

**9 WOBURN WALK
LONDON**

HISTORICAL REPORT

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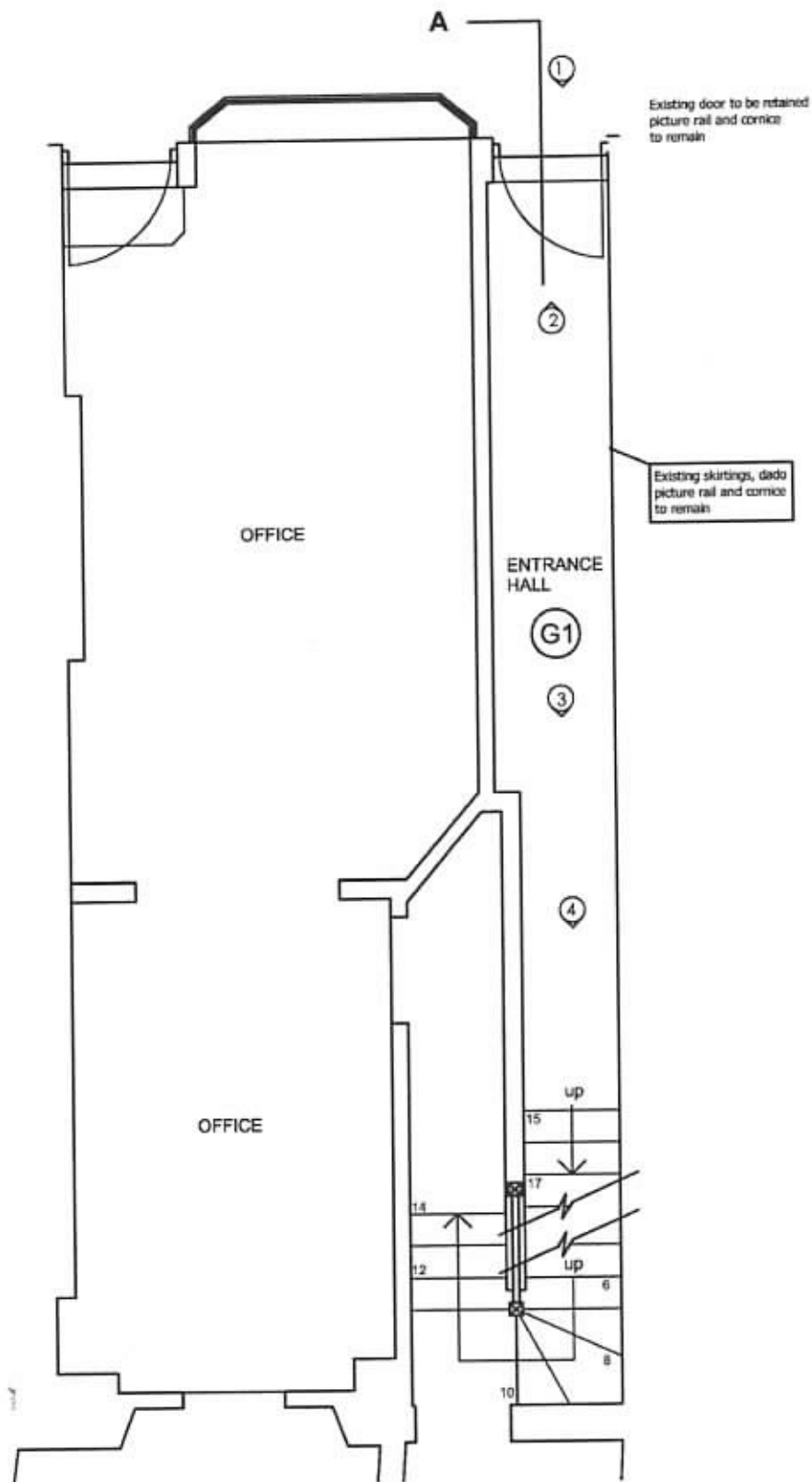
9 Woburn Walk - Introduction

The proposed property is part of a terrace of six shops with accommodation above. The property was built circa 1822 by Thomas Cubitt and was restored in the late 20th Century. The building is three storeys with a cellar and the front elevation is stucco with wooden shop fronts, with pilasters carrying continuous entablatures with anthemion and palmette ornament to architraves. The wooden shop front projects and is supported on brackets which still retain their decorative features. The upper floors have segmental-arched windows with plain architraves studded with paterae, with a cast iron balcony at first floor level.

