure" (para 5.175).*

*"The townhouses, dating from the 18th and 19th centuries, are either of three or four storeys raised on basements fronted by cast-iron railings. Their vertically proportioned frontages adhere to classical architectural principles; they have three windows per floor establishing a repeated rhythm of window and door openings along each terrace. Common details are wooden architraved door cases, timber panelled doors, fanlights, flat roofed porches or small porticos above. Although the overall perception is one of homogeneity; there is subtle variation in the detailing of the terraces, often derived from the piecemeal nature of the building process. The strong uniformity in appearance is due to the consistency of materials. The prevailing materials are London stock brick with some contrasting red brick detailing (such as segmental red-brick arches). Some stucco is evident at ground floor level. Most frontages are topped by parapets, some with mansard attics and dormer windows behind" (para 5.176).*

2.9 Specifically in relation to Bedford Row, the Appraisal outlines that:

*"To the south of Theobald's Road, the earliest thoroughfare in the sub area, Bedford Row, is a fine example of an early Georgian street (dating from circa 1717-1719) which still retains its original character. It is a wide, tree-lined street, providing vistas to the north and south. The grade II listed Nos 46-48 (even) Bedford Row terminate the view south along Bedford Row, as seen from Theobald's Road. The majority of*



*buildings are listed: they comprise four storeys with basements with a strong parapet forming the roofline and a repeated pattern of windows and doors. The terrace on the east side is the most uniform, although there has been some rebuilding at the northern end. There are a number of important townhouses in this terrace which are listed grade II\*. Brick is the predominant building material in the street, with yellow stock brick with red brick detailing featuring on the west side, and red brick dominating on the east side. Materials and details vary in some of the later developments, although the general scale and proportions of buildings are similar. Common elements are the black painted boundary railings, wooden architraved doorcases, panelled doors and fanlights of various patterns” (para 5.181).*

2.10 With regard to Jockey’s Fields, the Appraisal notes that:

*“The mews areas mainly have a mixture of small-scale workshop and residential uses consistent with their historic use. Jockeys Fields, comprises mews properties serving the east side of Bedford Row of mainly two and occasionally three storeys. The mews is screened from Gray’s Inn by a substantial wall. The main uses are office and commercial. Architecturally, there is some variety but the 19th century buildings tend to be of more interest to the Conservation Area than their 20th century neighbours which are of lesser quality. and of a larger scale out-of-keeping with the mews” (para 5.191).*

### 3 Relevant planning history

#### 2003

Planning permission (9201351) for ‘Construction of filling storage area within covered car park area. (Plans submitted)’ was granted on 8 May 2003.

Planning permission (9100956) for ‘New windows to internal link block courtyard facade. (Plans submitted)’ was granted on 8 May 2003.

#### 1993

Listed Building Consent (9270210) for ‘The erection of new partitioning to third and part second floor and the construction of a filling storage area within the covered lower ground floor car park area as shown on drawings nos 203708 03B and 04B’ was granted on 14 January 1993.

#### 1990

Planning permission (9000204) and Listed Building Consent (9070084) for ‘Refurbishment of building including alterations to staircase service core restoration of roof lights facades and pavement railings as shown on drawing numbers 73/01C and revised by letter dated 18th June 1990’ was granted on 22 August 1990.

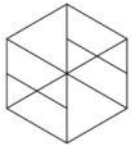
#### 1987

Planning permission (8602264) and Listed Building Consent (8770028) for ‘Erection of a mansard roof extension as shown on drawing number 952-04. Appeal received against refusal of permission’ were refused on 1 April 1987.

#### 1960

Planning permission (100617/1265) was granted on 12 July 1960 for extensive redevelopment of the site.





## 4 Historic development of the site and area

### Bedford Row

4.1 Bedford Row is an unusually wide Georgian street begun about 1690 and originally called Bedford Walk. The first phase in the development of Bedford Row occurred on the west side, initiated by the late 17th century speculator and developer Nicholas Barbon in around 1690.<sup>1</sup> Barbon is credited with laying out Great Ormond Street, Red Lion Square, Queen Square and Bedford Row during this period. Today, few of his original houses survive - just those at no. 36 and nos. 42-43 Bedford Row. When he died in 1698 many of the houses that he planned were left as unfinished shells.

4.2 For some years the land to the east of Bedford Row remained. It was first occupied by a gravel pit, but by the second decade of the 18<sup>th</sup> century the east side had been built up with houses and mews that overlooked the gardens and walks of Gray's Inn (Figure 2). These gardens were originally laid out by Sir Francis Bacon in the early 1600s with cherry, birch and groves of elms. There was a mound with a pavilion in the western section of the garden which can be seen on Rocque's map (Figure 2) and in Strype's 1720 view of Gray's Inn (Figure 3).<sup>2</sup>

4.3 The street takes its name from the Bedford Charity, also known as the Harpur Trust, founded in the 16th century by Sir William Harpur, for the benefit of a school he founded in Bedford. They were also the owners of the ground on the west side of the row. Both sides

of the street are lined with Georgian terraces of three to four-storeys. The west side is much rebuilt (including post-war infill), but in character it remains Georgian. The east side still contains some houses that were built c.1717-19, such as nos.8-13, and these are good examples of high-quality domestic architecture of the early 18th century.

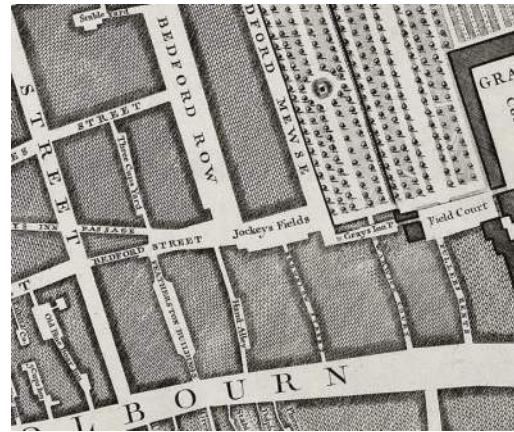


Figure 2: Rocque's Map of 1746: The terrace containing Nos. 3-5 Bedford Row was complete by then, with the mews behind (then known as Bedford Mews) looking over the gardens of Gray's Inn.

4.5 From its inception, the street was considered architecturally stylish. At the beginning of the 18th century John Strype described Bedford Row - *'the Street is pretty broad, and better built than inhabited. On the South side is Fishers Court, a pretty handsome open Place, with a Freestone Pavement.'*<sup>3</sup> Bedford Row was described in 1734 as *'one of the most noble streets that London has to boast of.'*<sup>4</sup> Sir John Holt, Lord Chief Justice, described it in 1761 as a *'very handsome, straight and well-built street, inhabited by persons of distinction.'*<sup>5</sup>

<sup>1</sup> Nicholas Barbon (c 1640-1698), was born in London, studied medicine at Leiden, graduated M.D. at Utrecht in 1661, and was admitted an honorary fellow of the College of Physicians in 1664. He was an opportunist and took a considerable part in the rebuilding of London after the Great Fire of 1666, and is considered the creator of fire insurance in England, which he started about 1680. He was very active building in the Red Lion Square area of Holborn in the 1680s.

<sup>2</sup> <https://www.londongardenstrust.org/mobile/stage.php?tour=Bloomsbury&stage=2.10>.

<sup>3</sup> John Strype, A Survey of the Cities of London and Westminster, (1720 edit.) p.254.

<sup>4</sup> David Hayes, East of Bloomsbury, (1998).

<sup>5</sup> <http://www.marldon.net/about-us/press/141>.

