






Project 9 Bedford Row

Code QA220

Date 28th July 2023





Revision	Issue Date	Issued for
A	28/07/2023	Planning

Code	Location	Existing Condition	Photo	Proposed Condition
Basement				
FB.01	Meeting (B06)	<ul style="list-style-type: none"><li>• Plain faced large format surround - potentially stone. Appears to be correct period.</li><li>• Non original metal insert</li><li>• Hearth obscured by finishes - condition unknown</li></ul>		<ul style="list-style-type: none"><li>• Surround and mantelpiece refurbished</li><li>• New cast iron insert</li><li>• Hearth refurbished</li></ul>
Ground Floor				
FG.01	Meeting (G02)	<ul style="list-style-type: none"><li>• Non-original stone surround and interior</li><li>• Hearth obscured by finishes - condition unknown</li></ul>		<ul style="list-style-type: none"><li>• Surround and mantelpiece refurbished</li><li>• Exposed brick fireback</li><li>• New cast iron insert</li><li>• Hearth refurbished</li></ul>
FG.02	Meeting (G04)	<ul style="list-style-type: none"><li>• Stone regency style surround (too late for period of house)</li><li>• Non original cast iron firebox with integrated basket</li><li>• Hearth obscured by finishes - condition unknown</li></ul>		<ul style="list-style-type: none"><li>• Surround and mantelpiece refurbished</li><li>• Exposed brick fireback</li><li>• New cast iron insert</li><li>• Hearth refurbished</li></ul>
FG.03	Meeting (G05)	<ul style="list-style-type: none"><li>• Plain faced surround with moulded mantelpiece - potentially stone</li><li>• Non original cast iron insert</li><li>• Hearth obscured by finishes - condition unknown</li></ul>		<ul style="list-style-type: none"><li>• Surround and mantelpiece refurbished</li><li>• Exposed brick fireback</li><li>• New cast iron insert</li><li>• Hearth refurbished</li></ul>
FG.04	Meeting (G07)	<ul style="list-style-type: none"><li>• 20th century stone surround</li><li>• Non original cast iron firebox with integrated basket</li><li>• Stone hearth obscured by finishes - condition unknown</li></ul>		<ul style="list-style-type: none"><li>• Surround and mantelpiece refurbished</li><li>• Exposed brick fireback</li><li>• New cast iron insert</li><li>• Hearth refurbished</li></ul>

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First Floor				
F01.01	Office (101)	<ul style="list-style-type: none"><li>• Non original stone surround</li><li>• Non original cast iron firebox with integrated basket</li><li>• Hearth obscured by finishes - condition unknown</li></ul>		<ul style="list-style-type: none"><li>• Surround and mantelpiece refurbished</li><li>• Exposed brick fireback</li><li>• New cast iron insert</li><li>• Hearth refurbished</li></ul>
F01.02	Office (103)	<ul style="list-style-type: none"><li>• Stone regency style surround (too late for period of house)</li><li>• Non original cast iron firebox with integrated basket</li><li>• Hearth obscured by finishes - condition unknown</li></ul>		<ul style="list-style-type: none"><li>• Surround and mantelpiece refurbished</li><li>• Exposed brick fireback</li><li>• New cast iron insert</li><li>• Hearth refurbished</li></ul>
F01.03	Office (104)	<ul style="list-style-type: none"><li>• Original stone surround and mantelpiece</li><li>• Non original cast iron firebox with integrated basket</li><li>• Hearth obscured by finishes - condition unknown</li></ul>		<ul style="list-style-type: none"><li>• Surround and mantelpiece refurbished</li><li>• Exposed brick fireback</li><li>• New cast iron insert</li><li>• Hearth refurbished</li></ul>
Second Floor				
F02.01	Office (205)	<ul style="list-style-type: none"><li>• Non original mantelpiece moulding</li><li>• Non original stone surround</li><li>• Non original cast iron firebox with integrated basket</li><li>• Hearth obscured by finishes - condition unknown</li></ul>		<ul style="list-style-type: none"><li>• Surround and mantelpiece refurbished</li><li>• Exposed brick fireback</li><li>• New cast iron insert</li><li>• Hearth refurbished</li></ul>

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F02.02	Office (207)	<ul style="list-style-type: none"><li>• Non original mantelpiece moulding</li><li>• Stone surround appears to be original</li><li>• Non original cast iron firebox with integrated basket</li><li>• Hearth obscured by finishes - condition unknown</li></ul>		<ul style="list-style-type: none"><li>• Surround and mantelpiece refurbished</li><li>• Exposed brick fireback</li><li>• New cast iron insert</li><li>• Hearth refurbished</li></ul>
F02.03	Office (208)	<ul style="list-style-type: none"><li>• Plain faced surround with moulded mantelpiece - potentially stone</li><li>• Non original cast iron insert</li><li>• Hearth obscured by finishes - condition unknown</li></ul>		<ul style="list-style-type: none"><li>• Surround and mantelpiece refurbished</li><li>• Exposed brick fireback</li><li>• New cast iron insert</li><li>• Hearth refurbished</li></ul>
F02.04	Office (203)	<ul style="list-style-type: none"><li>• Plain faced surround, painted - potentially stone. Appears correct for the period.</li><li>• Non original cast iron insert</li><li>• Hearth obscured by finishes - condition unknown</li></ul>		<ul style="list-style-type: none"><li>• Surround and mantelpiece refurbished</li><li>• Exposed brick fireback</li><li>• New cast iron insert</li><li>• Hearth refurbished</li></ul>
F02.05	Office (206)	<ul style="list-style-type: none"><li>• No surround</li><li>• Non original cast iron insert behind panel</li><li>• Hearth obscured by finishes - condition unknown</li></ul>		<ul style="list-style-type: none"><li>• New stone surround, early Georgian style</li><li>• Exposed brick fireback</li><li>• New cast iron insert</li><li>• Hearth cleaned and refurbished</li></ul>



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Third Floor				
F03.01	Office (305)	<ul style="list-style-type: none"><li>• Non original stone surround, painted</li><li>• Non original firebox with integrated basket</li><li>• Hearth obscured by finishes - condition unknown</li></ul>		<ul style="list-style-type: none"><li>• Surround and mantelpiece refurbished</li><li>• Exposed brick fireback</li><li>• New cast iron insert</li><li>• Hearth refurbished</li></ul>
F03.02	Office (306)	<ul style="list-style-type: none"><li>• Non original stone surround, painted</li><li>• Non original firebox with integrated basket</li><li>• Hearth obscured by finishes - condition unknown</li></ul>		<ul style="list-style-type: none"><li>• Surround and mantelpiece refurbished</li><li>• Exposed brick fireback</li><li>• New cast iron insert</li><li>• Hearth refurbished</li></ul>
F03.03	Office (304)	<ul style="list-style-type: none"><li>• Non original surround, painted</li><li>• Interior blocked</li></ul>		<ul style="list-style-type: none"><li>• Surround and mantelpiece refurbished</li><li>• Exposed brick fireback</li><li>• New cast iron insert</li><li>• Hearth refurbished</li></ul>
F03.04	Office (307)	<ul style="list-style-type: none"><li>• No surround</li><li>• Insert condition unknown</li><li>• Hearth obscured by finishes - condition unknown</li></ul>		<ul style="list-style-type: none"><li>• New stone surround, early Georgian style</li><li>• Exposed brick fireback</li><li>• New cast iron insert</li><li>• Hearth cleaned and refurbished</li></ul>