

2131 - 12 BEDFORD ROW, LONDON, WC1



**ADDENDUM  
to HERITAGE DESIGN & ACCESS STATEMENT  
of LBC 2020/1017/L**

**Proposed Alterations during the course of construction**

CONSERVATION PD (PLANNING + DESIGN)  
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## I. Proposals: Alterations during implementation of LBC 2020/1017/L

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1.1 The following alterations are proposed to be carried out during the course of the implementation of Listed Building Consent 2020/1017/L which has commenced (Pl. see images in Photographic Documentation):

- (i) The conversion of the existing utility room into a guest cloakroom: existing hot / cold water feeds, waste and forced ventilation will be re-used; the existing room tanking will be maintained.
- (ii) The conversion of a vaulted room currently used as a wine store into an ensuite bathroom in combination with the use of the approved snug in replacement of a kitchen as a bedroom: existing hot and cold water feeds and the SVP in the former kitchen will be utilized; ventilation will be achieved through an existing vent, located above the window of the new bedroom in the back courtyard; the adjustment of the existing metal double doors giving access to the room so as to achieve level access; it is envisaged that these doors will remain normally open and so another set of doors is proposed against the arched access opening, these to be in frameless obscure glazing so that they provide privacy to the user.
- (iii) The introduction of a paneled partition to provide a privacy hallway for the new ensuite bedroom: the simple paneling will match that already approved underneath the stairs.
- (iv) The conversion of the front room into a snug in accordance with implemented Listed Building Consent 2011/0623/L – please refer to the original Heritage, Design and Access Statement which is re-submitted for ease of reference.
- (v) The use of the space under the stairs as a AV store, instead of its current use as a guest cloakroom: no internal or external changes will be carried out other than the internal removal of the guest cloakroom fittings and tiling.

1.2 This statement is supported by a photographic documentation and archival materials relevant to the proposals from Camden's planning records.

1.3 The following drawings are submitted:

1.3.1 **Approved** drawings by virtue of 2020/1017/L

- (i) Drawings **as Existing** – previously submitted and approved by 2020/1017/L and are as follows:
  - D1000 – Site & Location Plan
  - D1001 – Existing Plan 1
  - D1002 – Existing Plan 2
  - D1020 – Existing Sections 1
  - D1021 – Existing Sections 2

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- (ii) Drawings **as Proposed** – previously submitted and approved by 2020 / 1017/L and are as follows:
- D2000 – Demolition Plan
  - D2001 – Proposed Plan 1 – New Kitchen
  - D2002 – Proposed Plan 2 – Hallway and Snug
  - D2020 – Proposed Sections 1 – Hallway
  - D2021 – Proposed Sections 2 – Snug and Kitchen

**1.3.2 Drawings of Proposed alterations during the course of construction**

- (iii) Proposed drawings as follows:
- D1000/A – Site & Location Plan
  - D2001/A – Proposed Plan 1 (New Kitchen) Snug & Guest Cloaks
  - D2002/A – Proposed Plan 2 Hallway & (Snug), Ensuite Bedroom & AV Store
  - D2020-2021/A – Proposed Sections 1 & 2: New Paneled Screen
  - D2022/A – Proposed Sections 3: LG-09 Bathroom
  - D2023/A – Proposed Sections 4: LG-01 Guest Cloakroom

- 1.4** A photographic documentation of the approved demolition works is also provided.

## 2. Effect of the Proposals on the Special Interest of the Listed Building

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- 2.1 The proposals are consistent with the previously approved schemes and are aimed at making the most efficient use of the lower ground floor while remaining reversible and contextual.
- 2.2 Care has also been taken to make best use of existing services which is appropriate and beneficial.
- 2.3 As such the proposals will contribute to preservation and/or enhancement of the special interest of the listed building.