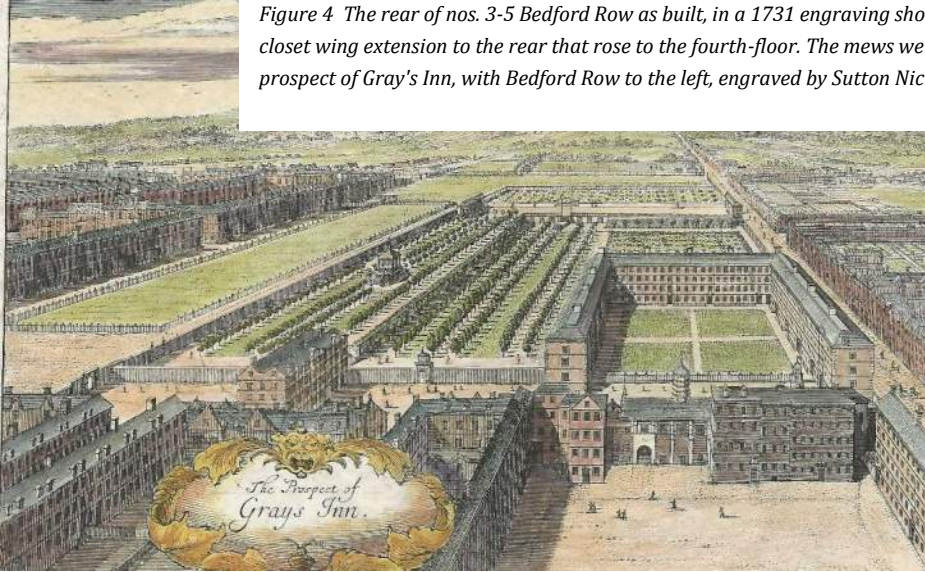
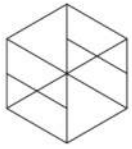
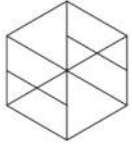


Figure 4 The rear of nos. 3-5 Bedford Row as built, in a 1731 engraving showing that originally each house had a short closet wing extension to the rear that rose to the fourth-floor. The mews were modest two-storey structures. [from A prospect of Gray's Inn, with Bedford Row to the left, engraved by Sutton Nicholls for Bowles' London Described (1731)].

Figure 3 View over the site of Bedford Row before the east side and the Jockey's Fields buildings were constructed. From John Strype (1720 edition) of Stow's Survey of London and ground plan of No. 4 in 1742



Nos. 3-5 Bedford Row



4.6 The listing description states that the terrace in which these properties stand was constructed between 1717 and 1719 by Robert Burford, carpenter and George Devall, plumber on land granted to them in 1716 by Margaret Skipwith. Not all of the houses were built by Burford and Devall themselves.

4.7 Instead, they entered into sub-leases with other smaller entrepreneurs or builders. Devall and Burford had undertaken to erect one 'good uniform and substantial Brick house' with subsidiary buildings on each plot. Nos. 3-5 were erected by Matthew Allan.<sup>6</sup>



Figure 5 Horwood's Map dating from 1799 showing Nos. 3-5 Bedford Row towards the south on the east side. Note the gardens between the houses and mews at this date.

4.8 By the time of Horwood's Map of 1799, nos. 3-5 Bedford Row are clearly depicted as self-contained houses with ornately-planted back gardens to the rear, beyond which were mews

buildings (Figure 5). An engraving from the 18<sup>th</sup> century clearly shows the rear of the houses on the east side of Bedford Row including Nos. 3-5, with their full-height closet-wing extensions to the rear, which were erected on all the houses in the street and are part of the original plan (Figure 6).

4.9 It seems that lawyers occupied the properties in Bedford Row from the early 18<sup>th</sup> century (and possibly even earlier). For much of the 19<sup>th</sup> and 20<sup>th</sup> centuries the firm of Collyer Bristow and Company, solicitors, occupied no. 4, then nos. 3 & 4, and eventually nos. 3-5 Bedford Row, albeit under different names, since they first went to no. 4 Bedford Row in 1781.<sup>7</sup> The firm eventually rebuilt nos. 3-5 in the early 1960s, and it was only in 2020 that they vacated the premises, when the lease was due to expire.<sup>8</sup>

4.10 Dickens wrote in a letter of February 1840 about the 'Sharks of Bedford Row' and when Charles Booth's researchers visited the street in the 1890s, they commented that although there were one or two wealthy residents, that the houses were 'principally occupied by housekeepers who keep the offices and houses for the solicitors who work there by day'.<sup>9</sup>

4.11 Evidence from the Ordnance Survey map of 1877-78, suggests that each of the three houses at Nos. 3-5 Bedford Row remained self-contained at that time and were without lateral conversion. But by 1894, nos. 3 & 4 were joined (Figure 7). Interestingly by then, no. 4 covered the whole of its plot – the garden having been converted into buildings (as was happening elsewhere in the terrace). A covered way from the main house to the rear mews building had

<sup>6</sup> English Heritage, No. 12 Bedford Row, London Borough of Camden Report on Internal Fabric Related to LBC Application, Historical Analysis & Research Team (Andy Wittrick & David M. Robinson) Reports and Papers 9, 1999.

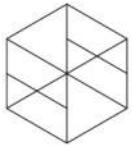
<sup>7</sup> London Metropolitan Archives Records of Collyer Bristow and Company, solicitors, 1860-1940, (B/COL, ACC/3134). Between 1876 and 1922 a succession of partners passed through the firm, it

became first Collyer Bristow, Withers and Russell, then Collyer Bristow, Hill, Curtis and Dodds and Collyer Bristow, Curtis, Booth, Birks and Langley, before setting on Collyer Bristow and Company in 1922. It left the Bedford Row premises in 2020.

<sup>8</sup> <https://collyerbristow.com>.

<sup>9</sup> London School of Economics, Booth B354, p.19 online.





existed at no. 3 from at least the 1870s. A drainage plan from 1897, shows works to both nos. 3 & 4 suggesting that both properties were being used together at this time (Figure 8).<sup>10</sup>



Figure 6: The 1877-78 Ordnance Survey map.



Figure 7: the 1894 Ordnance Survey map.

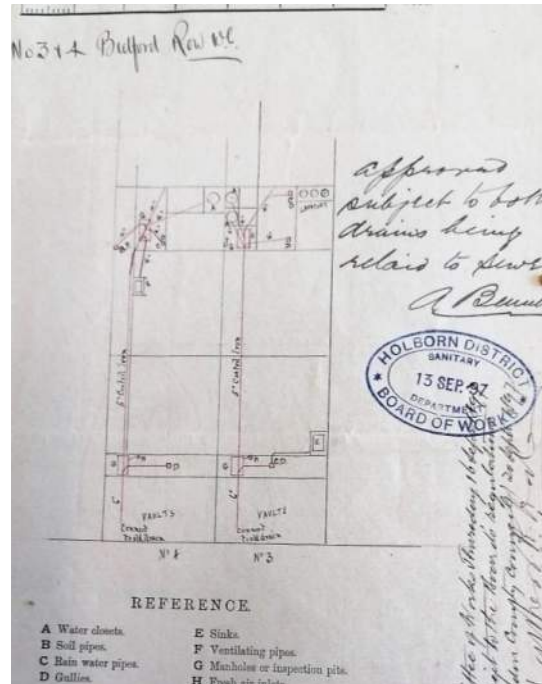


Figure 8 Drainage Plan A344 (1897) [© Camden Local Studies and Archives Centre]

4.12 No. 5 Bedford Row appears to have retained its original form as a single house later than the other two houses at nos. 3 & 4. A drainage plan dating from 1907 shows the basement layout (Figure 9). However, by 1911 it is clear that the rear building (that on Jockey's Fields) was in use as offices as some rooms were being let by Collyer Bristow to John Tucker, a solicitor. Therefore, it seems that Collyer Bristow had the ownership/possession of all three houses by the early 20<sup>th</sup> century. A photograph of 1907 shows all three houses looking as if they had been refurbished/repointed and No. 5 was ready to be let (Figure 12).

<sup>10</sup> CLSAC Drainage Plans A 344 – 227 (13 Sept 1897).