Thomas Cubitt was responsible for the development of the Bedford Estate north and east of Russell Square. The group of original shop fronts in Woburn Walk and Duke's Road is an exceptional architectural composition which has survived.

Currently the first, second and third floors are residential and there has already been a certain amount of internal alterations to this property as described in this report. However the important features for example the staircase, skirtings, architraves and dado rails remain intact and the purpose of this report is to record these special features to ensure these are retained.

9 WOBURN WALK - GROUND FLOOR ROOM G1



Ground Floor Room 1

- Main entrance door to be retained and redecorated. Lower panels have been covered and boarded up externally these panels will be removed to expose the original door behind. (Photographs G 1 and G 2)
- Hallway to retain the existing skirting, dado rail and cornice.
- Original staircase to first floor to have dado rail and skirting reinstated, along with new windows at half landing. (Photograph G 3)



Ground Floor – Photograph G1



Ground Floor – Photograph G 2

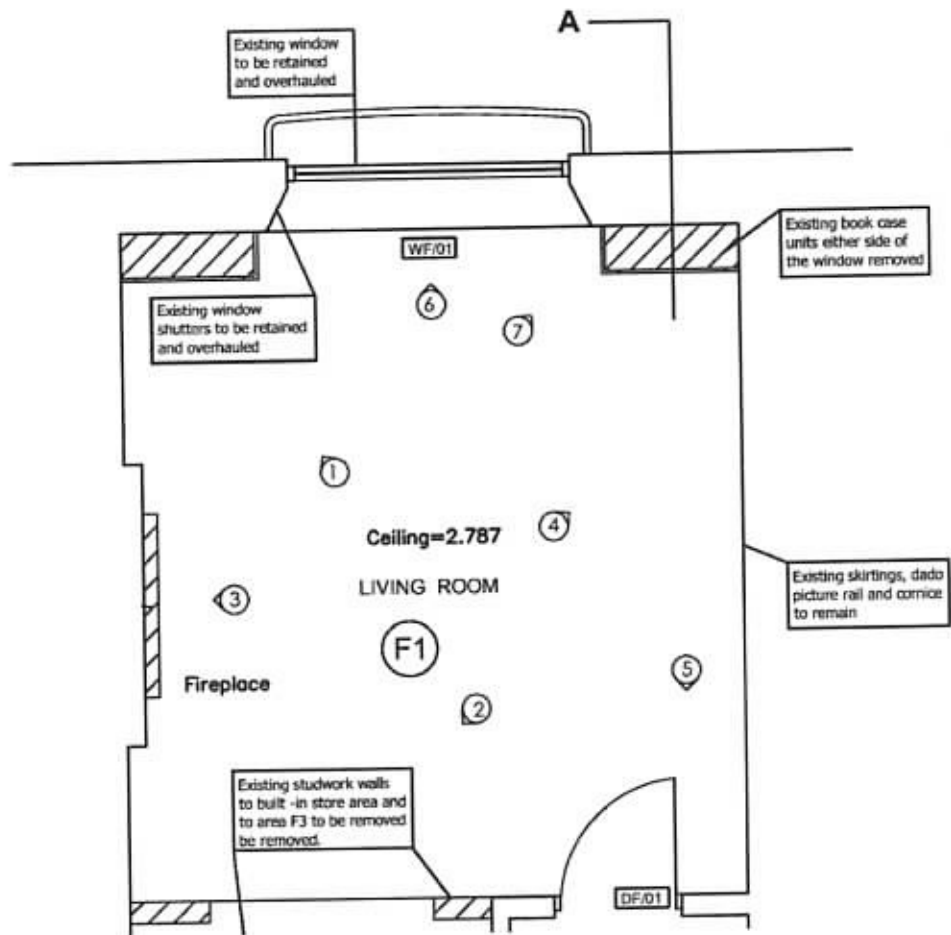


Ground Floor – Photograph G3



Ground Floor – Photograph G4

9 WOBURN WALK – FIRST FLOOR ROOM F1



First Floor - Room F1

- Existing bookcases above radiators to either side of window to be removed (photographs F1-1 and F1-4) - later addition.
- Reinstall skirtings, dado, picture rail where bookcases removed to match existing.
- Existing casement window to balcony and shutters to be retained and overhauled (photographs F1-7 and F1-6).
- Timber fireplace surround to be removed (photograph F1-3).
- Ceilings and walls to be redecorated.
- Door DF/01 to be retained and redecorated.
- Stud walls to store area (photograph F1-2) to be removed. This has been added at a later date as there is evidence of the original skirting within the cupboard. (photograph F-8)



