

Plans for Uncle Henry's house
in Ecclestone sq 1854
(Thomas Cubitt builder) architect

Dated 13th June 1854

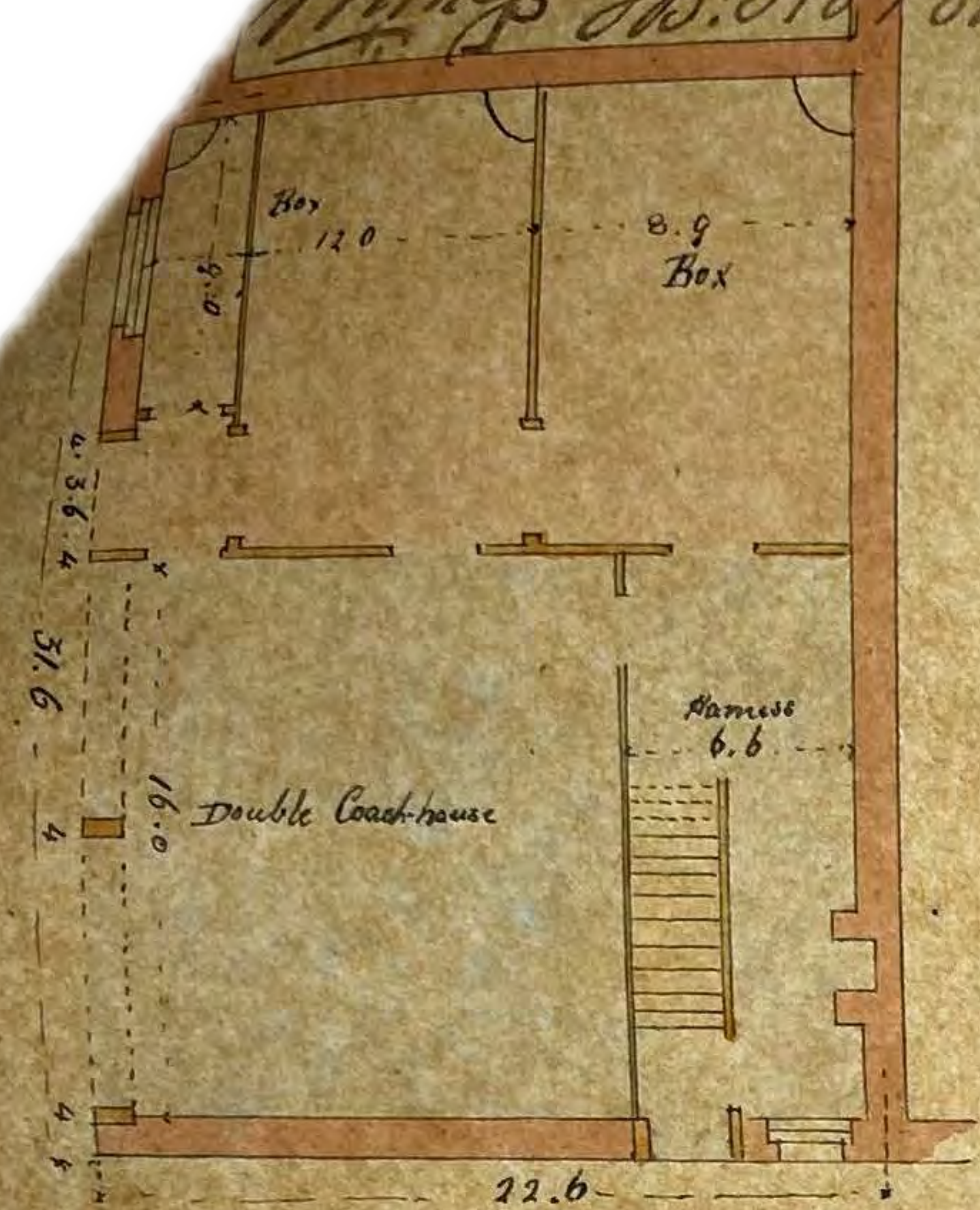
Mr Thomas Lubitt
and
Henry Blifs Esq. }

Agreement for buildg
Houses in Eccleston Sq: and
Coachhouse and Stable
near Thoresby and for grantg
a Lease of the same -