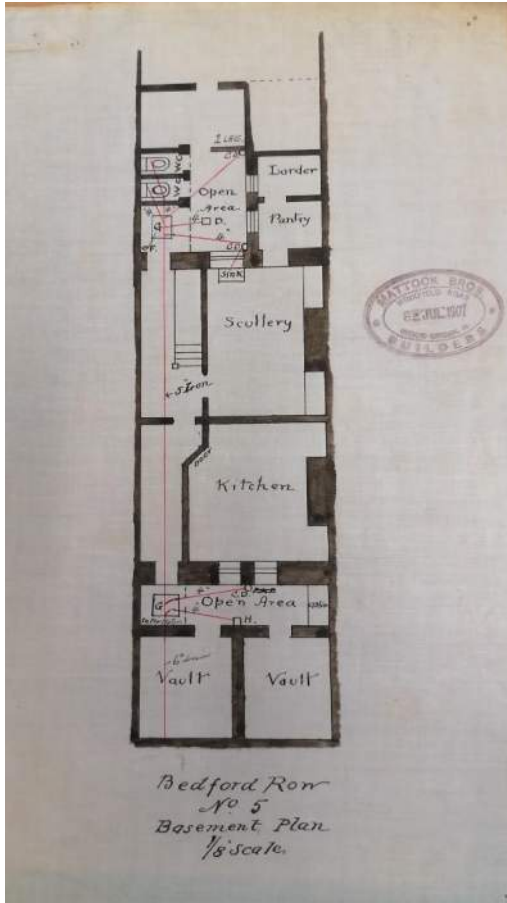
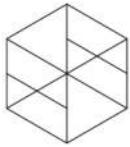


Figure 9: Basement of No. 5 Bedford Row in 1907 [© CLSAC]

4.13 Bedford Row and the surrounding area suffered bomb damage in the Second World War, which affected both the east and west sides (Figure 10). Nos. 3 & 4 and no. 2 to the south, suffered significant damage, being depicted in an orange shade on the L.C.C. Bomb Damage Maps of 1939-40. Orange was identified as 'seriously damaged reparable at cost'.<sup>11</sup> For much of the immediate post-war period until 1949, an estate agent called Bartle Potter occupied parts of No. 5 Bedford Row.<sup>12</sup> It seems that the properties at Nos. 3 & 4 Bedford Row were refurbished and reinstated after the war damage. On the OS map of 1952-3, a

number of sites in the street including Nos. 45-48 Bedford Row opposite, were described as ruinous, although Nos. 3-5 remain in situ on the map so presumably had been repaired by then (Figure 11).



Figures 10 & 11 LCC Bomb Damage Map c.1939-40 (top) and 1952-53 Ordnance Survey map.

<sup>11</sup> Laurence Ward, *The London County Council Bomb Damage Maps, 1939-1945* (2015).

<sup>12</sup> *Bedfordshire Times and Independent* 14 May 1948.



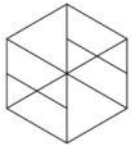


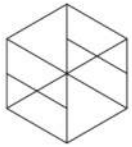
Figure 12: Nos. 2-20 Bedford Row in 1907 (Nos. 3-5 looking refurbished) [© LMA London Picture Archive 69572]

4.14 It is on this map that the three Georgian houses appear for the first time as a single unit extending to Jockey's Fields behind (Figure 11), with almost full site coverage. By the time that the listing description was written in 1951, it stated 'Nos 3, 4 and 5 in single occupancy with suspended ceilings. Therefore, it seems that the modernisation and amalgamation of all three of the Georgian houses had taken place in the immediate post-war era and definitely by 1952, when Collyer Bristow occupied them all.

4.15 Material held in surviving drainage plans in Camden Archives indicate that in 1961 Montagu Evans & Son, architects and surveyors of Awdry House WC2, drew up plans to rebuild Nos. 3-5 Bedford Row. A series of plans survive that are not reproduced here for copyright reasons.

4.16 In a letter written by Montagu Evans in September 1961, it was explained what was happening to nos. 3, 4 & 5 Bedford Row and nos. 3, 4 & 5 Jockey's Fields.: *'The rebuilding of the above premises is to be carried out in two stages, the Jockey Field's portion is to be rebuilt straight away and when this is completed, the Bedford Row end will be demolished and rebuilt'*.<sup>13</sup> The method of drainage proposed was the one pipe system. In November of the same year, alterations to the sanitary plans were being

<sup>13</sup> CLSAC Drainage Plans 7579, 7810 & 7873/7930.



made 'in connection with the rebuilding at 3,4 & 5 Bedford Row.'<sup>14</sup> In 1964 female toilets were being added to the basements.

4.17 It seems that any original features were removed either in the immediate post War refurbishment or as part of the rebuilding undertaken by Montagu Evans in 1961-64. Visual inspection confirms that all floor and ceiling fabric has been renewed, apparently in reinforced concrete, and the extent of alteration to the plan form indicates that most if not all the walls have been reconstructed and relined. Woodblock floors were installed, acoustic tiles placed on the ceilings and walls plastered. Radiators were added and new foundations put in at certain places. Any surviving chimney breasts were removed. The staircases are concrete, with metal handrails and banisters, and no historic decorative details survive. The front area and steps are concrete, and walls are pointed with cementitious mortar.

4.18 In a later planning appeal dating from 1988, it was said of nos. 3-5 Bedford Row by the Planning Inspector that 'the block was evidently rebuilt in external facsimile in 1964 re-using the 3 external doorways, but lacking chimney stacks.'<sup>15</sup>

4.19 In 1987 an application was made to erect an additional mansard storey at roof level to provide additional office accommodation, but this was refused. It was appealed and again refused.<sup>16</sup> In 1990 there was a general refurbishment of the building including alterations to the staircase, service core, restoration of roof lights, facades and the pavement railings.<sup>17</sup> The last major works to Nos. 3-5 Bedford Row were carried out between 1990 and 1992, when a filing storage area within the covered car park basement area was created<sup>18</sup>, partitioning on the third and part of the second floor undertaken,

and new windows to the internal link block courtyard facade. There were alterations to the staircase, service core, rearrangements to the toilets and general refurbishments to the facades.<sup>19</sup>



Figure 13 & 14: A blocked door at No. 5 Bedford Row (© CLSAC HS 524A date unknown) and after reinstatement in 1956 [LMA London Picture Archive 69432]

<sup>14</sup> CLSAC Drainage Plans 7579.

<sup>15</sup> LB Camden Planning online Appl. 8602264. Letter from Planning Inspector.

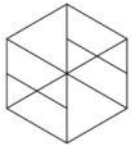
<sup>16</sup> LB Camden Planning online Appl. 8602264.

<sup>17</sup> LB Camden Planning online Appl. 9000204.

<sup>18</sup> LB Camden Planning online Appl. 9201351, 9270210, 9100956, 9000204, 9070084.

<sup>19</sup> *ibid*





## 5 Significance of the site

5.1 The National Planning Policy Framework Annex 2 defines significance as *“The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”*

5.2 A heritage asset is defined as *“A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).”* In this case the heritage assets are the statutorily listed nos.3-5 Bedford Row and the Bloomsbury Conservation Area.

5.3 Historic England’s document *‘Conservation Principles – Policies and Guidance for the sustainable management of the historic environment’* (2008) identifies a series of values that can be attributed to a heritage asset, and which help to appraise and define its significance. Paragraph 3.3 of the document outlines that:

*“In order to identify the significance of a place, it is necessary first to understand its fabric, and how and why it has changed over time; and then to consider:*

- *who values the place, and why they do so*
- *how those values relate to its fabric*
- *their relative importance*
- *whether associated objects contribute to them*
- *the contribution made by the setting and context of the place*
- *how the place compares with others sharing similar values.”*

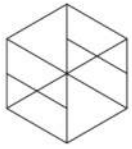
5.4 In assessing the significance of nos. 3-5 Bedford Row it is therefore necessary to examine its origins, history, form, architectural

design, layout, materials and relationship with surrounding buildings. In making this assessment, consideration has been given to intrinsic architectural merit, completeness, the extent of any alterations and their impact, the contribution of the buildings to the character of the area and the degree to which the buildings illustrate aspects of local or national history.