First Floor Room 1 – Photograph F1-1



First Floor Room 1 – Photograph F1-2



First Floor Room 1 – Photograph F1-3



First Floor Room 1 – Photograph F1-4



First Floor Room 1 – Photograph F1-5



First Floor Room 1 – Photograph F1-6

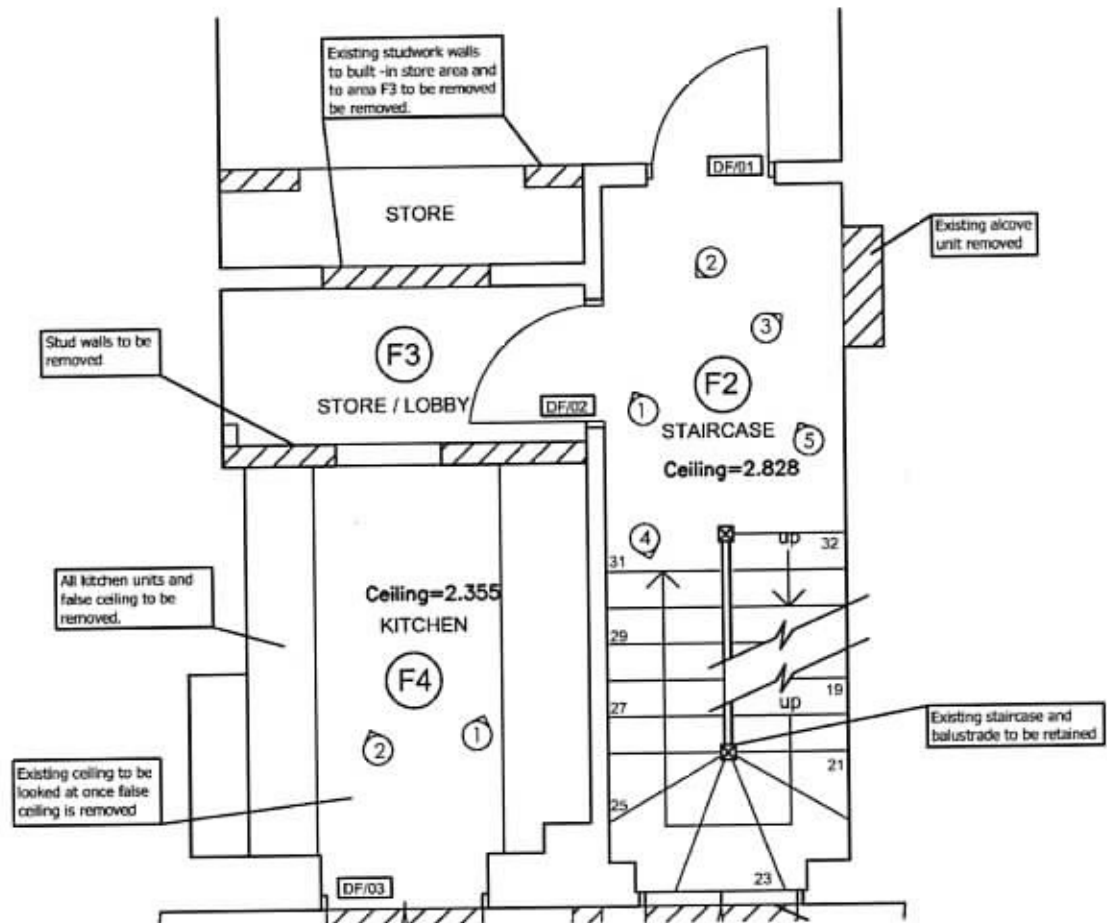


First Floor Room 1 – Photograph F1-7



First Floor Room 1
Photograph F1-8

9 WOBURN WALK – FIRST FLOOR ROOMS F2, F3 & F4



First Floor - Room F2

- Existing alcove unit (photograph F2-3) to be removed (later addition).
- DF/02 (photograph F2-2) to be retained and refurbished.
- DF/04 into conservatory (F6) is not original (photograph F2-4) and is to be replaced with sash windows similar to WS/03 (see example photograph).
- Original staircase, handrail and square balustrade (photograph F2-4) to be retained and redecorated.
- Stair handrail and balustrade to second floor to be retained and made good.



First Floor Room 2 – Photograph F2-1



First Floor Room 1 – Photograph F2-2



First Floor Room 2 – Photograph F2-3



First Floor Room 2 – Photograph F2-4



First Floor Room 2 – Photograph F2-5



Example window WS/03

First Floor - Room F3

- Partition F3 store to be retained, door opening reinstated.
- Store/lobby to retain decorative features and be reinstated where possible.

First Floor - Room F4

- All kitchen units to be removed (photographs F4-1 and F4-2), together with false ceilings. Original ceiling to be investigated as to its condition and any features which may be missing are to be reinstated.

