

2131  
12 BEDFORD ROW  
LONDON, WC1

**APPROVED  
BY LBC  
2020/1017/L**



HERITAGE DESIGN & ACCESS STATEMENT  
WITH  
PHOTOGRAPHIC DOCUMENTATION

CONSERVATION PD  
(PLANNING + DESIGN)  
Eleni Makri RIBA IHBC AABC

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## 1. Site and Context

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- 1.1 No 12 Bedford Row is a Grade II\* listed building in the Bloomsbury Conservation Area in the London Borough of Camden. The premises extend onto Jockeys Fields to the rear to include ground floor garage and gym. A location plan is in **Appendix 1**.
- 1.2 The listed building is in residential use and forms part of the listed terrace nos. 8-13 Bedford Row and attached railings, which were first included in the statutory list in 1951. The statutory list entry was last amended in 1999. The terrace dates 1717-18 and is attributed to Robert Burford carpenter. A copy of the statutory list entry is in **Appendix 2**.
- 1.3 The Planning History of the listed building is in **Appendix 3** and the relevant consents are explained in section 2. The current proposals are explained in section 3.
- 1.4 This statement is supported by a photographic documentation and archival materials relevant to the proposals from Camden's planning records.



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- 2.1 The Planning History of the listed building is in **Appendix 3**. Accordingly:
- 2.2 No. 12 Bedford Row was extensively refurbished and remodelled in 1999-2000 by Pennington – Phillips.
- 2.3 The listed building was fully refurbished, remodelled and comprehensively repaired by Conservation PD in 2007- 8. Restoration work included the historic timber panelling and internal joinery work, the front and rear facades (tuck pointing, fenestration, fanlight) and forecourt railings, and a new colour scheme.
- 2.4 Listed Building Consent was granted in 2011 following a submission by Conservation PD for works of alteration at Lower Ground, 1st and 2nd floor levels. These comprised: at 2nd floor level, the conversion of a bedroom into a bathroom and of a bathroom into a walk – in wardrobe; at 1st floor level, the conversion of a cinema room and ante – room into a ensuite bedroom and of the reception room to the front into a music library; at lower ground floor level, alterations to convert the front ensuite bedroom and associated element of corridor into a dining room including the reinstatement of the blocked fireplace and alterations of the White Kitchen / double height addition of 2000 to the rear to convert into a family room with mezzanine. The works at 1st and 2nd floor levels were all completed shortly after consent was obtained but the works at lower ground floor level are still pending. The Decision Notice and approved drawings are in **Appendix 4**. Images of the 1st and 2nd floors of before and after the completion of the approved works are in **Appendix 5**.
- 2.5 A photographic documentation of the existing situation at lower ground floor level is in **Appendix 8**.

### 3. The Proposals

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- 3.1 The current proposals are for works of alteration at lower ground floor level as follows:
- New Kitchen
- 3.2 The implementation of the still valid 2011 approval for the creation of a single room at the front through the removal of later partitioning introduced in 2000 by the Pennington Philips scheme and the reinstatement of the fire place; further, the use of this room as a kitchen (rather than as the dining room applied for in 2011) making use of the existing extraction vent route for the bathroom (and previously existing kitchenette) and existing grilles at the front façade of the listed building;
- Doors
- 3.3 The replacement throughout of the existing later doors with panelled doors in keeping with the historic house of a design appropriate to this level;
- 3.4 The replacement of the existing stone cladding of the guest cloak room under the stairs with timber panelling;
- The basement stairs
- 3.5 The replacement of the 2 stone steps in timber matching the rest of the stairs steps as existing;
- 3.6 The replacement of the glass partitioning of the stairs with a timber balustrade and introduction of storage drawers underneath the stairs, with timber panelled fronts;
- Cabinetry
- 3.7 The introduction of panelled cabinetry in the hallway to house AV installations re-located here from the previous kitchen, which will now be converted into a family snug and to provide hanging space for coats for guests in a manner consistent with the historic building;
- New Snug
- 3.8 The conversion of the current Black Kitchen into a family snug through the replacement of existing cabinetry and following the removal of the existing cooking range the restoration of the fireplace; the replacement of the later door to the boiler room with a jib door.
- Overall design considerations
- 3.9 The design of the proposed panelled doors, cabinetry and cladding derives from the existing / original panelled doors and cabinetry at attic level – see **Appendix 9**. This is so as to observe the original hierarchy of the listed building where the attic floor and the lower ground floor provided ancillary accommodation, and therefore, were more plainly decorated than the rest of the floors.



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- 3.10 Archival research to establish the design of the original stairs here, at the English Heritage records and Camden’s digital planning records did not yield any results. Accordingly, the proposed new balustrade design derives from the less elaborate stairs from 1st floor to all floors above, so that consistency and hierarchy throughout the listed building are both restored – also at **Appendix 9**.



## 4. Effect of Proposals

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- 4.1 The proposals are designed in a manner that is mindful of the special interest of the listed building and in line with the approach to alterations adopted in the 2006 and 2011 refurbishment, remodelling, and repairs by Conservation PD. In detail:

### The New Kitchen

- 4.2 Whilst listed building consent exists (LBC 2011/0623/L for the removal of the two later walls and the reinstatement of the fireplace, the following are relevant in the interests of ease of reference:

(i) The partitioning proposed to be removed was installed by the Pennington Phillips scheme in 2000 to provide a staff bedroom/ bathroom/ kitchenette facility at this level (see **Appendix 6**);

(ii) Consultations which were carried out at the time in 2011 with the Morton Partnership (conservation structural engineer) – please see letter of advice in **Appendix 7**.

- 4.3 Existing stairs and doors

The existing lower ground floor stairs are part of the LBC/2000/LS9905042 and in a contemporary idiom along with the doors throughout the historic lower ground floor (Pennington Philips scheme, see **Appendix 6**). The proposals seek to reintroduce the historic idiom and consistency in the listed building throughout.

- 4.4 The New Snug

The existing Black Kitchen was created in 2008 and included the installation of a cooking range within an enlarged chimney breast and extraction through the chimney stack. The relocation of the main kitchen of the house to the front will enable the restoration of a fireplace in this room and the introduction of normal cabinetry.

- 4.5 Accordingly, the proposals seek to reinstate the historic character of the listed building at lower ground floor level throughout and to provide a bigger and brighter kitchen commensurate with the size of the house and the requirements of the household.

## 5. Access

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5.1 There are no changes to the accessibility of the listed building.

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## 6. Conclusions

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- 6.1 It has been demonstrated that the proposals are mindful of the special architectural and historic interest of the listed building; further, that they will reinstate the historic character of the listed building at lower ground floor level while providing a better kitchen and other relevant lower ground floor facilities for the household.
- 6.2 The proposed scheme is in keeping with the character and aspirations of the works carried out by Conservation PD in 2007-08, and in 2011, all of which were received favourably by English Heritage and the Georgian Group.

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## 7. Appendices

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### Appendices - List of Appendices

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## Appendix 1: Location Plan



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12 Bedford Row



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## Appendix 2: Statutory List Description



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IoE number: 476652

Location: NUMBERS 8-13 AND ATTACHED RAILINGS. NUMBER 11 INCORPORATING THE FORMER NUMBER 10, 8-13 BEDFORD ROW (east side)

CAMDEN TOWN, CAMDEN, GREATER LONDON

Photographer: Mr Anthony Rau

Date Photographed: 19 December 2004

Date listed: 24 October 1951

Date of last amendment: 11 January 1999

Grade II\*

CAMDEN TQ3081NE BEDFORD ROW 798-1/101/1810 (East side) 24/10/51

Nos.8-13 (Consecutive) and attached railings. No.11 incorporating the former No.10 (Formerly Listed as: BEDFORD ROW Nos.1-9 AND 11-17 (Consecutive))

GV II\* 6 terraced houses. 1717-18. By Robert Burford, carpenter, on land leased to him and George Devall, plumber, by Margaret Skipwith in 1716. Most with internal alterations of high quality c1820. No.10 (gutted in 1941) rebuilt in replica after Second World War as part of No.11. Brown or yellow stock brick with some refacing of upper storeys and parapets. Tiled mansard roofs at right-angles to street front, those to Nos 10 and 11 slated.