5.5 Initially, the significance of nos. 3-5 Bedford Row is indicated by their statutory listing. The list description provides a summary of the exterior of the buildings, noting the different groups of doorcases at nos. 1-4 and 5-7. It also details some of the surviving Georgian interior features of nos. 1 & 2 and 6 & 7, but states that at the time of listing in 1951 the interiors of nos. 3-5 were not inspected but were noted to have suspended ceilings. The group is listed at Grade II whereas the adjacent houses at nos. 8-13 are at Grade II\* and have surviving early and late Georgian interiors which make them *“a fascinating and well-preserved group of houses of unusual richness”*. By implication, the group at Nos. 1-7 are of less historic and architectural interest, most likely because of their fewer surviving exterior and interior features of special quality.

5.6 The application site gives the appearance three houses which form part of the eastern side of Bedford Way. The buildings is of four storeys with a full basement and situated at the back of pavement, with iron railings bounding the front lightwells. Each ‘façade’ is three window bays wide, with the entrance door located in the northern bay. The facades are flat with a simple parapet and concealed roofscape, which consists of a flat roof and plant room set towards the rear of the plan. The front elevation is constructed of yellow stock brick which is yet to darken, with red brick window heads and red brick detail to each window opening. The main entrance to each house is through a classical doorcase, with pilasters and a fanlight.

5.7 The site is fully developed across its depth and has a secondary frontage to Jockey’s Fields. The buildings here are of two storeys



with a flat topped slate clad mansard. The main facades are of yellow brick with red brick detailing, similar to the Bedford Row frontage (figure 16) Whereas the Bedford Row façade has replicated the original plot divisions with three buildings of equal width, to Jockey's Fields there is no regular pattern of development. No.3 is narrow, with a vehicle access at ground floor level which provides access through into the interior of the site, and an elaborate Venetian window to the 1<sup>st</sup> floor. Nos.4 and 5 have a merged façade, with seven window bays and a central entrance with a classical doorcase, providing a much more domestic character.

5.8 Section 4 of this Appraisal has described the evolution of the site over time in some detail. However, in brief, the original buildings on the site were constructed as single-family houses in the early 18<sup>th</sup> century. Nos.3 and 4 were laterally converted sometime between 1878 and 1894. No.5 remained as a separate house for longer, but by the first decade of the 20<sup>th</sup> century the three buildings were clearly being used together as a single large property – the picture taken in 1907 at Figure 11 shows the buildings with a coherent re-pointed finish to their brickwork facades. Following bomb damage during World War II the buildings were repaired and retained. However, between 1961 and 1964 the whole site was rebuilt, including the houses fronting Bedford Row and as well as the interior of the site and the frontages facing Jockey's Fields.

#### Contribution of the Bedford Row façade

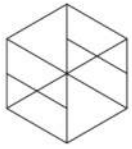
5.9 The front façade to Bedford Row was clearly rebuilt to match the original early Georgian elevation. It continues the building line and parapet height of the adjacent houses at nos.2 and 6 and broadly aligns with their floor levels and window positions. The fenestration consists of traditional 6 over 6 sash windows, authentically detailed with no sash horns, rubbed red brick window heads and contrasting red brick coursing around the window openings to replicate typical early 18<sup>th</sup> century detailing.

5.10 The rebuilt frontages reflect and reinforce the early 18<sup>th</sup> century character of Bedford Row and match the scale and proportions of the original buildings on the eastern side of the road, for example those at nos.8-13 (consecutive) which are Grade II\* listed in recognition of the age of their fabric and the extent of their survival. The rebuilt frontages at nos.3-5 replicate key features such as the original plot divisions and the individual three bay wide frontages, vertically aligned window bays, diminishing fenestration and an entrance door to the northern bay of each 'house'.

5.11 Although the fabric itself dates from the 1960s and is of no inherent historic interest or value, the buildings contribute individually and as a group to the coherent architectural character of Bedford Row and its aesthetic consistency. Notwithstanding this, the absence of a patina of age to the brickwork, as well as the overall crispness of the materials and detailing do testify to their more modern construction. The houses were also rebuilt without the prominent chimneystacks and pots on the party walls which are evident elsewhere along the terrace.



Figure 15 A view of the Jockey's Fields frontage from within Gray's Inn.



### Contribution of the Jockey's Fields façade

5.12 To Jockey's Fields the rebuilt frontages lack any architectural coherence. No.3 is perhaps the closest to a mews style building, with a large aperture at ground floor level however in this case it opens into a void beneath the building rather than into internal spaces. Furthermore, the window at 1<sup>st</sup> floor level is far too ornate for a mews building. The frontage to nos.4 & 5 is too wide for a typical mews building, with a 7 bay frontage and no distinction between the two historic plots. The sash windows at ground and 1<sup>st</sup> floor level and the centrally placed entrance door creates an overly domestic façade which is at odds with the traditional ancillary and commercial character of mews buildings.



Figure 16 A view of no.2 and part of nos.3 & 4 from Jockey's Fields.

### Contribution of the link block elements of the site

5.13 The site fills the full depth between Bedford Row and Jockey's Fields with an existing link block connecting the outward facing sections of the buildings with one another. There

is currently accommodation at basement, ground and 1<sup>st</sup> floor level, stepping down to ground level only at no.5. There is a vehicle access and ramp which runs adjacent to the party boundary with no.2 and which is accessed via the large ground floor opening at no.3 Jockey's Fields.

5.14 The interior parts of the site are of little architectural or aesthetic merit. They are largely constructed of yellow brickwork, with some red brick dressings to the rear façade of the Bedford Row buildings. The closet wings which are a feature of the wider terrace were not replicated in the 1960s rebuilding works and the façade has a very plain and unarticulated character as a result. The rear façade of the Jockey's Fields buildings is even plainer, constructed in yellow brickwork with simple openings set beneath concrete lintels and with no decorative detailing.



Figure 17 A view from within the site looking toward the vehicle access through the frontage of no.3 Jockey's Fields.



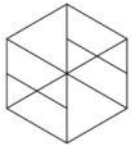


Figure 18 An aerial view of the site showing the rear of the frontage block and the link.



Figure 19 The rear façade of the Bedford Row frontage block.

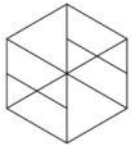


Figure 20 & 21 Internal views of the building.

### Contribution of the interior of the buildings

5.15 The interior of the buildings is wholly modern and dates from the 1960s rebuild. The plan form does not replicate the original layout and spatial quality of an early 18<sup>th</sup> century townhouse and the floor plates are large and open, with no traditional features such as chimneybreasts. Internally the building has not been divided to follow the three original plot divisions and its plan form bears no resemblance to the fenestration pattern or position of the main





entrance doors on the front façade. A single core sits in the middle of the plan, housing the staircase, lift and toilets.

5.16 The buildings are constructed of block and beam and concealed by modern suspended ceilings. The internal walls are lightweight fibre boards partitions to allow for a flexible office layout. The staircases in the mews and main building are constructed in concrete with metal balustrade. The floors, foundations, staircases, doors, windows and finishes were all replaced in the 1960s or in later office fit outs. Therefore, the interior fabric and finishes of the buildings are of no architectural or historic interest and do not contribute to the significance of the site.

### Values and significance

5.17 As referenced at paragraph 3.16 above, Historic England's 'Conservation Principles' identifies four values that can be attributed to a heritage asset. These have been examined in turn below.

#### 5.18 Evidential Value

This value is derived from the potential of a place to yield evidence about past human activity (para 35) and is generally closely associated with archaeological sites and remains, with age being a strong indicator of evidential value. The buildings essentially date from the 1960s and the site is no longer in residential use, as it was when originally developed as three terraced townhouses in the early 18<sup>th</sup> century. It is therefore considered that the buildings have very little evidential value.

#### 5.17 Historical value

Paragraph 39 of the Conservation Principles document outlines that "*Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative.*"

The building was rebuilt in facsimile in the 1960s, they are essentially of no historic interest in terms

of their fabric. Whilst their appearance broadly matches the adjacent original early 18<sup>th</sup> century buildings, they lack historic integrity and authenticity.