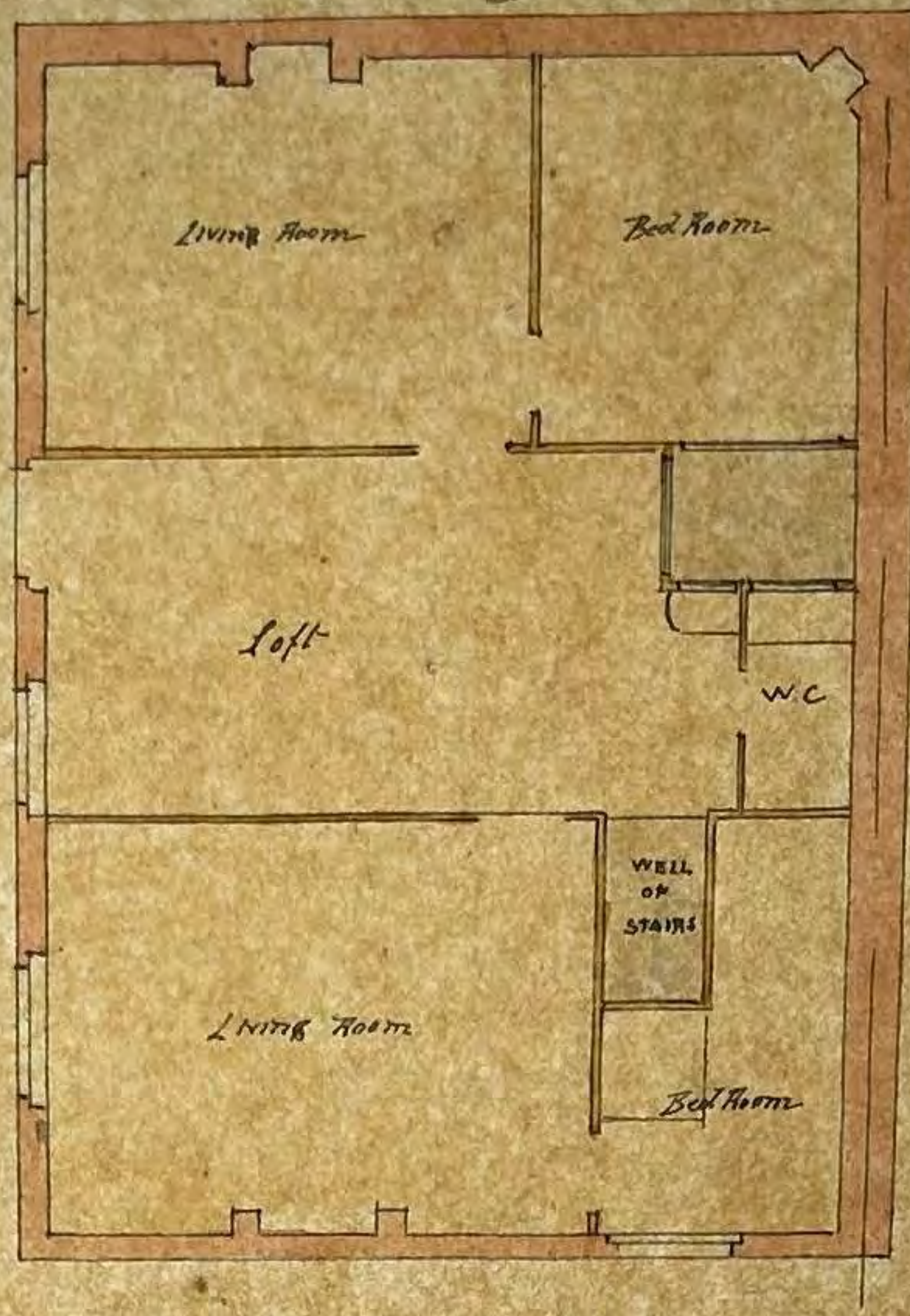
Elevations Section and plans referred
to in agreement dated 13th June 1854
between Tho. Cubitt Builder & H. Blifs Esq