EXTERIOR/PLAN: each house is 2 rooms deep, originally with cross passage between them but in early C19 incorporated into front rooms as buffet alcove; this spaced filled at upper levels with stair, all with closet wings. Principal stair to rear of entrance extends to first floor only, with rooms over this space at upper levels. Rear extensions over gardens and mews not of interest except where noted. Brick bands at first floor level. No.12 tuck pointed. 4 storeys and basements. 3 windows each, No.11 four windows wide. Gauged red brick arches and dressings to flush frame sash windows. Nos 8-9: wood architraved doorcases with good carved brackets, panelled soffits to flat hoods, patterned fanlights and panelled doors. No.11: C20 wood doorcase with fluted Doric engaged columns carrying entablature and modillion cornice, patterned fanlight and panelled door. Nos 12 and 13 have wood architraved doorcases with good carved brackets, panelled soffits to flat hoods, with patterned fanlights and panelled doors complete with original hinges and bars. Some houses with original lead rainwater heads inscribed 1718.

### INTERIORS:

No.8 with fully panelled ground floor rooms and box cornices. Entrance hall also fully panelled with Corinthian pilasters forming inner arch. Fine open-string staircase with twisted balusters and decorated tread ends, counterpoised by continuous dado on other side. Upper floors not inspected but noted to be of high quality.

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*No.9 has fully panelled entrance hall with dado rail and box cornices, marble tiled floor. Fluted pilasters with Corinthian pilasters to inner arch. Ground-floor rooms with raised and fielded panelling, with smaller panels over fireplaces, and shutters. Front room with flat arch leading to curved buffet arch. Early C19 cornice. Ground-floor rear room and closet with full panelling, box cornices and corner fireplaces. Room beyond closet a later C18 addition fully panelled with simple cornice and early C20 fireplace. Grand staircase to first floor with open-string staircase with decorated ends, twisted balusters set three per square; a corresponding panelled dado with small Corinthian pilasters at head, foot and turn of flights; box cornices; shutters to giant staircase window. First floor rooms with early C19 ceilings and fireplaces, the rear room with corner fireplace and closet having early C18 panelling. Between the main rooms closed-string staircase with chunky turned balusters rises to third floor, all save return flight to second floor renewed in 1994. Second floor with simpler ovolo-moulded panelling and dado, rear room with Adamesque fireplace with marble lining and box cornice; closet with corner fireplace and cast-iron grate. Front room partitioned but retains full-height ovolo panelling and dado and fireplace with marble surround. Over principal stair another rear room with ovolo panelling, box cornice and fireplace. Third floor with some panelling and early C20 fireplaces. Attic reached by stick baluster stair.*

*No.10 incorporated as part of No.11 in 1944. It has a fireplace moved from the ground floor of No.11 and now forms part of that address.*

*No.11 is the most impressive house in the row, built on a larger plot for Dame Rebecca Moyer, resident 1720-23. Her initials and the date 1720 on water tanks brought from basement and now in conference room added 1950s in sympathetic style to rear. Pair of closet wings at rear.*

*Magnificent entrance hall and staircase. The staircase with twisted balusters and landing, filling front entrance hall. Hall with corner fireplace, fully panelled and with fine and complete sequence of wall paintings by John Vanderbank in commemoration of George I, mounted and surrounded by allegorical figures in painted architectural surround, early 1720s. Secondary stair to rear of this at ground floor continues as principal stair from first to third floor, with turned balusters on closed string, corresponding dados and panelling. Ground-floor front room with C18 panelling and early C19 cornices, shutters and fireplace. Rear room with early C19 cornices and fireplace brought from third floor. Ground-floor panelled closet wing to rear of stair with corner fireplace. First floor rooms continue this lavish combination of fine raised and fielded panelling with richly moulded early C19 cornices and marble fireplaces. Second floor retains box cornices, ovolo panelling, and fireplaces. Third floor with plain panelling, most complete in rear rooms. Basement wine cellars.*

*Nos 12 and 13 in common ownership with linking doors.*

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*No.12 has fully panelled entrance and staircase hall with fluted Corinthian pilasters to inner arch. From ground to first floor a handsome open-string stair with decorative ends and twisted balusters, three per tread, with corresponding dado which has Corinthian pilaster strips at head, foot and turn of flights extending to full height. Ground-floor front room divided by timber Corinthian columns of early C19 to form buffet. Marble fireplace, cornice, shutters with C18 hinges as in staircase hall. Rear room with marble fireplace under dentilled mantelpiece, ovolo-panelled closet. First floor altered early C19 with cornices to both rooms and ceiling rose to front room. Central closed-string stair with turned balusters rises from first floor to attic in central compartment at right-angles to street. Second floor with ovolo panelling to all rooms, and fireplaces in those to rear. Third floor retains panelling and cupboards to rear room; panelling to front room very simple.*

*No.13 has fully panelled entrance hall, and staircase of identical pattern to those in Nos 8, 9 and 12 but woodgrained and never painted. However, staircase hall has plaster moulded swags and drops between panels, with richly moulded fruit and leaves - rare in a London townhouse of this date. Ground-floor front room divided by marbled timber columns supporting arch to rear buffet, box cornices and full panelling with dado rail. C19 fireplace. Rear room also fully panelled with closet, the latter carefully restored on all floors in 1992. First floor front room with handsome early C19 marble fireplace and cornice. Rear room with C18 panelling and C18 marble fireplace in later Victorian surround. Door to closet treated as continuation of panelling to dado height with upper section treated as window with early C19 glazing bars. Panelled closet with 1820s grate. Closed string staircase rises from first to third floors through centre of house at right-angles to street, panelled and with corresponding dado panelling flanking stair. Second-floor rooms with ovolo panelling, box cornices and cupboard with H-hinges; C19 fireplace to front, C18 fireplace in closet. Third floor retains some simple paneling and matchboarding, with C18 rear corner fireplace at rear.*

*SUBSIDIARY FEATURES: attached cast-iron railings to areas, some with urn or torch flambe finials.*

*HISTORICAL NOTE: a fascinating and well-preserved group of houses of unusual richness which together form a group of exceptional quality. The painted staircase hall in No.11 is an individual piece of architectural bravura, making for one of the finest early C18 interiors in London. (British Printing Industries Federation: 11 Bedford Row: -1992).*

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## Appendix 3 : Planning History