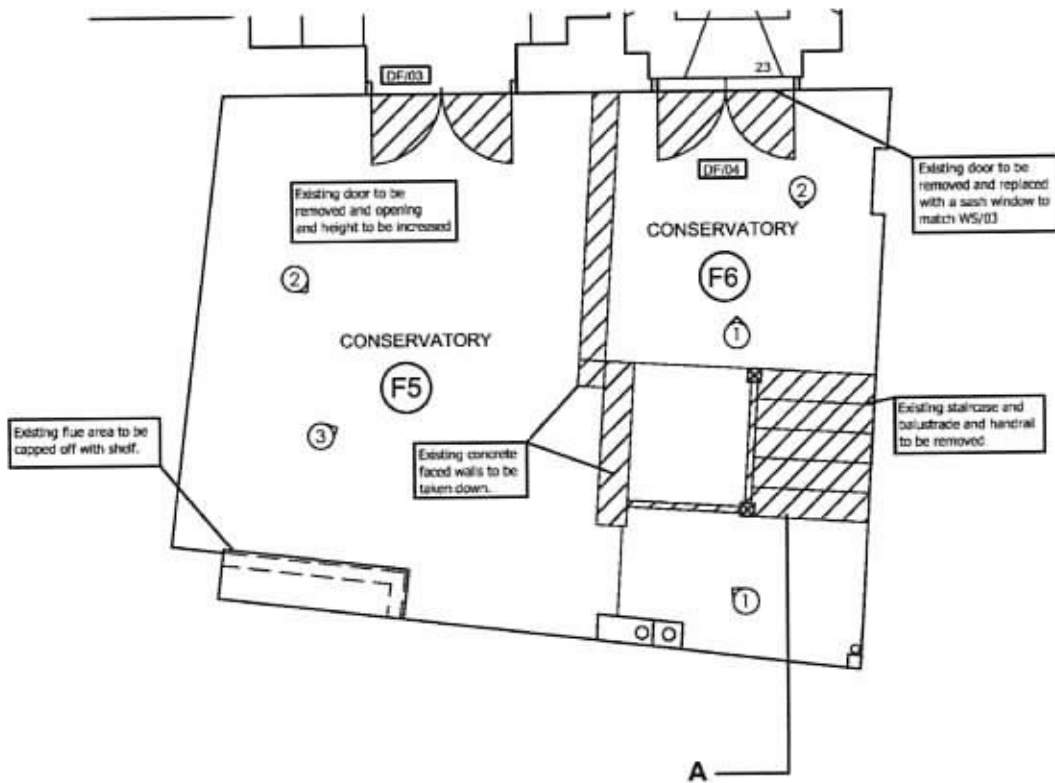


First Floor Room 4 – Photograph F2-1



First Floor Room 4 – Photograph F2-2

9 WOBURN WALK – FIRST FLOOR ROOM F5 & F6



First Floor - Room F5

- Conservatory area to have existing central wall (photographs F5-1, F5-2 and F5-3) taken down along with patent glazing roof.



First Floor Room 5 – Photograph F5-1



First Floor Room 5 – Photograph F5-2



First Floor Room 5 – Photograph F5-3

First Floor - Room F6

- Existing staircase and balustrade (photograph F6-2) to be removed (later addition)
- Door DF/04 to be removed (photograph F6 1) and replaced with a sash window of a style in keeping with WS/03 as shown.