Wm. H. Burnes

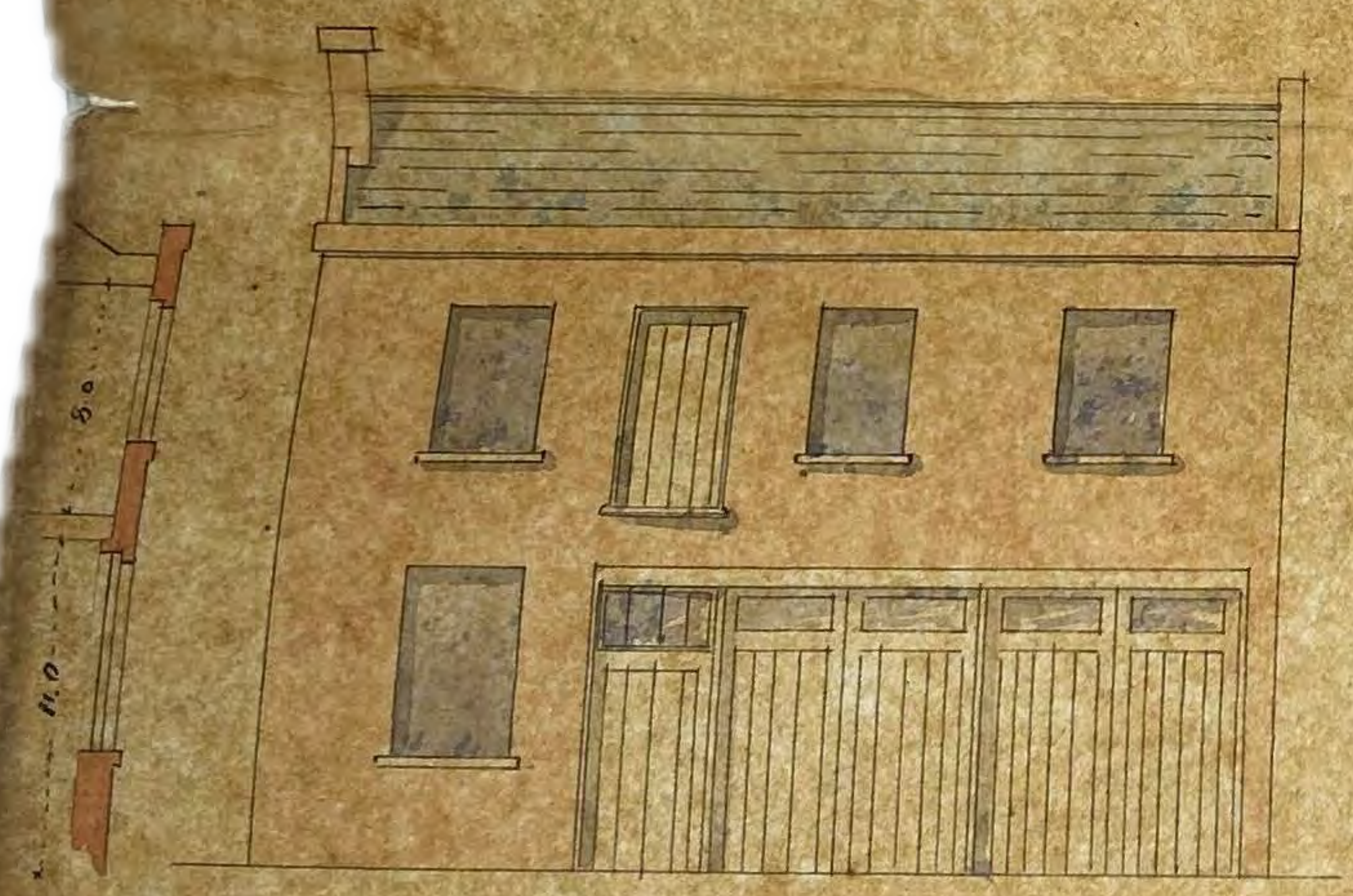
Thos. Cubitt



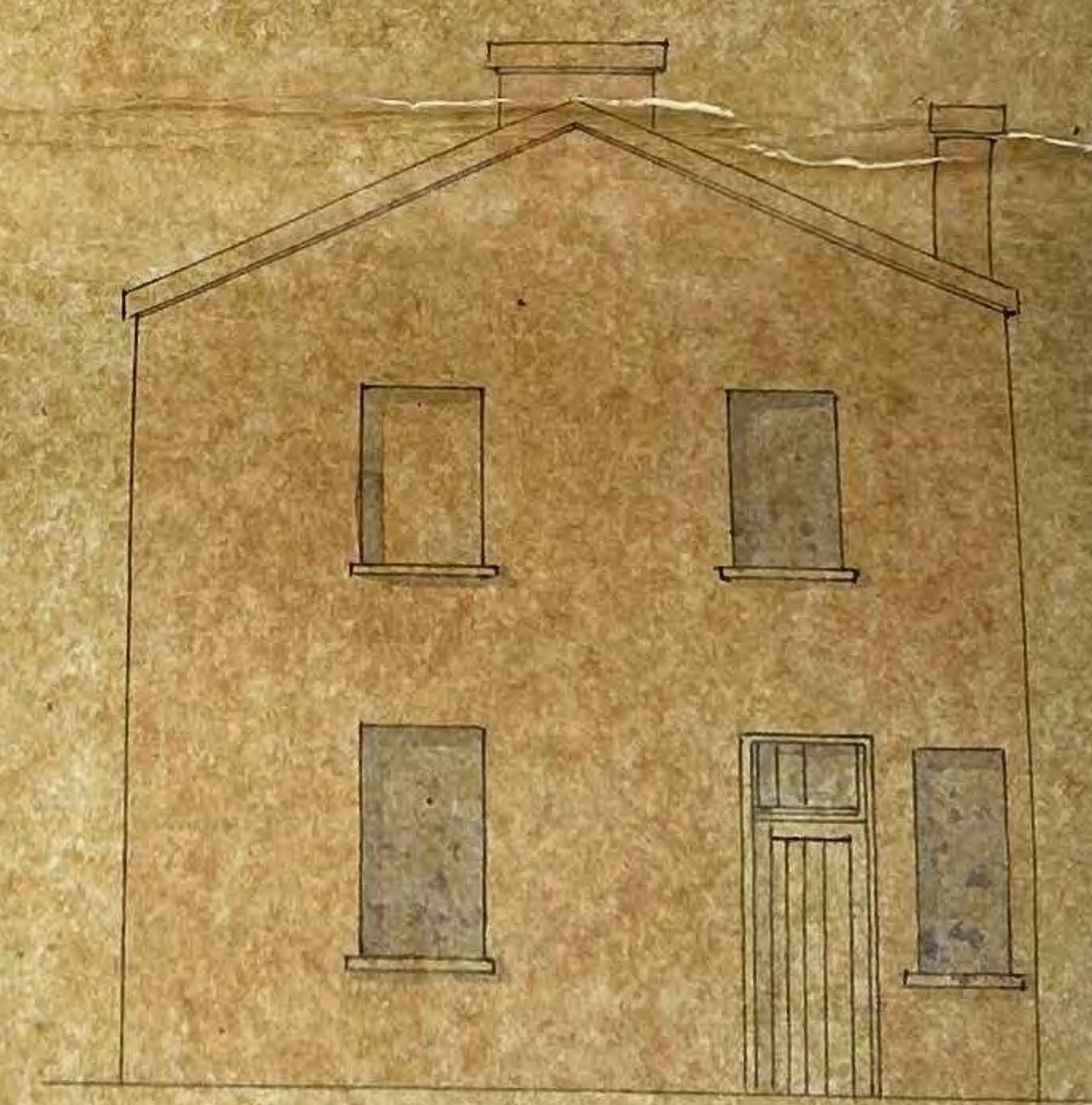
Ground Plan



Loft Plan



Side Elevation



End Elevation

Stable Exclusion Square Mess

Covenants and provisions as are contained in and to be similar as form
to the Draft form of Lease produced to the said Henry Blifs before the time
of signing this agreement. And the said Thomas Cubitt also agrees
with the said Henry Blifs that he the said Thomas Cubitt will at his
own expense furnish the said Henry Blifs with an Abstract of his (the
said Thomas Cubitt's) Title to the said premises hereby agreed to be demised
commencing with the original Lease thereof to be granted to the said

Specification within referred to for Building a house
in Eccleston Square and Coach house & stable near there
for Henry Bliss Esq.

The House and Stable are to be built agreeably with the
accompanying Plans Sections and Elevations and the external
dimensions figured thereon.

The whole of the Works as respects Brickwork Carpenters work
Plasterers work externally & internally Plumbers work Masons
work Smiths work Slating and all other works connected with
the Carcases of the Buildings are to be done with suitable
materials. All the interior Cornices & enrichments Stone Stairs
& finishings Joiners work in floors doors & windows Marble &
other chimney pieces Painting & Papering is to be done equal to
similar works executed by Thomas Cubitt at No 78 Eccleston Square
which house is to be considered for every description of work
as a model to be referred to for the manner of
as the same will apply from the difference of size & arrangements
and the whole of the works both as to construction & materials
are to be done in a workmanlike manner and as Thomas
Cubitt usually executes works of similar description.

Specification referred to in an agreement
dated 13th June day of June 1854 between
Thomas Cubitt Builders & Henry Bliss Esq.