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Application Number	Site Address	Development Description	Status	Date Registered	Decision
<u>2011/0623/L</u>	12 Bedford Row London WC1R 4BU	Internal alterations including reconfiguration of the layout at lower ground, first and second floor levels to dwelling house (Class C3).	FINAL DECISION	15-02-2011	Granted
<u>2008/0474/L</u>	12 Bedford Row London WC1R 4BU	Sample panel of facing brickwork and detailed profiles and sections of frame and glazing bars of surviving original window that is to be used as a template for reinstatement, pursuant to conditions 3 (a) & (b) respectively of listed building consent dated 31st August 2007 (ref. 2007/3119/L) (for repairs and restoration to the front and rear facades of single dwelling house).	FINAL DECISION	07-02-2008	Granted
<u>2007/3735/P</u>	12 Bedford Row London WC1R 4BU	Installation of 3 no. air conditionings units on the roof of the dwellinghouse, installation of solar panels, planting of new sedum roof on the first floor roof and alterations to the rear elevation fronting Jockeys Fields.	FINAL DECISION	09-10-2007	Granted
<u>2007/3737/L</u>	12 Bedford Row London WC1R 4BU	Internal and external works including installation of 3 no. air conditionings units on the roof of the dwellinghouse, installation of solar panels, planting of new sedum roof on the first floor roof and alterations to the rear elevation fronting Jockeys Fields.	FINAL DECISION	10-09-2007	Granted
<u>2007/3119/L</u>	12 Bedford Row London WC1R 4BU	Repairs and restoration to the front and rear facades of single dwelling house.	FINAL DECISION	10-07-2007	Granted
<u>PSX0005348</u>	12 BEDFORD ROW LONDON WC1R4BU	The erection of a rear extension to provide additional residential accommodation for the existing single family dwellinghouse, as shown on drawing numbers: 262/P/01F, 02F, 03D, 04, GA/ 001F, 002E, 003C, 004D, 005C, 006C, 007E, 008E, 010, 011, 98502-E4, B, G; planning statement; and daylight and sunlight report.	FINAL DECISION	06-02-2001	Grant Full Planning Permission (conds)
<u>LSX0005349</u>	12 BEDFORD ROW LONDON WC1R4BU	The erection of a rear extension to provide additional residential accommodation for the existing single family dwellinghouse, as shown on drawing numbers: 262/P/01F, 02F, 03D, 04, GA/ 001F, 002E, 003C, 004D, 005C, 006C, 007E, 008E, 010, 011, 98502-E4, B, G; planning statement; daylight and sunlight report.	FINAL DECISION	06-02-2001	Grant L B Consent with Conditions
<u>LS9905042</u>	12 BEDFORD ROW LONDON WC1R4BU	Installation of new stairs between basement and ground, reinstatement and replacement of internal doors and other internal works, as shown on Pennington Phillips drawings	FINAL DECISION	12-04-2000	Grant L B Consent with Conditions

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		5269/A/05H, 07G, 10G, 12G, 13G, 55B, 56B, 57B, 62A, 97, 98, 102A, 103A, 104, 105A, 106A, 107A, 108, 108A, 109, 110, 111, 112, 113, 140, 141, 142, 150, 160, 161, 170, 171, 175, 180, 181, 182, 195, 5269/pw/03, letter and drawings of fireplace from Dan Cruickshank dated 21 May 2000.			
<u>LS9904787</u>	12 BEDFORD ROW LONDON WC1R4BU	Approval of details of internal alterations required as a result of the installation of service ducts pursuant to additional conditions 8 and 9 of the listed building consent dated 22nd April 1999 (Reg. No. LS9804709R2), as shown by drawing numbers 5269/a/05 Rev H, 5269/a/07 Rev G, 5269/a/10 Rev G, 5269/a/12 Rev G, 5269/a/13 Rev G, 5268/a/55 Rev B, 5269/a/56 Rev B, 5269/a/57 Rev B, 5269/a/62 Rev A, 5269/a/97, 5269/a/98, 5269/a/102 Rev A, 5269/a/103 Rev A, 5269/a/104, 5269/a/105 Rev A, 5269/a/106 Rev A, 5269/a/107 Rev A, 5269/108 Rev A, 5269/a/109, 5269/a/110, 5269/a/111, 5269/a/112, 5269/a/113, 5269/a/140, 5269/a/141, 5269/a/142, 5269/a/150, 5269/a/160, 5269/a/161, 5269/a/170, 5269/a/171, 5269/a/175, 5269/a/180, 5269/a/181, 5269/a/182, 5269/a/195, 5269/a/200, 5269/a/201, 5269/a/202 & 5269/pw/03.	FINAL DECISION	12-04-2000	Grant Approval of Details (Listed Bldg)
<u>PS9904485</u>	12 Bedford Row, WC1	Amendment to scheme approved 23rd April 1999 (Reg.no. PS9804708R2) for change of use from office to residential involving internal and external alterations to the rear extension, as shown on drawing numbers 5269/FS/01 to /03.	APPEAL LODGED	12-05-1999	Refuse Planning Permission
<u>LS9904486</u>	12 Bedford Row, WC1	Amendment to scheme approved 23rd April 1999 (Reg.no. LS9804709R2) for change of use from office to residential involving internal and external alterations to the rear extension, as shown on drawing numbers 5269/FS/01 to /03.	APPEAL LODGED	12-05-1999	Refuse Listed Building Consent
<u>LS9804709R2</u>	12 & 13 Bedford Row and 12/13 Jockey's Fields, WC1	Internal and external alterations, including the part demolition of the extension to no 12 Bedford Row, in association with the re-use of 12 and 13 Bedford Row as 2 single family houses and continued use of 12 & 13 Jockeys Fields as offices, as shown on drawing numbers: 9856/D01C, D04, S5, D05A, D06A, D02B, D03B,C03B, accompanying letters relating to repair and refurbishment of sash windows and window sills	FINAL DECISION	12-03-1999	Grant L B Consent with Conditions



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		(5.1.99); repair and replacement of cornices (5.1.99); rear elevation repairs(18.12.98);floor adjustment (18.12.98); fire protection (15.3.99); statement in regard to the construction of a glass extension to rear of 13 Bedford Row (11.3.99); survey of architectural features (July 1998). Existing:- 9865/S1A, S2A, S3A, S4.			
<u>PS9804708R1</u>	12 & 13 Bedford Row, and 12/13 Jockey's Fields, WC1	Change of use of Nos. 12 and 13 Bedford Row from offices to two single family houses, the introduction of 2 garages and changes to the front and rear elevations of 12 and 13 Jockey's Fields, the demolition (partial) of the rear extension to No. 12 Bedford Row, and other improvement works. (REVISED PLANS SUBMITTED)	FINAL DECISION	28-01-1999	Withdrawn Application-revision received
<u>LS9804709R1</u>	12 & 13 Bedford Row, and 12/13 Jockey's Fields, WC1	Change of use of Nos. 12 and 13 Bedford Row from offices to two single family houses, the introduction of 2 garages and changes to the front and rear elevations of 12 and 13 Jockey's Fields, the demolition (partial) of the rear extension to No. 12 Bedford Row, and other improvement works. (REVISED PLANS SUBMITTED)	FINAL DECISION	28-01-1999	Withdrawn Application-revision received
<u>PS9804708</u>	12 & 13 Bedford Row, and 12/13 Jockey's Fields, WC1	Change of use of Nos. 12 and 13 Bedford Row from offices to two single family houses, the introduction of 2 garages and changes to the front and rear elevations of 12 and 13 Jockey's Fields, the demolition (partial) of the rear extension to No. 12 Bedford Row, and other improvement works. (plans submitted)	FINAL DECISION	28-07-1998	Withdrawn Application-revision received
<u>LS9804709</u>	12 & 13 Bedford Row, and 12/13 Jockey's Fields, WC1	Change of use of Nos. 12 and 13 Bedford Row from offices to two single family houses, the introduction of 2 garages and changes to the front and rear elevations of 12 and 13 Jockey's Fields, the demolition (partial) of the rear extension to No. 12 Bedford Row, and other improvement works. (plans submitted)	FINAL DECISION	28-07-1998	Withdrawn Application-revision received
<u>8770529</u>	12/13 Bedford Row WC1	Formation of opening in party wall between nos.12 & 13 Bedford Row at basement level as shown on drawing number 2379/1a.	FINAL DECISION	30-11-1987	Grant List.Build. or Cons.Area Consent
<u>N15/18/K/1895</u>	12-13 Bedford Row, WC1.	Internal works, comprising the protection of stairwells and the uniting of buildings at first, second and third floors.	FINAL DECISION	28-02-1978	Listed Conditional