As part of the group along the eastern side of Bedford Row, they do make a contribution to the completeness of the terrace and at least a superficial appearance of architectural coherence. Their adherence to the original form, height and building line of the original early 18<sup>th</sup> century houses does help to illustrate how Bedford Row was first speculatively developed and the urban character and grain of this early 18<sup>th</sup> century street. This contribution is not due to the fabric itself but the way the buildings present to the street and define space.

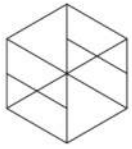
Bedford Row has historically been associated with the legal profession and lawyers have been in residence since the 18<sup>th</sup> century due to the proximity of the street to Gray's Inn. The site has a long association with the legal firm Collyer Bristow who appear to have occupied the buildings from 1781 until they vacated the premises in 2020.

The building has no obvious documented associations with any local or national figures of note, nor any clear or demonstrable relationship to notable historic events.

#### 5.18 Aesthetic value

Aesthetic value is defined as "*...the ways in which people draw sensory and intellectual stimulation from a place.*"

The building at nos.3-5 were rebuilt in the early 1960s and whilst not a perfect replica of the original early 18<sup>th</sup> century facades, the rebuilt frontages are overall a good facsimile and retain a sense of early Georgian character. Detailing to the front façade of 3-5 Bedford Row is broadly consistent with this character, although in details such as concrete window sills, brick tone and parapet coping, modern materials have been substituted with a loss of authenticity and integrity. There is a flat roof which contains a large structure for housing plant. The rear façade



appears flat and undistinguished without the full height closet wings which provide distinctive rhythm elsewhere to the rear of the terrace.

The frontages have some architectural and aesthetic value for their contribution to the coherent appearance of the street and its group value, maintaining building and parapet lines, the form of the buildings behind an open lightwell and a fine grain due to the replication of the original three historic plot widths. The proportion, scale and rhythm of the facades, including the fenestration are broadly authentic, with detail such as contrasting red brickwork to the apertures and rubbed red brickwork window heads.

The Jockey's Fields frontage building generally utilise traditional forms and historically derived features and detailing, however it lacks the typical character expected in a mews development, with a particularly domestic frontage to nos.4 & 5. The fabric itself all dates from the 1960s or later and the facades are of little inherent architectural interest.

Behind the Bedford Row frontage the site is characterised by its modern office extensions which dispense with any semblance of historic form or appearance. These parts of the building are of no special interest.

The original interiors of nos.3-5 were wholly lost in the 1960s rebuilding works, as described at section 4 above which involved the total reconstruction of all the buildings on the site, with no survival of historic fabric. Consequently, behind the front façade, the interior of the building has no architectural or aesthetic value whatsoever.

#### 5.19 Communal value

This value is derived from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience of memory. In this case, any communal value would be 'social', defined at paragraph 56 as "...places that people perceive as a source of identity,

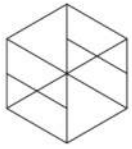
*distinctiveness, social interaction and coherence."*

The building has very minor communal value in so far as it has been part of the local scene for around 60 years and have thus featured in the day to day lives of those who live, work and pass through the area. However, in this case, due to the 1960s rebuilding of the former three houses, it is the contribution to group value in a visual sense that is most important. Any communal value is local in its focus and the building does not have any particular regional or national symbolism or value.

#### Conclusion

5.20 In this case the building has little demonstrable historic or architectural interest. The fabric across the site dates from the 1960s and is therefore of no intrinsic value. The form and detailing of the facsimile façade to Bedford Row does make a contribution to the coherence, integrity and completeness of the streetscene along Bedford Row. This in turn contributes to the character and appearance of the Bloomsbury Conservation Area. It is of some interest in as far as its contribution to the group reflects the urban form and grain of the first phase of development of the area, as inner London gradually expanded. Consequently, the building is considered to have some very modest historic interest but little or no communal or evidential value.

5.21 Behind the Bedford Row and Jockey's Fields facades the link block and rear elevations to the frontage buildings have no demonstrable significance or architectural interest. All of the fabric dates from the 1960s and is therefore of no inherent value.



## 6 Assessment of the proposals

6.1 This section will set out the proposed works to the building and will consider their impact. It will assess this impact in terms of the special architectural and historic interest of the buildings as well as the character and appearance of the Bloomsbury Conservation Area. The proposals will also be considered against the relevant local and national historic environment policies.

6.2 Nos.3-5 Bedford Way is in office use but is dated internally and poorly laid out. The proposals are for the upgrading and refurbishment of the buildings in order for them to be more attractive to the local office market. The buildings have been vacant for over 2 years. The works will include a roof extension to the Bedford Row element of the building and the replacement of the existing mansards to Jockey Fields with a new sheer storey of accommodation, with a new mansard above. The link block in the centre of the site will be partially retained, and then upgraded and modestly extended. Two new closet wing features will be added to the rear of the Bedford Row frontage buildings, to house plant and a staircase. New amenity space and roof terrace areas will be created at ground, 1<sup>st</sup>, 3<sup>rd</sup> and 4<sup>th</sup> floor levels.

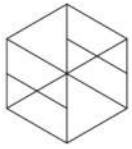
6.3 As described at section 5 of this Appraisal, the buildings at nos.3-5 Bedford Row were fully rebuilt in the 1960s. Whilst remaining statutorily listed, their limited special architectural or historic interest derives only from the contribution of the Bedford Row facade to the coherence of the streetscene and as a reminder of the scale and grain of the early 18<sup>th</sup> century development of the area. The Jockey's Fields facade is sympathetic in terms of its overall form, scale and use of materials but has little inherent architectural interest. The fabric of both buildings, internally and externally, all dates from the mid 20<sup>th</sup> century or later and is of no intrinsic value.

### Bedford Row frontage buildings

6.4 A roof addition is proposed across the three buildings facing Bedford Row. This will be a single storey and well set back from the front parapet line. A roof terrace will be created to the front of the building with a new 1100mm high handrail, also well set back. The roof to this part of the building is currently flat, with a plant room situated towards the rear of the plan.

6.5 The proposed roof addition will be contemporary in appearance and form. There will be three sections which broadly correspond to the plot divisions of the original early 18<sup>th</sup> century houses, with new masonry party wall upstands to clearly demarcate these. Each section of the mansard will have its own butterfly roof, clad in zinc, which references historic roof forms on Georgian terraced houses and within the wider area. The slopes of the mansard will have 'Clay red' metal cladding. The proposed appearance of the roof extension mimics that of the former butterfly roofs, responding positively to the existing adjoining context compared with the current utilitarian brick box which is currently sited on the roof. The roof extension would enhance the roofscape and is considered acceptable within this context, given the rebuilt nature of the building. In order for the roof extension to avoid any visual impact upon the key Bedford Row frontage a deep set back is required. Given this layout, a non-traditional form is considered most appropriate and will provide a clear distinction between the Georgian facsimile frontage and the new roof level addition.

6.6 The proposed new roof will not be visible from the public realm on Bedford Row and will therefore have no external impact on the buildings from street level vantage points. The railings to the roof terrace will also be set back so that it will not be visible – sightline drawings submitted with the application confirm this. Thus, the strong and well-defined parapet line to the building, and across the wider terrace, will be preserved. The upper parts of the new masonry



party walls will be visible, which reflects the historic grain and pattern of development along Bedford Row and reinstates a sense of the buildings as three separate and distinct houses. The visible sections of the party walls will also add visual interest to the roofscape and an attractive sense of rhythm.

6.7 The existing windows to the Bedford Row section of the building consist of single glazed timber sashes, installed when the site was rebuilt in the early 1960s. It is proposed to replace these with new double-glazed sashes to match the configuration and detailing of the existing windows. Although the buildings remain statutorily listed, this is not due to the age or significance of their fabric – this all dates from the mid 20<sup>th</sup> century or later. Thus, the removal of the existing windows will not cause harm to any features of demonstrable significance. The proposed windows will be of a similar painted timber finish, with a 6 over 6 configuration to each pane and a traditional sliding mechanism. The incorporation of sealed units into each pane, rather than single glazing will be the only minor difference. Through carefully matching the existing single glazed units, the proposed windows will maintain the visual character of the buildings and the contribution which they make to the coherent architectural appearance of the street.