Witness

To: H. Barnes

Thos Cubitt

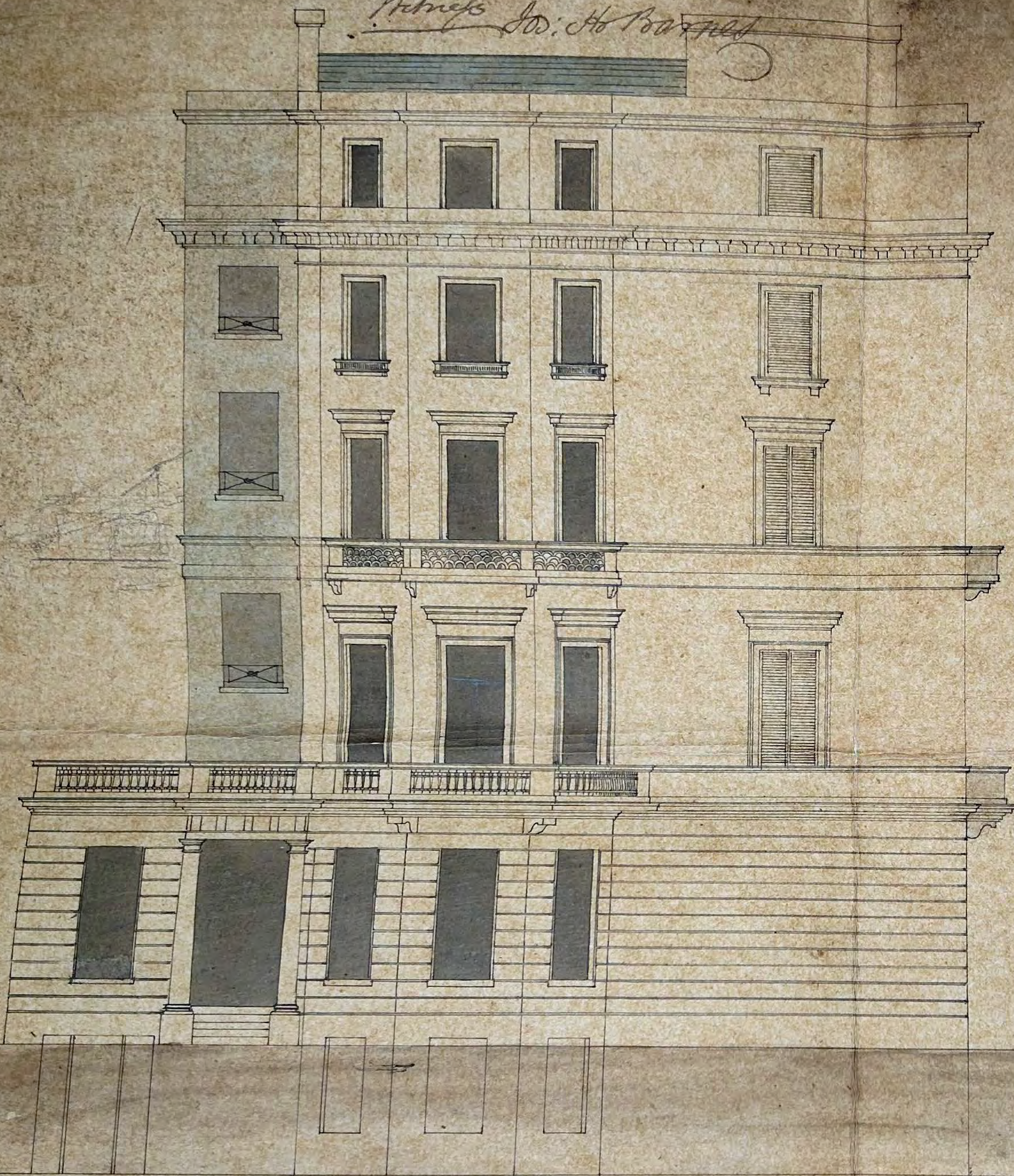
Road

Elevation facing Eccleston Square

produced to me said Henry Bliss before the time
of signing this agreement. And the said Thomas Cubitt also agrees
with the said Henry Bliss that he the said Thomas Cubitt will at his
own expense furnish the said Henry Bliss with an Abstract of his (the
said Thomas Cubitt's) Title to the said premises hereby agreed to be demised
commencing with the original Lease thereof to be granted to the said

Two of the Elevations and a Section referred to in agreement
dated 15th June 1854 between Thomas Cubitt Builder & Henry Bliffe Esq
Witnesses J. H. Barnes