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www.camden.gov.uk/planning

Application Ref: **2011/0623/L**  
Please ask for: **Alan Wito**  
Telephone: 020 7974 **6392**

30 March 2011

Dear Sir/Madam

### DECISION

Planning (Listed Building and Conservation Areas) Act 1990  
Planning (Listed Buildings and Conservation Areas) Regulations 1990

#### Listed Building Consent Granted

Address:  
**12 Bedford Row  
London  
WC1R 4BU**

Proposal:  
Internal alterations including reconfiguration of the layout at lower ground, first and second floor levels to dwelling house (Class C3).  
Drawing Nos: D1000; 1002; 1002j; 1003; 1005a; 1005b; 1005c;  
2002; 2002j; 2003 rev 01; 2005a; 2005b; 2005c;

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

#### Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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Page 1 of 2

Director of Culture & Environment  
Rachel Stopard



12 BEDFORD ROW  
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- 2 All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting listed building consent. [Delegated]

The proposed development is in general accordance with particular regard to the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policy CS14 (Promoting high quality places and conserving our heritage); and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policy DP25 (Conserving Camden's heritage). For a more detailed understanding of the reasons for the granting of this listed building consent, please refer to the officers report

**Disclaimer**

***This is an internet copy for information purposes. If you require a copy of the signed original please contact the Culture and Environment Department on (020) 7974 5613***

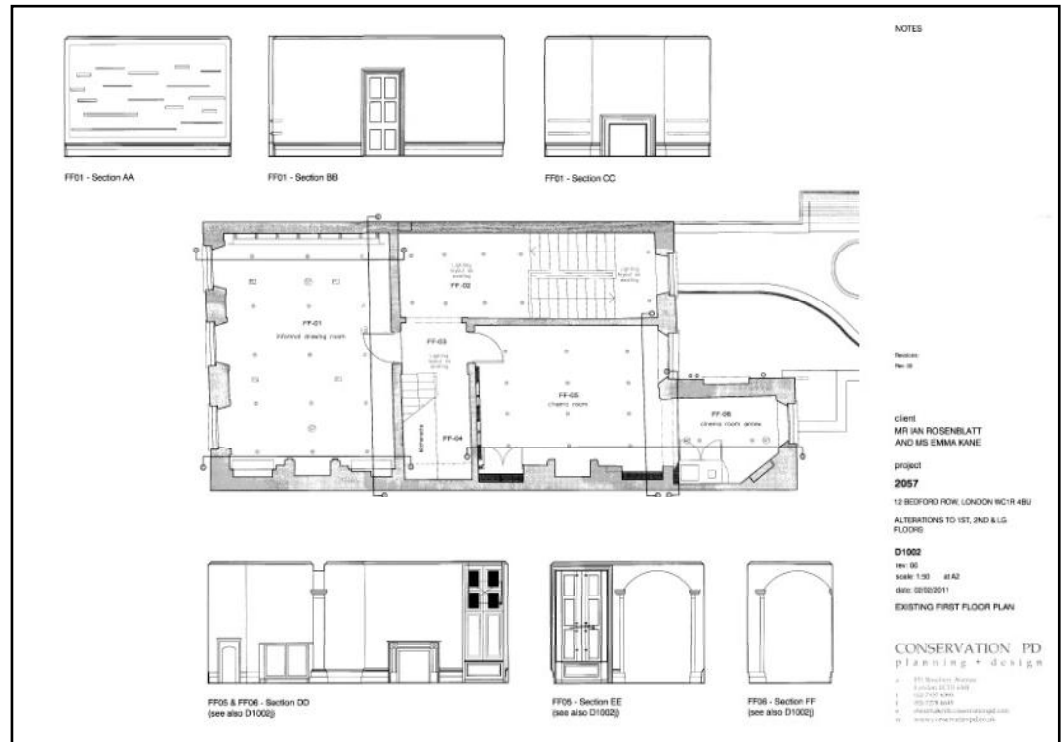
## Appendix 4 : Listed Building Consent 2011/0623/L- Drawings

### FIRST FLOOR

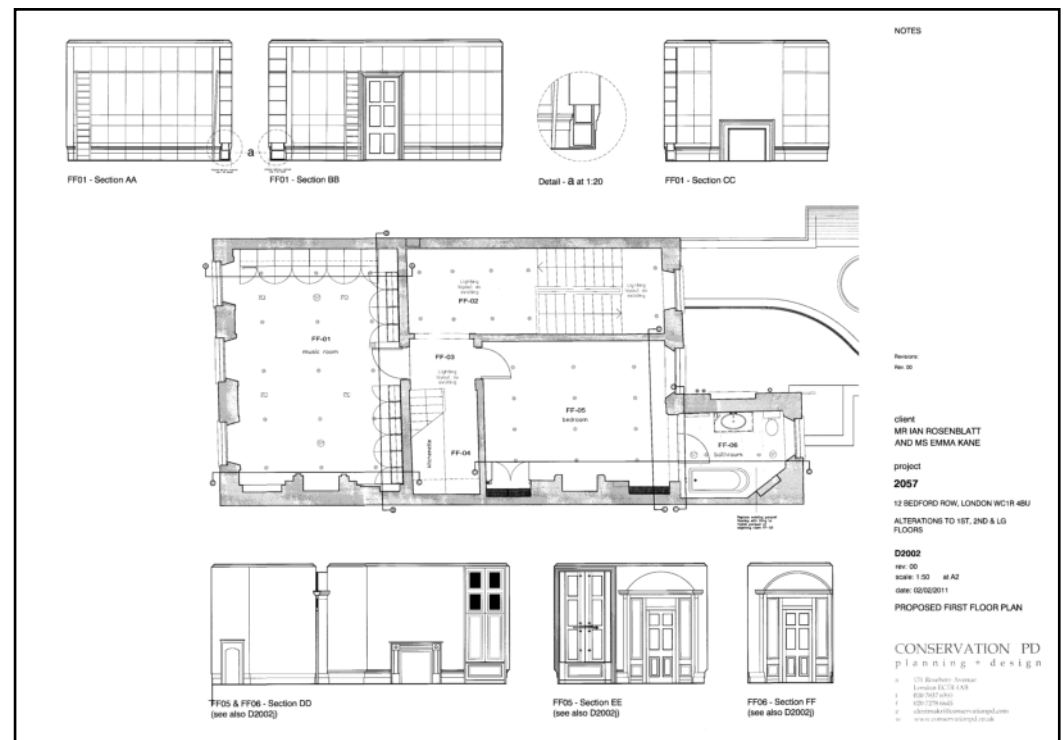


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Existing First Floor Plan



Permitted Proposed First Floor Plan

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t 020 7096 1504  
e elenimakri@conservationpd.com