First Floor Room 6 – Photograph F6-1

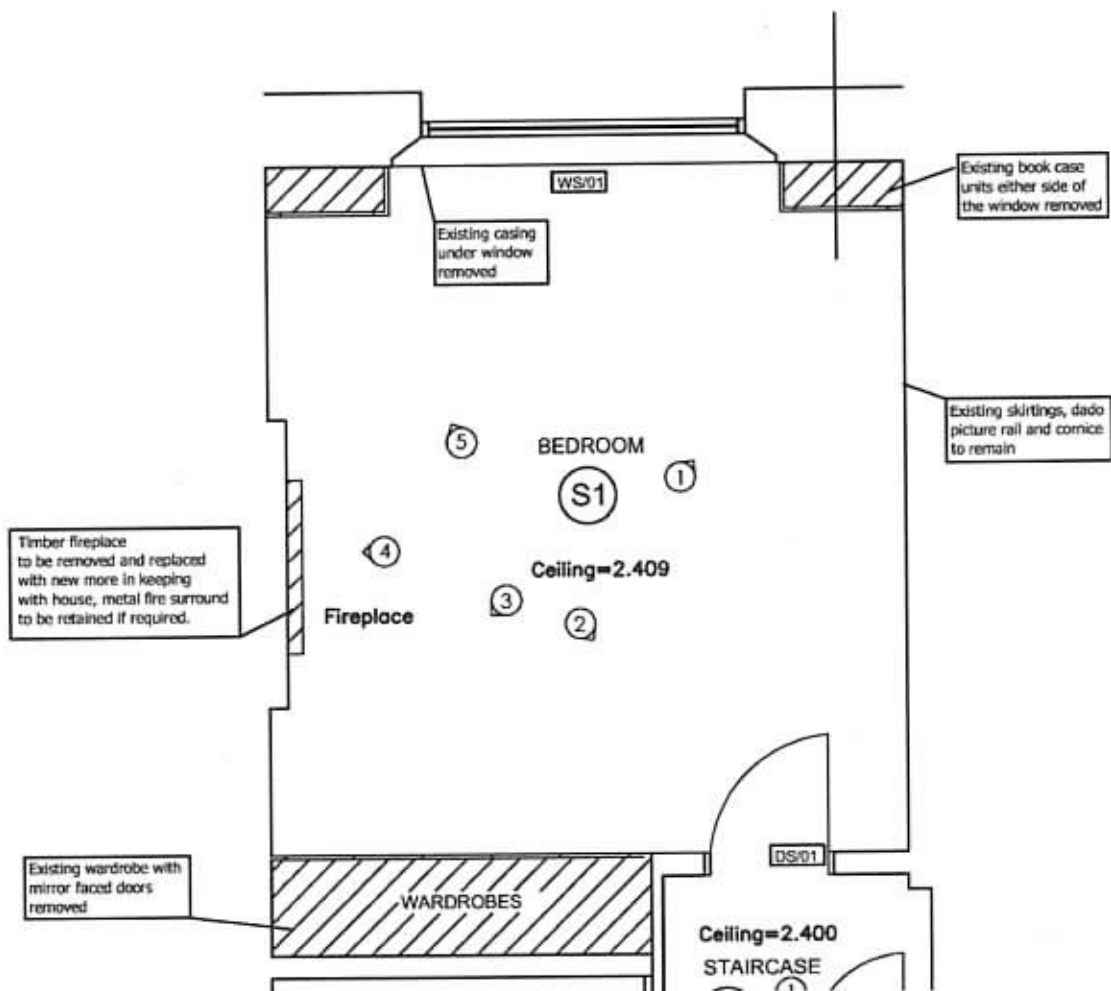


First Floor Room 6 – Photograph F6-2



Example window WS/03

9 WOBURN WALK – SECOND FLOOR ROOM S1



Second Floor - Room S1

- Existing bookcases to either side of window (photographs S1-1 and S1-5) to be removed.
- Where bookcases removed skirting, dado, picture rail and cornice to be reinstated to match existing. Walls to be made good.
- Existing window to be retained and overhauled. Radiator casing under to be removed and skirting to be added if non-existent.
- Timber fireplace to be removed (photograph S1-4)
- Door DS/01 (photograph S1-2) to be retained and redecorated.
- Existing mirror-faced wardrobes (photographs S1-2 and S1-3) to be removed. Existing skirting continues through to wall.