6.8 Elsewhere the brickwork to the front façade will be repaired as required and soot washed to blend with the adjacent fabric. The downpipes will be relocated so that they sit on the party boundary between each original 'house', thus reinstating a sense of the original plot divisions and making the relationship between each three bay wide frontage and its entrance door more legible.

#### **Jockey's Fields frontage buildings**

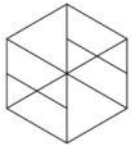
6.9 The existing facades facing onto Jockey's Fields will be remodelled and reconfigured. These are currently of no particular architectural or aesthetic merit. To no.3 at

ground floor level there will remain a large opening and gates, however this will provide access into the interior of the building rather than the current void, providing a more traditional appearance and relationship with the street. To nos.4 and 5 the ground floor façade will be modified, with the sash windows and domestic centrally located entrance door replaced with two distinct treatments. This will distinguish the site has three buildings, helping to reinforce the historic pattern of development. Newly positioned rainwater pipes will also reinforce the historic plot divisions and grain of the site. Large windows will be installed, set beneath an exposed metal bressummer beam and brickwork lintel. Two new doors will be provided at the northern end of the façade to access the cycle store and enter the Jockey's Fields section of the building. The proposals will remove the current domestic ground floor frontage and replace it with a design which is more reminiscent of that found on traditional mews buildings. The Council have confirmed that the introduction of a more mews type character would be welcome, noting at pre application stage that "*The proposed re-fenestration of the roadside front to the JF building is clearly aimed at a more mews-like aesthetic and allows for a unification of the fenestration including the new additional storey. Simplified fenestration or 'Georgian' 6/6 sash casements – either style could sit comfortably within this setting*" (letter dated 31 January 2022).

6.10 The roofscape will also be altered, with the existing flat-topped mansard across the frontage block replaced with a sheer storey of accommodation in matching brickwork. This will be soot washed to provide a coherent appearance to the facade upon completion of the works. The new fenestration at 2<sup>nd</sup> floor level will consist of a series of casement windows which broadly align with the windows below at 1<sup>st</sup> floor level.

6.11 The proposed mansard will rise up behind the parapet wall of the new sheer 2<sup>nd</sup> storey. It will have a flat topped profile with a green roof and slate clad slopes. Dormer





windows will be included on the front slope, which are of a modest size and scale. Similarly to the proposed roof addition on the Bedford Row frontage, the mansard here will have masonry party wall divisions which accord with the historic grain of the site.

6.12 The height, form and design of the buildings along Jockey's Fields are varied and there is no consistent building style or roof profile. Whilst the Jockey's Fields buildings are subordinate to those facing Bedford Row they are generally of a larger scale than one would expect in a traditional mews context. The proposed increase in height and remodelling of the roofscape to this section of the building is considered acceptable and will sit comfortably within the surrounding heterogeneous townscape. In particular, the building at no.6, to the north of the application site is significantly taller than nos.3-5. The additional proposed height will be set in the foreground of this building when looking north along Jockey's Fields and in views from Gray's Inn. The building at no.1 is taller than those at the application site and the variety in height introduced between nos.2 and 3 as a result of the proposals will sit comfortably within the street's varied form and profile.

6.13 The proposed additional height to Jockey's Fields has been considered by the Council through two rounds of pre application discussions and they have confirmed that "*The working building/mews character of Jockey's Fields has been significantly altered and the proposed development would fit comfortably within this character. The Jockey's Fields building can accommodate the additional storey as proposed*" (letter dated 31 January 2022). Historic England also confirmed that they "*did not wish to raise any objections to the proposals*" (letter dated 14 February 2022).

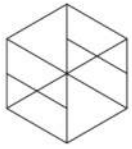
#### Remodelling of the interior of the site

6.14 To the rear façade of the Bedford Row frontage buildings, two closet wing type

structures will be introduced. At present there is a variety of plant and equipment on the roof of the buildings and this will be re-housed within the closet wings. The southern structure will also contain a fire escape staircase. The closet wings will be constructed in brickwork with pitched, metal clad roofs to each one.

6.15 Projecting full height closet wings are a feature of the terrace and were original parts of the buildings as evidenced in the historic picture at Figure 3 in section 4 of this Appraisal. The proposed closet wings will help to reinstate this character and the distinctive rhythmic pattern of solid to void. The current rear façade of the Bedford Row buildings is very plain and lacking character or architectural features and the proposed closet wings will provide articulation and visual interest. The introduction of two, rather than three closet wings, allows for better light penetration into the spaces at the rear of the building whilst still reflecting the traditional pattern of development along the wider terrace, which is irregular. Blind windows to the flank facades of the closet wings provide articulation and visual interest.

6.16 The existing link structure between the Bedford Row and Jockey's Fields elements of the building will be partially retained and remodelled. At basement level part of the existing vehicle access road beneath no.3 will be infilled, with a courtyard garden retained in the centre of the plan. A new externally accessed refuse store will be located on the Jockey's Fields frontage at ground floor level. At 1<sup>st</sup> floor level the infill will be extended modestly to the north, however a void will be retained between it and the party boundary wall with no.6. The new 1<sup>st</sup> floor building line will continue up to 2<sup>nd</sup> floor level. Above the roof of the infill there will be a terrace and areas of green roof. The new north and south facades to the link will have a lightweight, contemporary appearance which will provide a subtle juxtaposition with the more solid and traditionally detailed frontage parts of the site.



6.17 There are link structures along the length of the east side of Bedford Row, of varying form and architectural style. To no.6, directly adjacent to the site there is a large link in the centre of the site which rises to the current rear parapet line of the Jockey's Fields building on the application site. However, generally the links are set below the frontage elements of each site. The proposed remodelled link will maintain this pattern of development, sitting nearly a storey below the height of the extended Jockey's Fields building and 2.5 storeys below the proposed mansard roof extension to Bedford Row. This will ensure that the proposed link remains of an appropriate mass in relation to the outward facing sections of the site and is sufficiently visually and physically subordinate. Whilst the infill structure will be slightly widened, areas of void will be retained on either side of it, providing visual relief and maintaining the sense of a 'link' rather than full site coverage.

6.18 The retention of the basement and ground floor structures of the infill block have set the internal floor to ceiling heights for the remodelling, stepping down slightly from the floor plates in the Bedford Row frontage buildings. This responds to the hierarchy of the site, with the principal Bedford Row buildings retaining the greatest floor heights and the link aligning with the more modest scale of the internal accommodation within the Jockey's Fields section of the site.

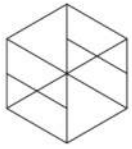
#### **Impact on the character and appearance of the Bloomsbury Conservation Area**

6.19 The proposed mansard roof to the Bedford Row buildings will not be visible from Bedford Row. The new roofline partywall 'chimneys' and the edge of the roof ridge maybe visible from a very limited view point on Sandland Street above the coherent parapet line. Nevertheless this would be redolent of the streetscape of the area which already affords glimpsed views of the roof ridges of the terraced buildings (refer to CGI in the Hut DAS). As such there will be no unharmed visual impact on the

external appearance of the buildings or the wider streetscene. The associated masonry party walls will be partially visible and will reinstate the sense of the original plot divisions, adding visual interest to the roofscape and forming part of the rhythmic pattern of development along the terrace. The associated works of repair to the front façade and the reinstatement of downpipes so that the historic plot divisions and proportions of the original houses are more legible, will both enhance the contribution of the buildings to the streetscene along Bedford Row.

6.20 The new sheer storey extension and associated new mansard to the Jockey's Fields frontage will sit comfortably in relation to the lower parts of the façade and within the heterogeneous and varied pattern of buildings along the street and the wider conservation area. The alterations to the fenestration at ground floor level to nos. 4 & 5 will introduce more of a mews like character to the building and redress the current overly domestic appearance to the façade.