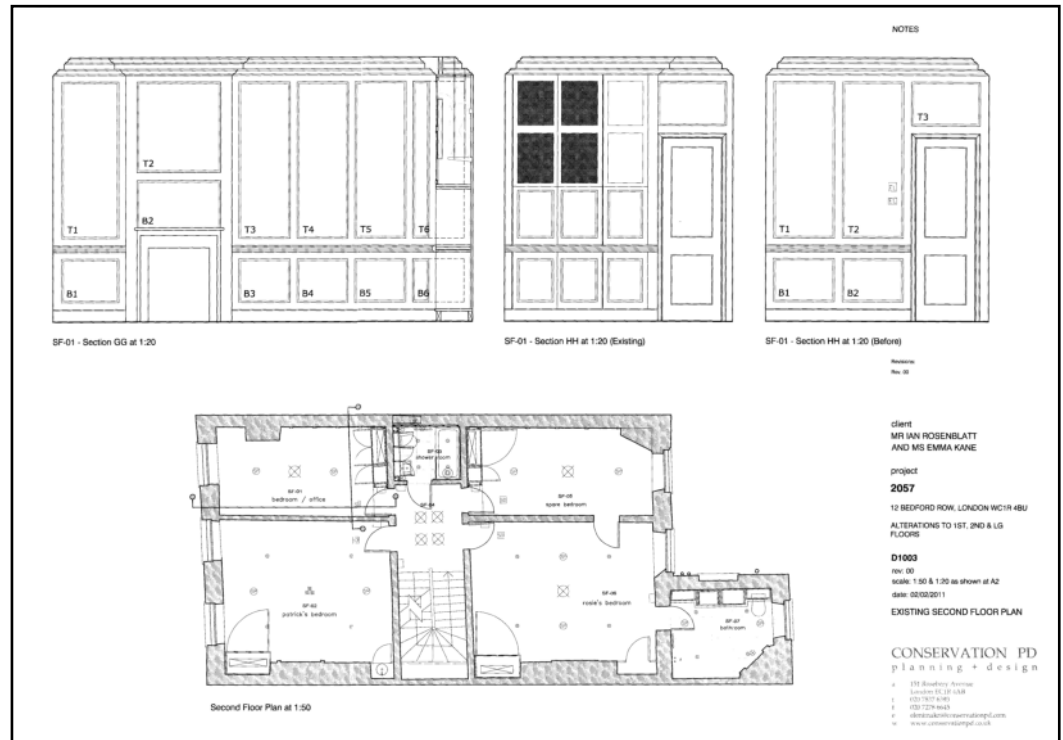


SECOND FLOOR



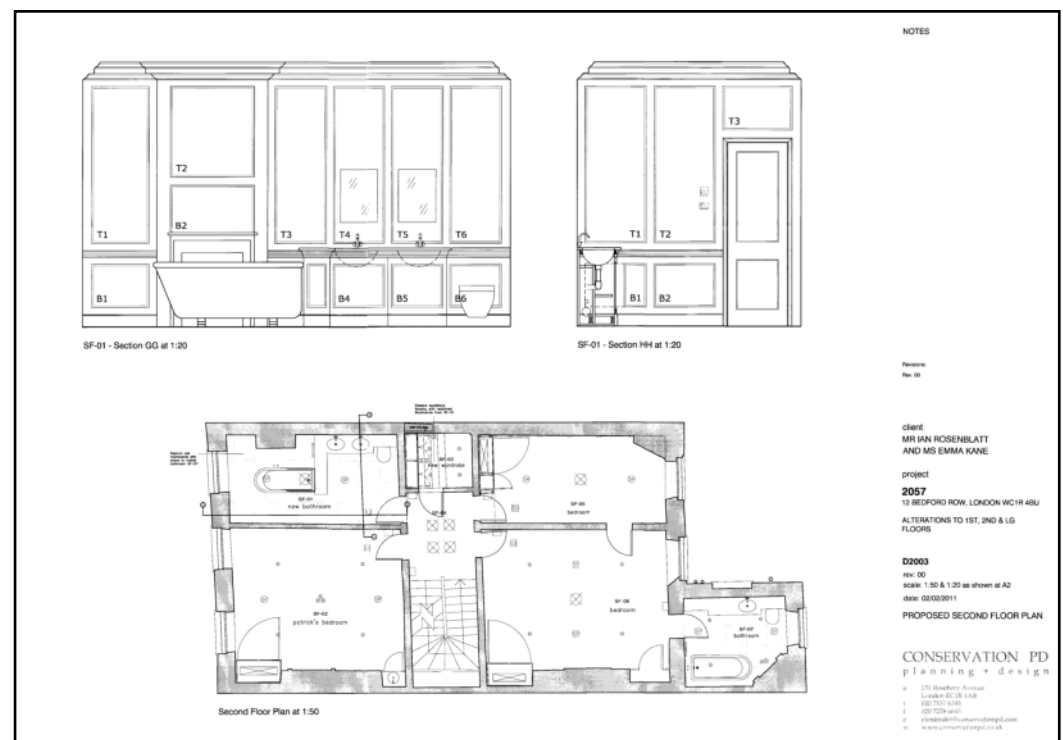
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Existing Second Floor Plan

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Permitted Proposed Second Floor Plan

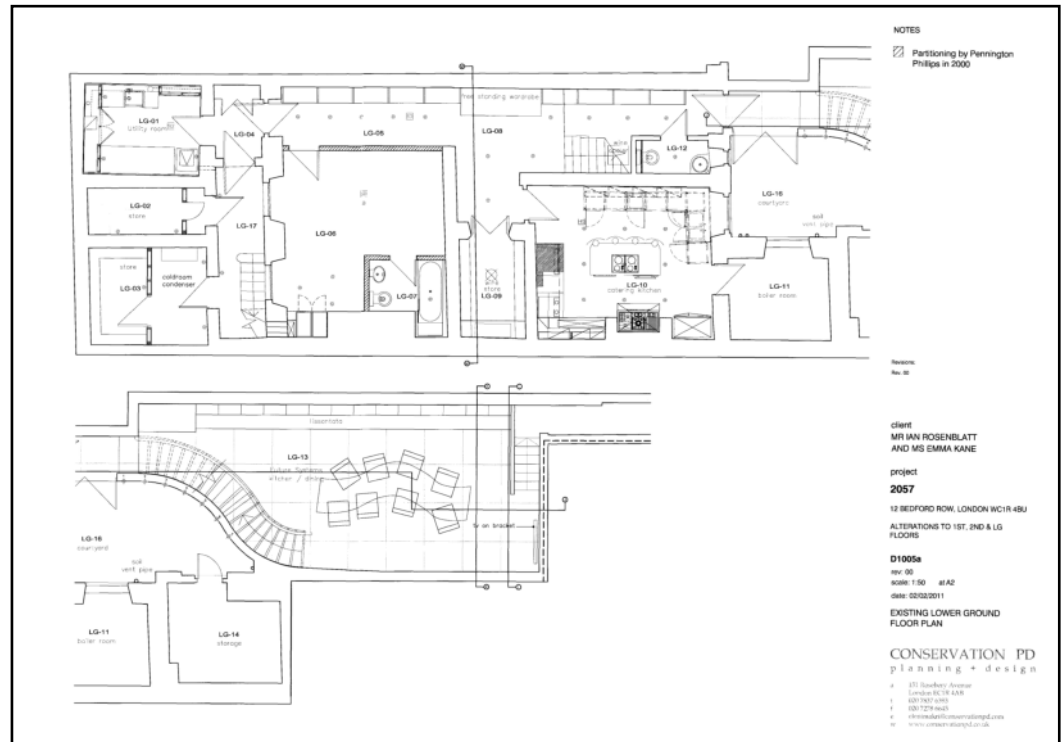
a Phoenix Yard  
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LOWER GROUND FLOOR