### 3. Photographic Documentation: Approved works in progress

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1. Hallway in front of wine cellar  
and former kitchen



2. Wine cellar, air cooling grilles

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3. Wine cellar, air cooling grilles



4. Wine cellar, air cooling unit



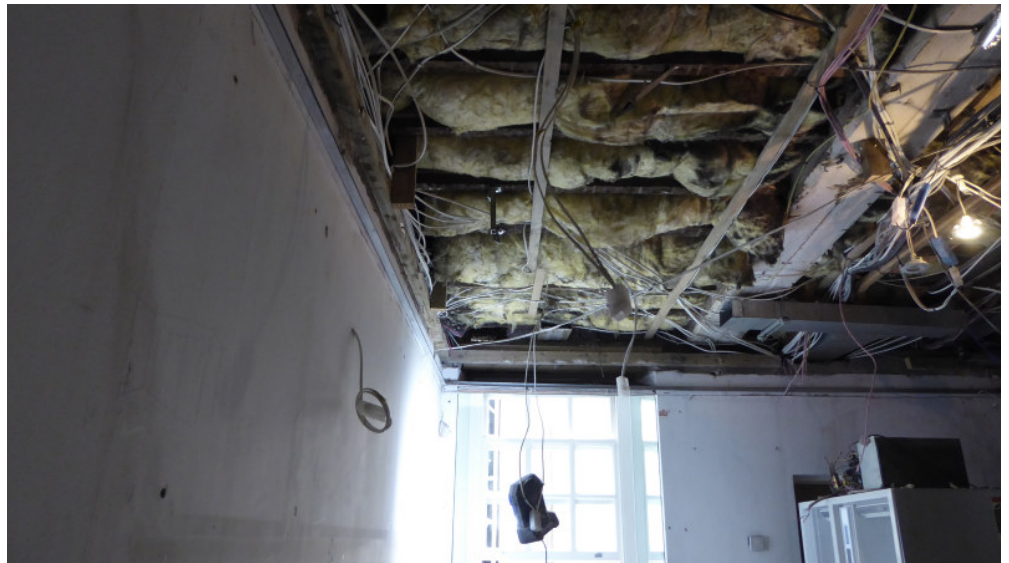


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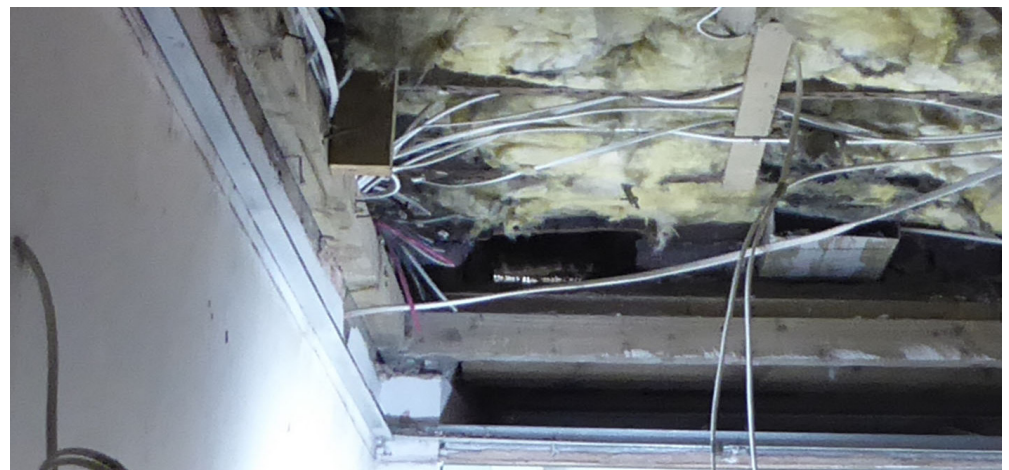
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5. Approved demolition in progress - removal of cabinetry



6. External wall vent within ceiling void housing existing services



7. Detail of image 6 showing external wall vent

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## Wine Cellar Extraction Through Existing Vent (in Former Kitchen)

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8. External wall: existing vents



9. External wall: existing vents

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10. Former kitchen: existing hot and cold water feeds and SVP in alcove flanking the chimney breast adjacent to the vaulted cellar



11. Former kitchen: existing services in alcoves flanking the chimney breast



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12. The front room following the removal of the ensuite bathroom



13. The front room following the removal of the ensuite bathroom and corridor wall

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14. Existing utility room



15. Existing utility room



16. Existing utility room

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