D



Elevation facing St. George's Road

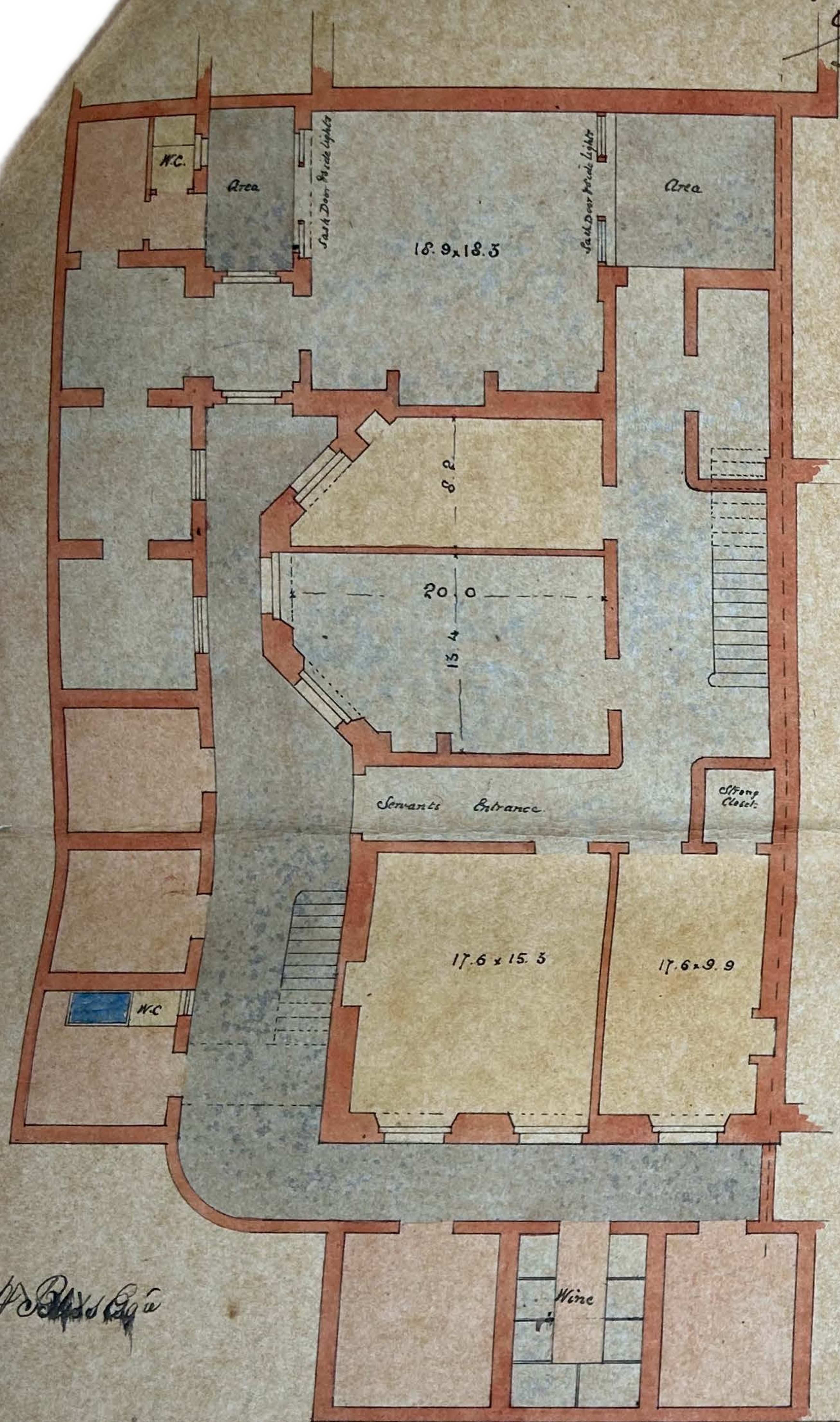


Elevation facing Eccleston Square

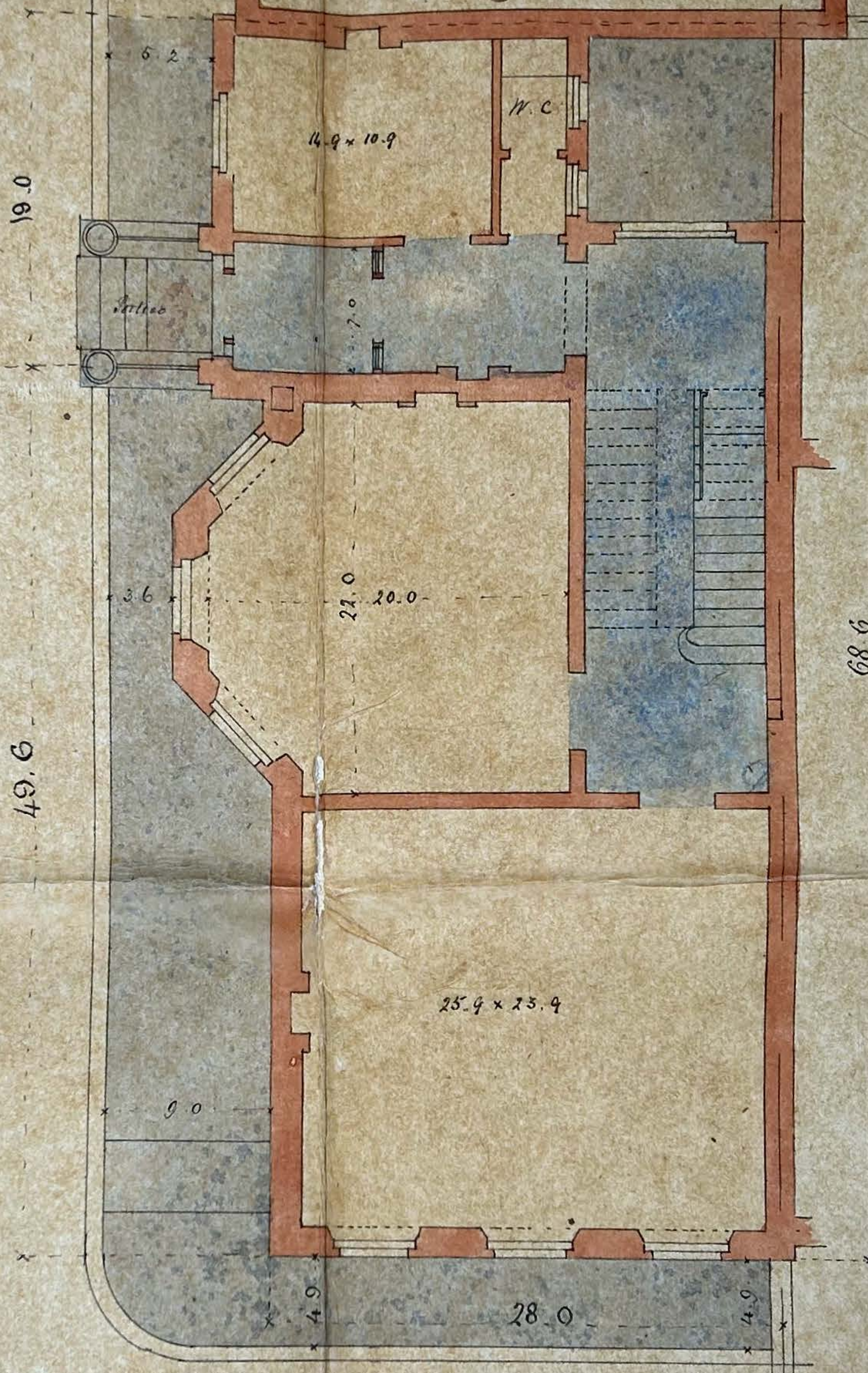
of signing this agreement. And the said Thomas Cubitt also agrees
with the said Henry Bliffe that he the said Thomas Cubitt will at his
own expense furnish the said Henry Bliffe with an Abstract of his (the
said Thomas Cubitt's) Title to the said premises hereby agreed to be demised
commencing with the original Lease thereof to be granted to the said