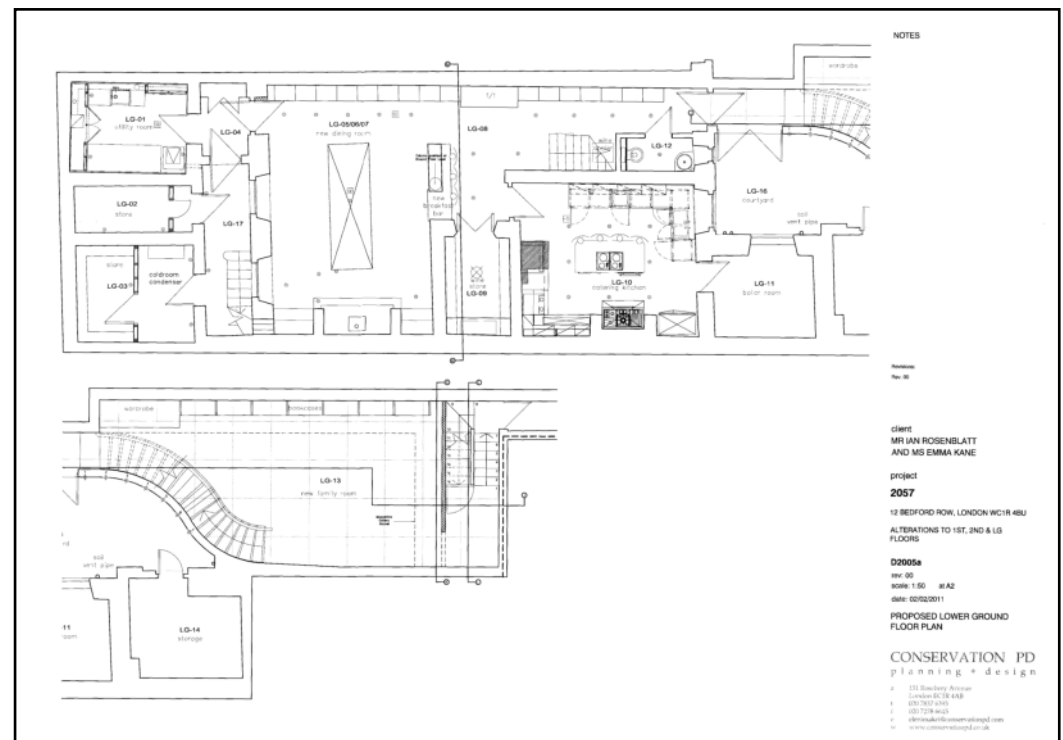
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Lower Ground Floor Plan

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FF-01 - Before



FF-01 - After

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FF-01 - Before



FF-01 - After

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FF-05 & FF06 - Before



FF-06 - After

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SF-01 - Before



SF-01 & SF03 - After

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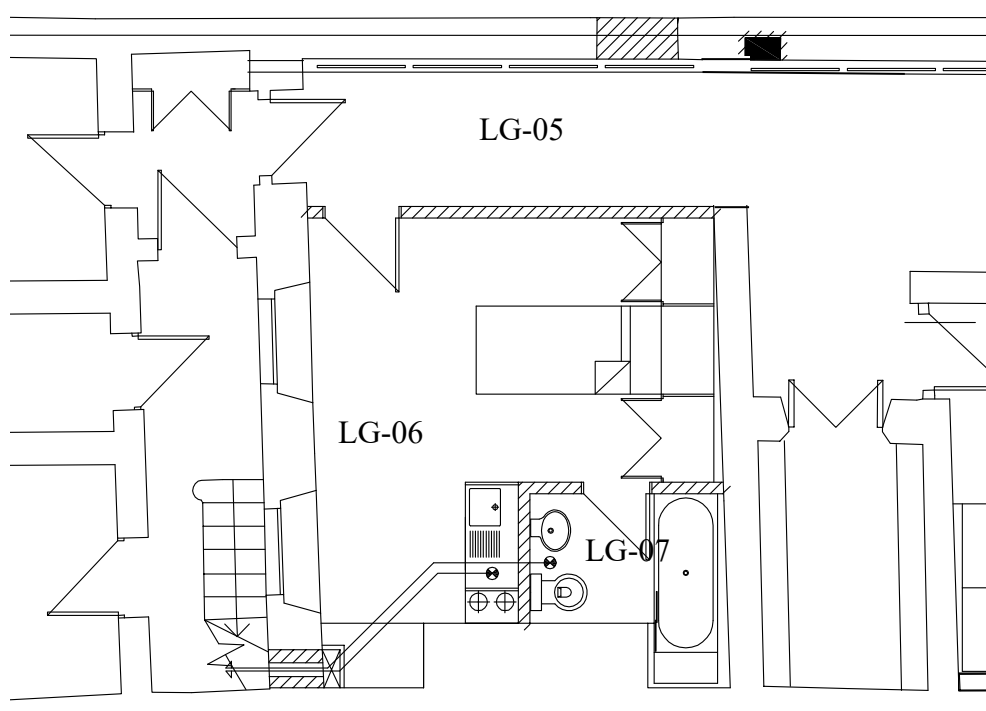
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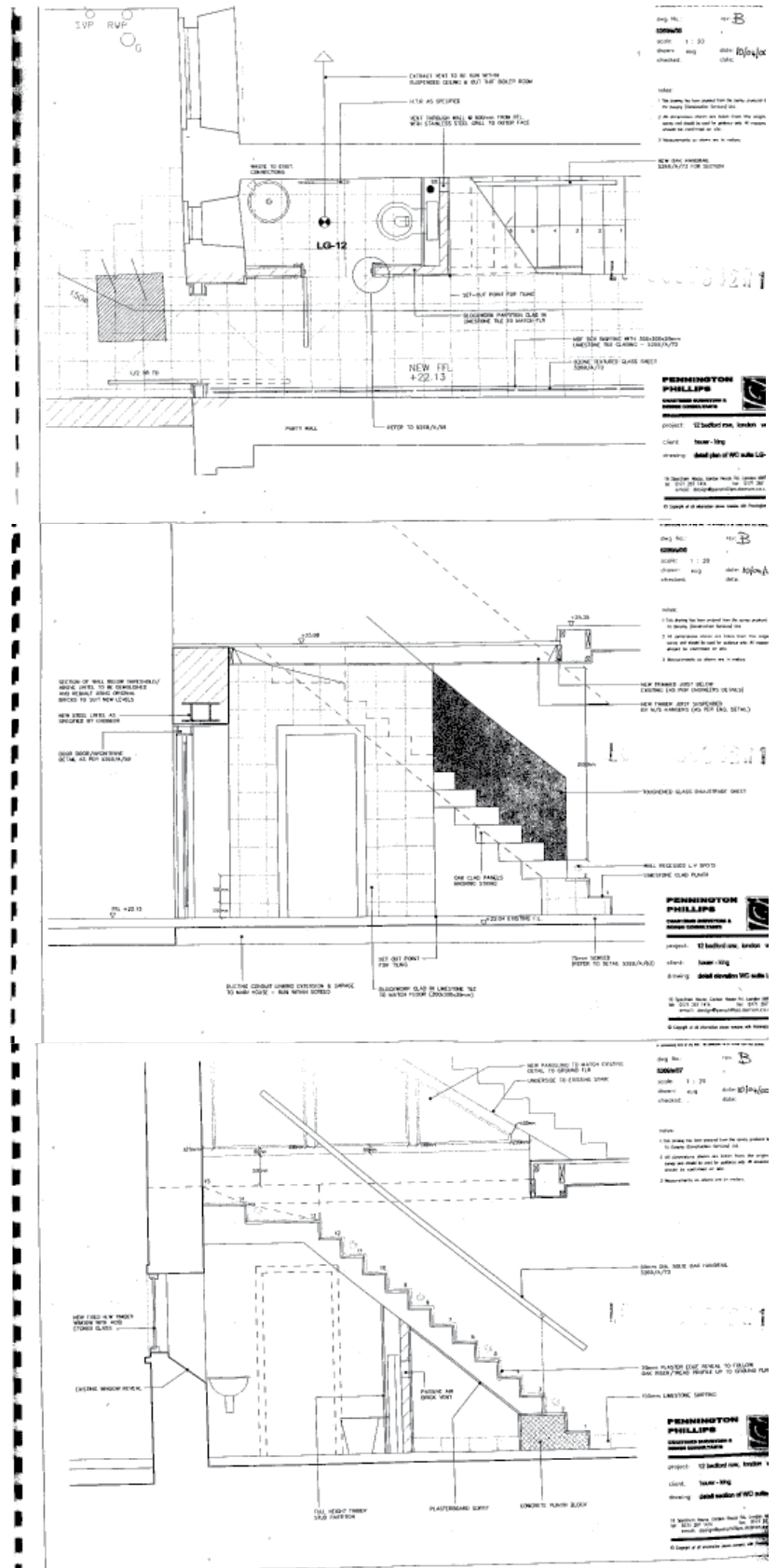
## Appendix 6 : The Pennington Phillips Scheme in 2000 LS9905042