Second Floor Room 1
Photograph S1-1



Second Floor Room 1
Photograph S1-2



Second Floor Room 1
Photograph S1-3

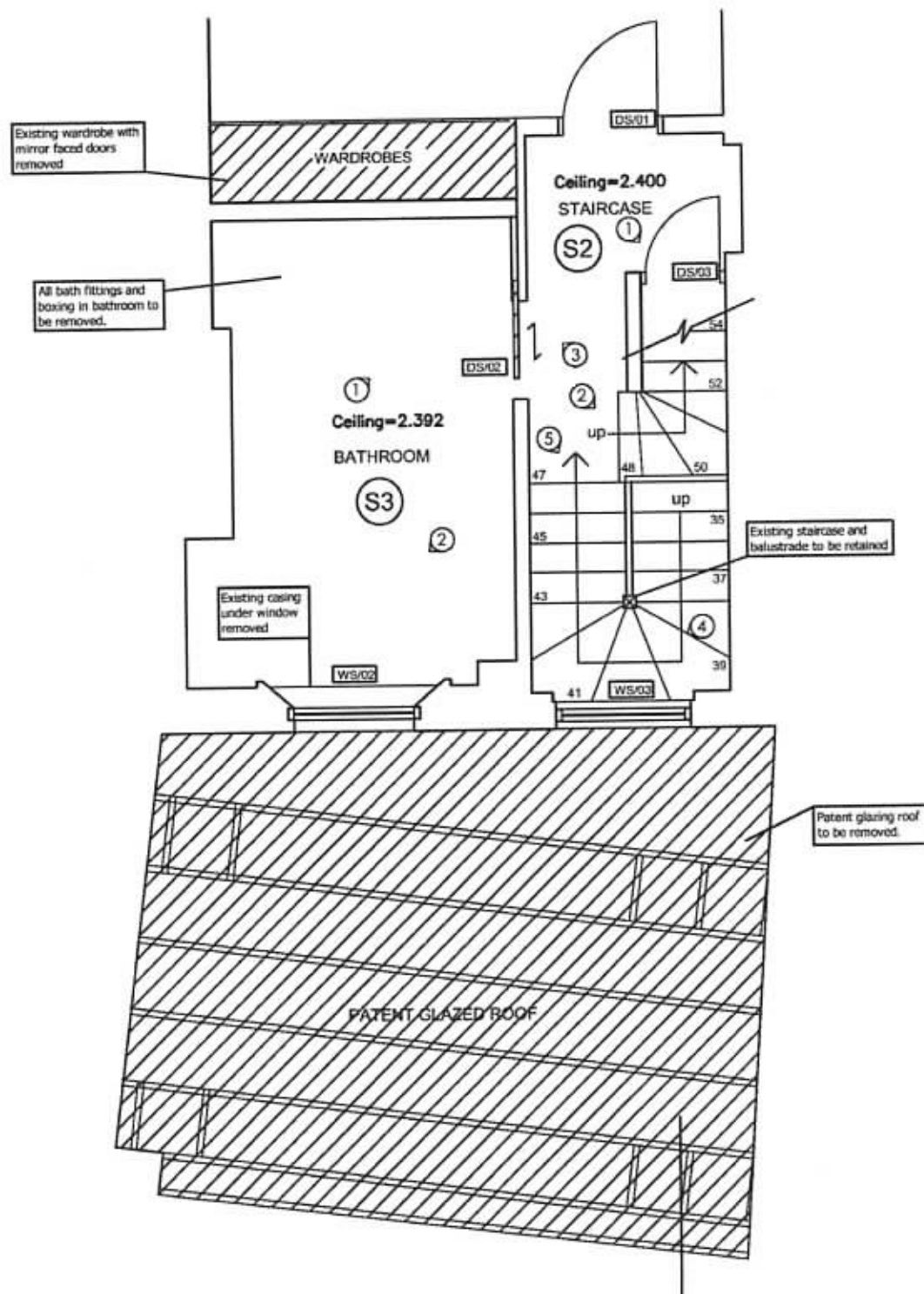


Second Floor Room 1
Photograph S1-4



Second Floor Room 1
Photograph S1-5

9 WOBURN WALK – SECOND FLOOR ROOMS S2 & S3



Second Floor - Room S2

- Door under stair DS/03 to remain (photograph S2-1).
- Door DS/02 is an existing door converted to form a sliding door (photograph S2-3). The door is to be converted back to a hinged door.
- The stair panel dividing the stairwell and steps to the third floor (photograph S2-2) appears to be a large paneled section. This will be retained
- The existing balustrade, steps and hand rail (photograph 4) are to be retained and redecorated.



Second Floor Room 2
Photograph S2-1



Second Floor Room 2
Photograph S2-2



Second Floor Room 2
Photograph S2-3



Second Floor Room 2
Photograph S2-4



Second Floor Room 2
Photograph S2-5

Second Floor - Room S3

- All bathroom fittings and boxing to be removed (photograph S3-1 and S3-2).
- Windows to be retained and made good. Casing under windows to be removed.