6.21 The proposals for the link block and the new closet wings are situated in the centre of the site and are screened from public realm views by the frontage blocks to Bedford Row and Jockey's Fields and the rear sections of no.1 Bedford Row which blocks views into the site from the south. Thus, the visual impact on the character and appearance of the Bloomsbury Conservation Area from these elements of the proposals will be limited to private views from the rear parts of surrounding buildings. The proposals have been sensitively designed to relate positively to the character of the site and wider townscape context. The proposed closet wings echo the projections on the original early 18<sup>th</sup> century buildings on the site and relate well to the irregular pattern of closet wings to the other houses along the eastern side of Bedford Row. The remodelled infill block will remain subordinate to the frontage elements of the site, sitting well below their respective rooflines. This will maintain the existing relationship in terms of bulk and massing and will be in keeping with the pattern of development along the terrace.



6.22 Overall the proposals are considered to preserve and enhance the character and appearance of the Bloomsbury Conservation Area.

#### **Impact on the setting of surrounding listed buildings and Gray's Inn Registered Park and Garden**

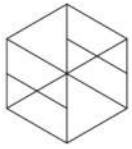
6.23 The proposed works have the potential to affect the setting of surrounding listed buildings, both within the application terrace on the eastern side of Bedford Row as well as opposite the site and on the southern edge of the road. The proposed roof addition will not be visible from Bedford Row and will not have any visual impact upon the front facade of the buildings or the overall character of the streetscene. The works to reinstate masonry party wall upstands and downpipes in more appropriate positions will enhance the Bedford Row frontage of the site and reflect and reinforce the strong, historic rhythmic pattern of the terrace. Within the centre of the site the existing infill structure will be remodelled with modest extensions to its footprint. By maintaining the key subordinate relationship with the frontage sections of the site, through sympathetic lightweight, contemporary design and the introduction of attractive amenity spaces and roof terraces, the proposed development will preserve the setting of adjacent listed buildings. The introduction of closet wings to the rear of the Bedford Row buildings will reflect the original character to the rear of the terrace and its rhythmic, albeit irregular, pattern of built and unbuilt form.

6.24 To the rear of the site the Grade II listed Raymond Buildings are situated within Gray's Inn, but behind its tall brickwork boundary wall. However, they do form part of the setting of the rear of the application site. The proposals will sit comfortably within the street scene along Jockey's Fields which is fundamentally varied and heterogeneous in terms of the form, character and design of its buildings. The

modifications to the frontage of the site will introduce a more mews like character which is appropriate for this secondary street within the conservation area and consistent with the original relationship between Jockey's Fields and Gray's Inn. Raymond Buildings are a robust and generously scaled composition of four storeys and are situated some distance to the north of the application site. Furthermore, there are a line of mature trees on the inner face of the listed boundary wall to Gray's Inn and these will filter views between the sites. Given the relative position of the buildings and the sympathetic nature of the proposals, there is considered to be no harm caused to the setting of the Grade II listed Raymond Buildings.

6.25 The Grade II listed brickwork boundary wall to Gray's Inn is a strong and decisive townscape feature bounding Jockey's Fields and the works to the façade and roofscape of the application site will not harm its relationship with the streetscene or the open garden of Gray's Inn to the east. Due to the nature of the structure all of buildings which surround the listed wall are far taller than it, including the Grade II listed Raymond Buildings and a modest amount of additional height at the application site will have no harmful impact.

6.26 The Grade II\* Gray's Inn Registered Park and Garden sits to the east of the application site and forms part of the setting of the Jockey's Fields façade. Jockey's Fields is lined with buildings of varying scale, massing, materiality and detailed design, most of which are modern. Although originally a mews street the scale has now increased and there is little genuine mews character remaining. The proposed additional height to the building can be absorbed without harming the spacious and green character of this section of Gray's Inn. There are mature trees on the boundary of the gardens which soften the visual relationship with Jockey's Fields and will partially obscure views of the remodelled building. Nonetheless, the proposals will sit comfortably within their immediate context, particularly in relation to the taller building at no.6 Jockey's Fields and have



been designed sympathetically to reinforce historic plot divisions and to remedy the overly domestic character of the façade to nos. 4 & 5 Jockey's Fields.

### Assessment of the proposals against the relevant policy framework

#### Statutory duties – The Planning (Listed Buildings and Conservation Areas) Act 1990

6.27 The main issues for consideration in relation to this application are the effect of the proposals on nos.3-5 Bedford Row as a listed building, their impact on surrounding listed buildings and the impact of external changes to the buildings on the character and appearance of the Bloomsbury Conservation Area.

6.28 The relevant statutory provisions in relation to these matters are contained within the Planning (Listed Buildings and Conservation Areas) Act 1990 at sections 16, 66 and 72. This appraisal has demonstrated that the proposals will be sympathetically designed and will respond positively to the characteristics of the site and the features of the listed building which contribute towards its special interest. No harm will be caused to the setting of any surrounding statutorily listed buildings or to the adjacent Registered Park and Garden. The proposals have been designed sensitively and besides for the works to the Jockey's Fields façade are largely contained within the centre of the site or positioned so that they are not visible from the public realm. Thus, the special architectural and historic interest of the listed buildings, of any surrounding listed buildings, and the character and appearance of the Bloomsbury Conservation Area will be preserved in line with the relevant statutory duties.

#### National Planning Policy Framework 2021

6.29 The NPPF requires the significance of heritage assets to be described and for planning

applications to take account of the desirability of sustaining and enhancing this significance. New development should make a positive contribution to local character and distinctiveness. Great weight should be given to the conservation of the heritage asset when considering the impact of a proposed development. The more important the asset the greater the weight should be.

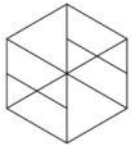
6.30 This Heritage Appraisal has provided a thorough analysis of the significance of the listed buildings and the relative contribution of the various parts to their special architectural and historic interest. As outlined in detail above, the fabric of the buildings is of no inherent value and the impact of the works derives mostly from their visual impact upon the streetscene and the setting of surrounding listed buildings. The proposals will reinforce local distinctiveness by responding to key features of the site, for example maintaining the prominent front parapet line and ensuring that any roofscape to Bedford Row is not visible from the street. Works to the Jockey's Fields façade seek to reintroduce a sense of the historic plot divisions and more of a mews character, in keeping with the original use of this part of the site. Consequently, the proposals are considered to comply with the requirements of the NPPF.

#### London Borough of Camden's Local Plan

6.31 The proposed works are considered to comply with the relevant sections of the London Borough of Camden's Local Plan 2017.

6.32 **Policy D1 – Design** requires development to respect local context and character, preserve or enhance the historic environment and heritage assets and comprise details and materials that are of high quality and complement the local character. **Policy D2 – Heritage** outlines that the Council will preserve, and where appropriate enhance the borough's rich and diverse heritage assets, including conservation areas and listed buildings. In conservation areas, development is required to preserve or where possible, enhance their





character or appearance. With regard to listed buildings, the Council will resist proposals to alter or extend them where this would cause harm to their special architectural or historic interest and setting.

6.33 The proposals have been the subject of two rounds of pre application discussion with the Council and the design has been refined and revised so that it is wholly sympathetic to the characteristics of the site and its wider context. The scheme will be of high quality and will utilise traditional materials where required, such as to the Jockey's Fields frontage, and take a more contemporary approach where this is appropriate, for example to the infill block and in creating a subtle contrast to the roof of the Bedford Row buildings. Overall, the scheme is considered to preserve, and in many ways in enhance the character and appearance of the Bloomsbury Conservation Area.

6.34 Whilst the buildings are statutorily listed their early 18<sup>th</sup> century fabric and layout was lost in the early 1960s. However, the proposals seek to reinstate features which assist with the legibility of their original form as a series of three separate townhouses with associated mews buildings to the rear. The proposed works will therefore preserve and enhance the significance and special interest of the listed buildings, as clearly defined in this Appraisal, as well as the setting of other surrounding heritage assets.