### LG Level - LG08 & LG12 (stairs and stone cladding to guest cloaks)



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December 2010

Registered in England No. 2727193



THE MORTON PARTNERSHIP LTD.

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HISTORIC BUILDING SPECIALISTS  
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[www.themortonpartnership.co.uk](http://www.themortonpartnership.co.uk)

Our Ref: AC / AC / 13136-01x  
3<sup>rd</sup> December 2010

Ms Eleni Makri  
**CONSERVATION pd**  
**Planning + Design**  
151 Rosebery Avenue  
London  
EC1R 4AB

Dear Ms Makri,

**RE: 12 BEDFORD ROW, LONDON WC1R 4BU – (ASSESSMENT FOR PROPOSED ALTERATIONS AT LOWER GROUND FLOOR)**

Following our meeting at the above site and discussions related to the proposed alteration, I write to advise as follows.

1. Proposed removal of the internal basement wall.

This wall between the front room and the passage/hall would appear to be solid block. Above this wall at ground floor level, there is a stud corridor wall which is about 400mm off the line of the solid wall at basement level.

The likelihood is that the solid wall at basement level is non-loadbearing and should present no problems in removing same. Presently, opening up and investigative work is not possible but at the time of removing this wall, initial exploratory work could be undertaken and if the wall is found to be loadbearing, supporting the timber ground floor and stud wall above in the worst scenario, a steel beam would be required. This should be a relatively simple matter of placing a small size beam below the ground floor, the steel running front to back.

2. For the proposed door opening in the central wall, also at basement level, this is possible but the exact position would need to be assessed to miss the positions of columns above.

3. The formation of a narrow timber gallery in the back addition area within the basement storey should present no particular problems. The gallery structure would be in the form of steel "gallows" brackets fixed to the Party Wall and finished as a timber deck.

I trust the above is useful for this initial stage.

Yours sincerely  
**FOR THE MORTON PARTNERSHIP**

  
**ABBAS CONTRACTOR**

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e [elenimakri@conservationpd.com](mailto:elenimakri@conservationpd.com)

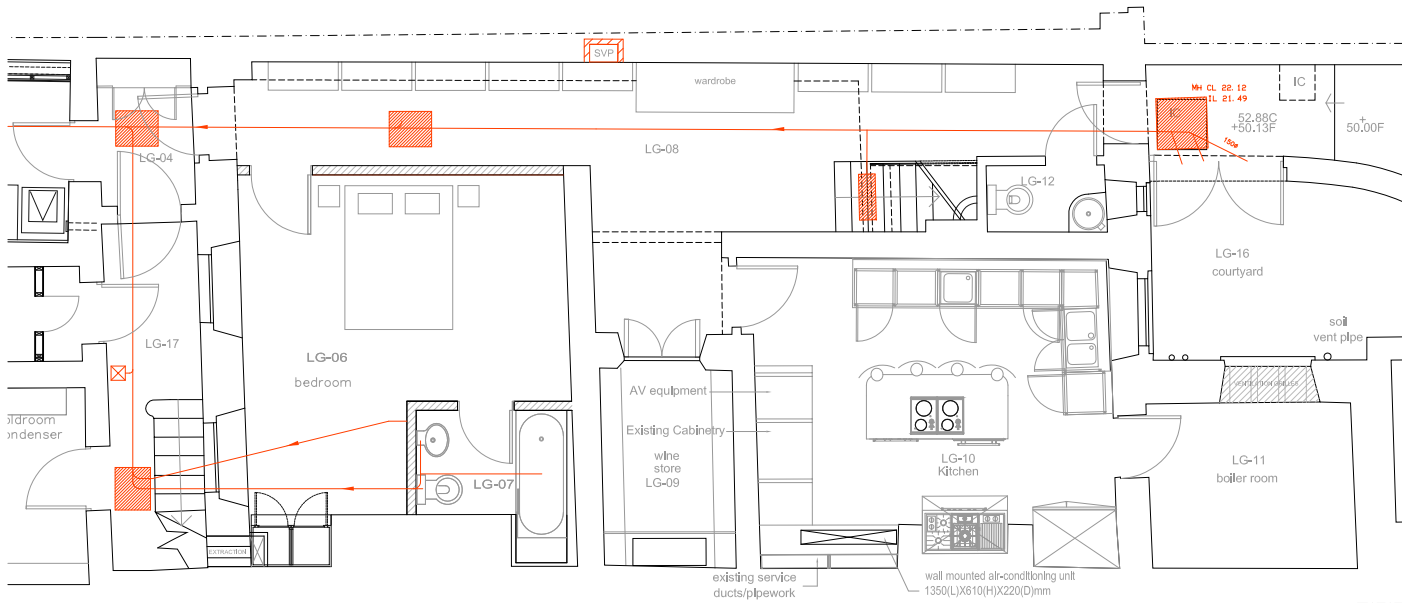
## Appendix 8 : Photographic Documentation



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- Lower Ground Floor Plan
- LG-05 Corridor
- LG-06 Bedroom
- LG-07 Bathroom
- LG-08 Hallway
- LG-10 Kitchen