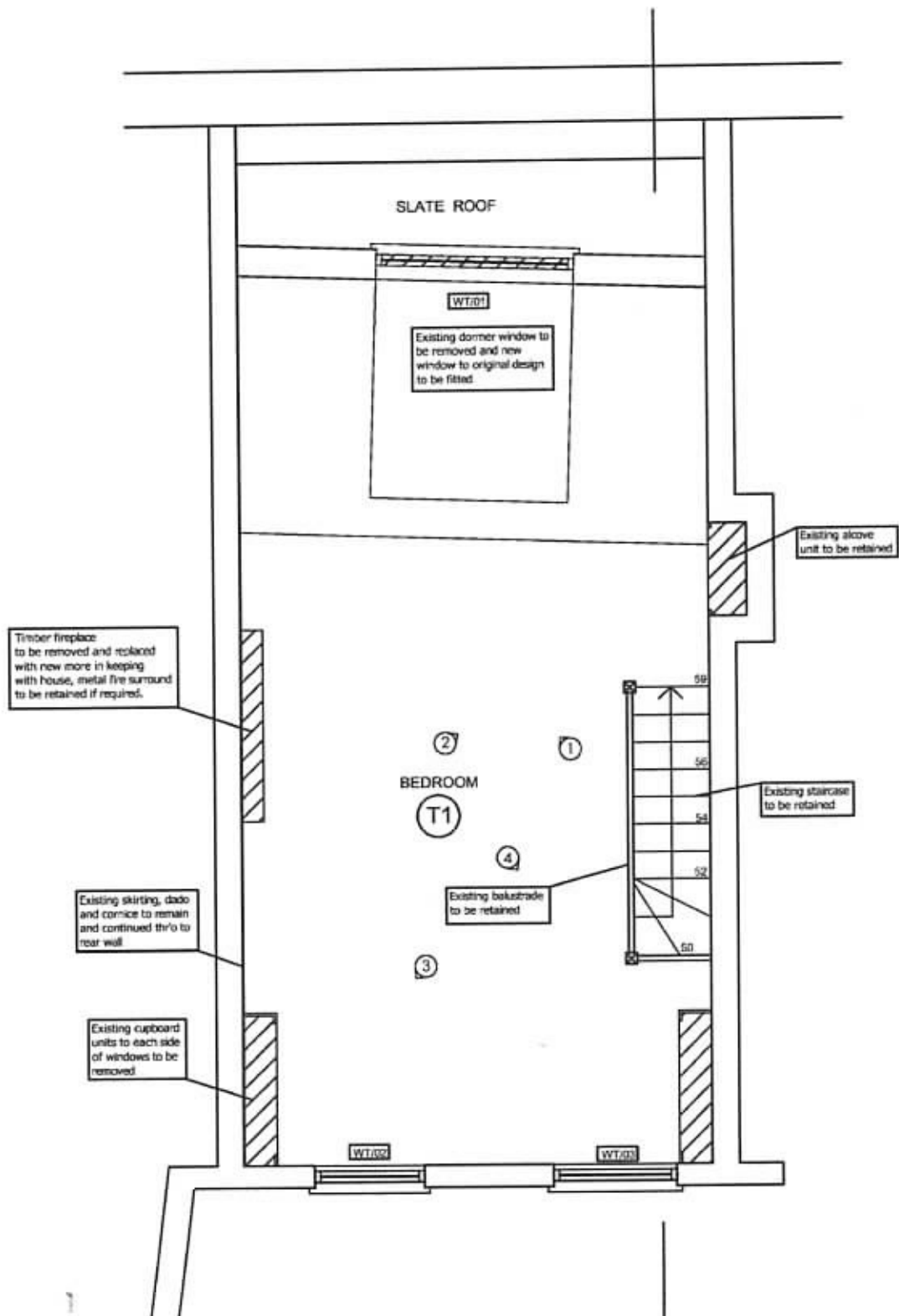


Second Floor Room 3
Photograph S3-1



Second Floor Room 3
Photograph S3-2

9 WOBURN WALK – THIRD FLOOR ROOM T1



Third Floor - Room T1

- Existing dormer window WT/01 to be removed (later addition) and new window to be made to original design (photograph T1-1 and T1-1a).
- Existing alcove unit to be retained.
- Existing wall cupboards (photographs T1-3 and T1-4) to either side of windows WT/02 and WT/03 to be removed. Cornice, dado rail and square edge skirting to be continued through to rear wall - to match existing.
- Existing handrail and balustrade, although not original to be retained (photograph T1-4)
- Existing rear windows (photographs T1-3 and T1-4) to be retained and repainted.
- Ceiling and walls to be redecorated.



Third Floor Room 1 - Photograph T1-1



Third Floor Room 1 - Photograph T1-1a



Third Floor Room 1 - Photograph T1-2



Third Floor Room 1 - Photograph T1-3



Third Floor Room 1 - Photograph T1-4