#### **Bloomsbury Conservation Area Statement guidance**

6.35 The proposals will comply with the guidance contained within the Bloomsbury Conservation Area Statement. They will preserve, and in some respects, enhance the conservation area, in line with para 5.28. The proposed design of the mansard to the frontage section is a thoughtful solution which maintains the key characteristics of the front façade whilst introducing a high-quality addition to the listed buildings, also reinstating a sense of historic features such as the masonry party wall

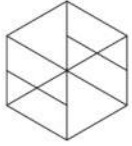
upstands. This Appraisal has assessed the proposals in relation to the regularity of the terraced development along Bedford Row. In line with para 5.31 features such as scale, mass, form and rhythm have been assessed and responded to in formulating the application proposals.

#### **Camden Design Guidance (2021)**

6.36 The proposals are considered to comply with the thrust and detail of the policies contained within Camden Design Guidance. The works accord with paragraph 5.4 which notes that *"Alterations should always take into account the character and design of the property and its surroundings. A harmonious contrast with the existing property and surroundings may be appropriate for some new work to distinguish it from the existing building."* In compliance with paragraph 5.7 and regarding the proposed mansard to Bedford Row, it is considered appropriate to use a more contemporary form and materials given the layout of the proposals. Paragraph 5.12 includes a series of impacts which should be considered from a design perspective. In the case of the current proposals, they comply with the relevant sections of the Guidance, including having regard to the scale, form and massing of neighbouring buildings, using materials that are sympathetic to the host building and respecting historic patterns and the established townscape, including the ratio of built to unbuilt space. The proposed mansards to both sections of the building comply with the general principles at paragraph 5.13 in so far as they utilise good quality materials and details and that their visual prominence, scale and bulk are appropriate for their local context.

#### **The London Plan 2021**

6.37 The proposals are considered to comply with the adopted London Plan (2021). The thrust of **Policy HC1 - Heritage conservation and growth** is that heritage assets should be valued, conserved and re-used and that development should be sympathetic in terms of form, scale, materials and architectural detail. The proposed



works preserve key features which contribute towards the building's special interest and to the character and appearance of the Bloomsbury Conservation Area. The scale, massing, design and materiality of the proposals has been devised and refined so that they relate positively to the host building, the layout of the site and the relative importance of its constituent parts. Overall, the affected heritage assets (the listed building and the surrounding Bloomsbury Conservation Area) will be conserved.

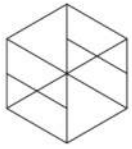
## 7 Conclusion

7.1 This appraisal has been produced in support of applications for planning permission and listed building consent at nos. 3-5 Bedford Row for roof additions and rear extensions to the buildings as well as the remodeling of the internal link block on the site.

7.2 The site has been vacant now for over two years and its internal layout and condition require upgrading and refurbishment in order to be attractive to future tenants. The proposed works have taken account of the inherent value and significance of different elements of the site and responded appropriately. The scheme will involve no loss of historic fabric or any features of demonstrable historic significance. Besides for the works to the Jockey's Fields frontage building the majority of the proposals affect low significance areas in the centre of the site which are not visible from the public realm, or have specifically been designed to avoid any visual impact on the external appearance of the buildings. To Jockey's Fields the proposals have taken account of the original and evolved character of the street, incorporating appropriately scaled new additions and the reinstatement of features which reinforce the historic character of the streetscene.

7.3 The proposals will enhance the key front façade of the listed buildings and their positive contribution to the streetscene along Bedford Row. The character and appearance of this part of the Bloomsbury Conservation Area will also be preserved and enhanced.

7.4 The proposed works will fully comply with the requirements of the London Borough of Camden's Local Plan 2017 and will preserve and in many respects, enhance the special architectural and historic interest of the listed buildings. The proposals will also accord with the provisions of the National Planning Policy Framework, in particular ensuring that the significance of the heritage asset is sustained and enhanced.



## Appendix A – Relevant historic environment policy

### National Planning Policy & Legislation

A1 Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that:

*“In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”*

A2 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that:

*“In considering whether to grant planning permission or permission in principle for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”*

A3 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that:

*“...special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”*

A4 The revised National Planning Policy Framework 2021 (NPPF) sets out the Government’s planning policies and how these are expected to be applied. There is a general presumption in favour of sustainable development within national planning policy guidance.

#### Paragraph 194

In determining applications, local planning authorities should require an applicant to

describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.

#### Paragraph 195

Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.

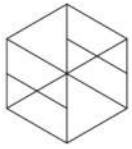
#### Paragraph 197

In determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

#### Paragraph 199

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.



### Local Planning Policy

A5 Camden's Local Plan was adopted on 3 July 2017 and sets out the Council's planning policies, replacing the Core Strategy and Development Policies planning documents that were adopted in 2010. The Local Plan will cover the period 2016-2031 and will play an essential role in the delivery of the Camden Plan, which sets out the Council's vision for the borough.

A6 **Policy D1 – Design** is a key policy and has various parts that are relevant to the proposed development in heritage terms;

*"The Council will seek to secure high quality design in development. The Council will require that development:*

- a. respects local context and character;*
- b. preserves or enhances the historic environment and heritage assets in accordance with "Policy D2 Heritage";*
- e. comprises details and materials that are of high quality and complement the local character;*

A7 **Policy D2 – Heritage** has relevant parts and is clear that:

*"The Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens and locally listed heritage assets.*

### **Designated heritage assets**

*The Council will not permit development that results in harm that is less than substantial to the significance of a designated heritage asset unless the public benefits of the proposal convincingly outweigh that harm.*

### **Conservation areas**

*Conservation areas are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. In order to maintain the character of Camden's conservation areas, the Council will take account of conservation area*

*statements, appraisals and management strategies when assessing applications within conservation areas. The Council will:*

- e. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;*
- f. resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area;*
- g. resist development outside of a conservation area that causes harm to the character or appearance of that conservation area; and*
- h. preserve trees and garden spaces which contribute to the character and appearance of a conservation area or which provide a setting for Camden's architectural heritage.*

### **Listed Buildings**

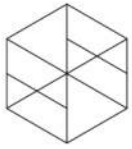
*Listed buildings are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. To preserve or enhance the borough's listed buildings, the Council will:*

- i. resist the total or substantial demolition of a listed building;*
- j. resist proposals for a change of use or alterations and extensions to a listed building where this would cause harm to the special architectural and historic interest of the building; and*
- k. resist development that would cause harm to significance of a listed building through an effect on its setting."*

### **The London Plan**

A8 The London Plan 2021 is the Spatial Development Strategy for Greater London. It sets out a framework for how London will develop over the next 20-25 years and the Mayor's vision for Good Growth. Policy HC1 Heritage conservation and growth part C is relevant.

C Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their



surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.

5.18 of the document.

#### **Bloomsbury Conservation Area Statement**

A9 The Conservation Area Statement has a number of relevant paragraphs relating to new development within the Bloomsbury Conservation Area.

#### **Para 5.28**

Development proposals must preserve or enhance the character or appearance of the Bloomsbury Conservation Area. This requirement applies equally to developments which are outside the Conservation Area but would affect its setting or views into or out of the area.

#### **Para 5.29**

High quality design and high quality execution will be required of all new development at all scales. It will be important that applications contain sufficient information to enable the Council assess the proposals.

#### **Para 5.31**

Design and Access Statements accompanying applications will be expected specifically to address the particular characteristics identified in the appraisal including the formality and regularity of terraced forms and the prevailing scale, mass, form and rhythm created by the historic pattern of development. The appraisal has demonstrated that a high quality successful modern design can be accommodated and enhance the Conservation Area, by carefully assessing and responding to the form and qualities of surrounding buildings and spaces.

#### **Camden Design Guide 2021**

Section 5 of this document relates to works to commercial buildings and there is relevant detailed guidance on general principles, alterations and extensions at paragraphs 5.4 to