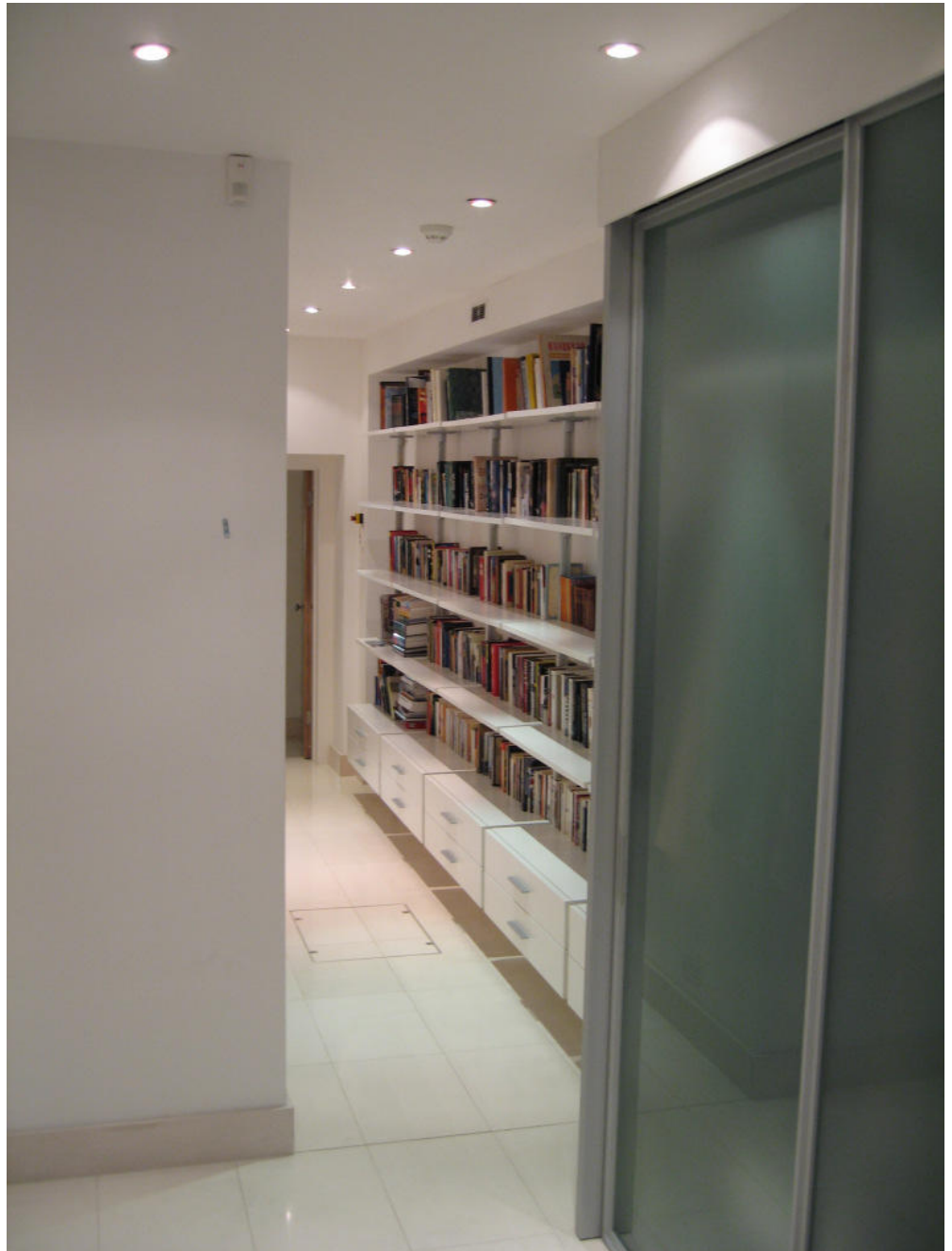
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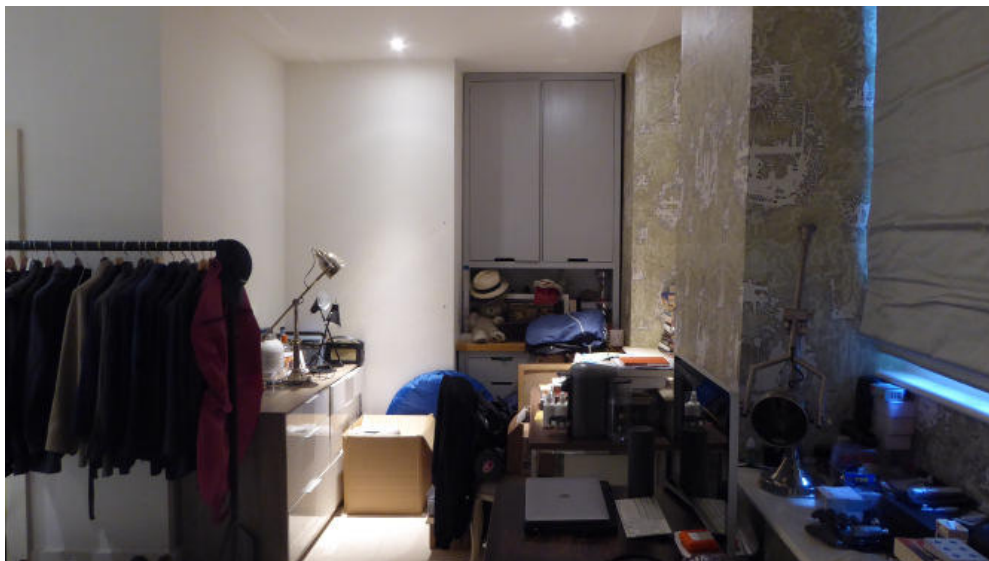
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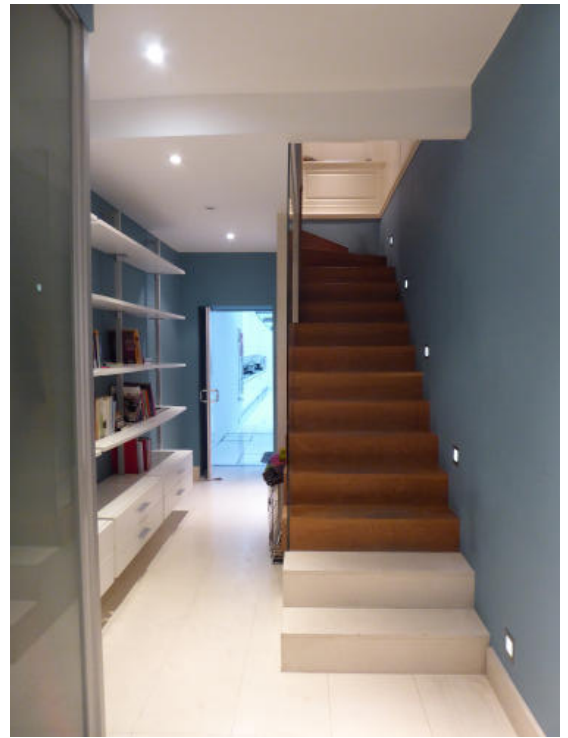
## Appendix 8 : Photographic Documentation: Lower Ground Floor

### LG-08 - Hallway and stairs and stone cladding



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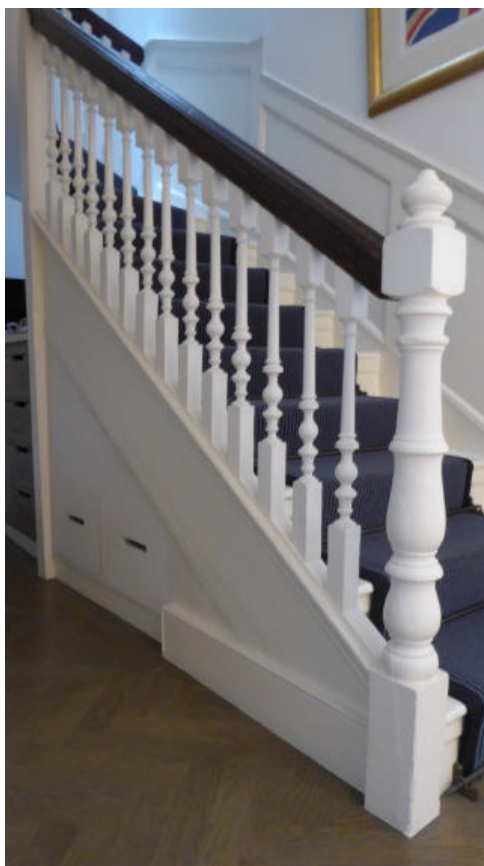


Existing ventilation grilles



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Existing stairs (first to top floor)



Attic floor doors, panelling and cabinetry



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