Three of the plans referred to in agreement dated
13th June 1854 between Thomas Cubitt Builder & Henry Bliffl Esq
Witnesses Jno: Ho Bowney. [Signature]

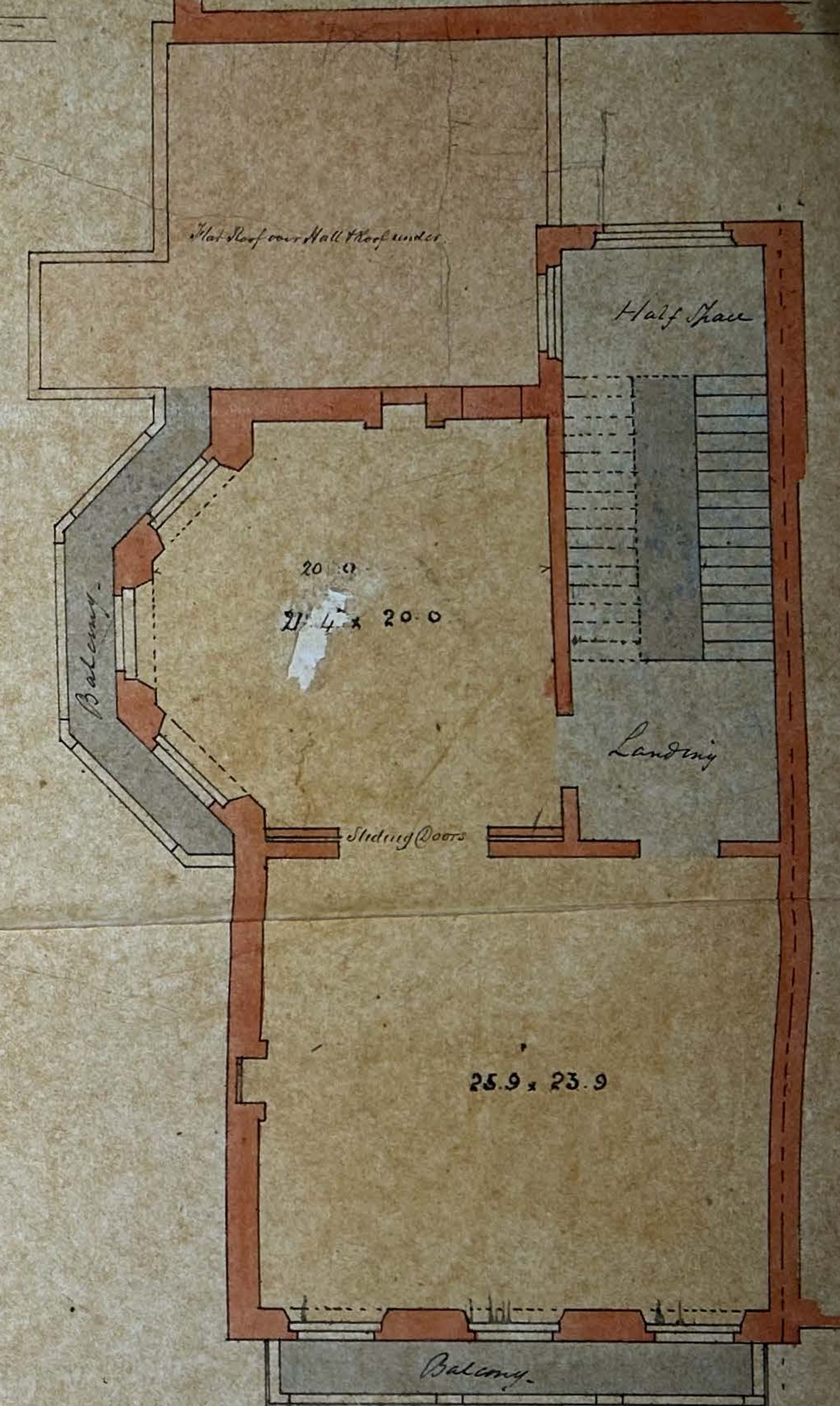
E



Basement Plan



Ground Plan

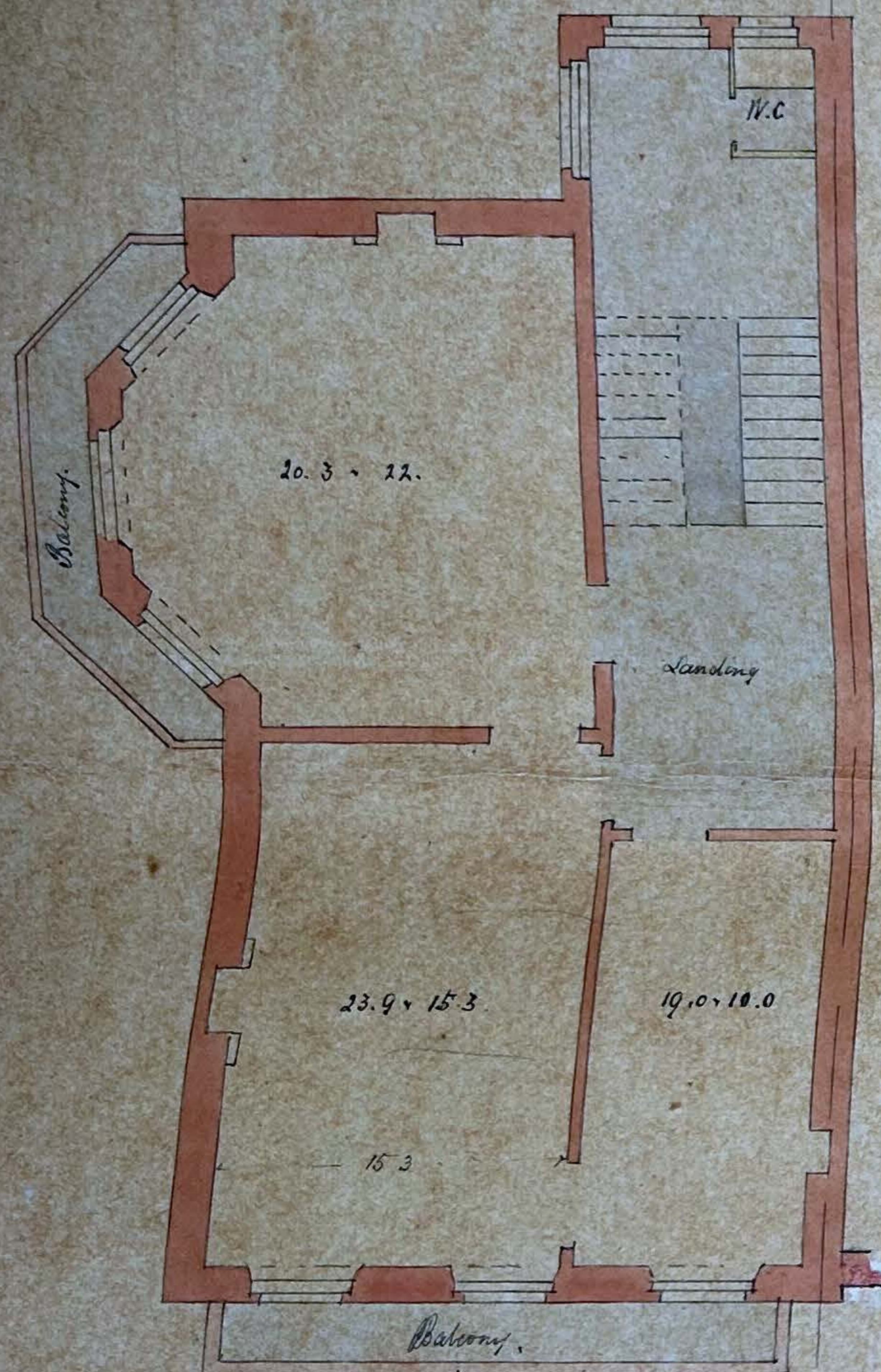


First Floor Plan

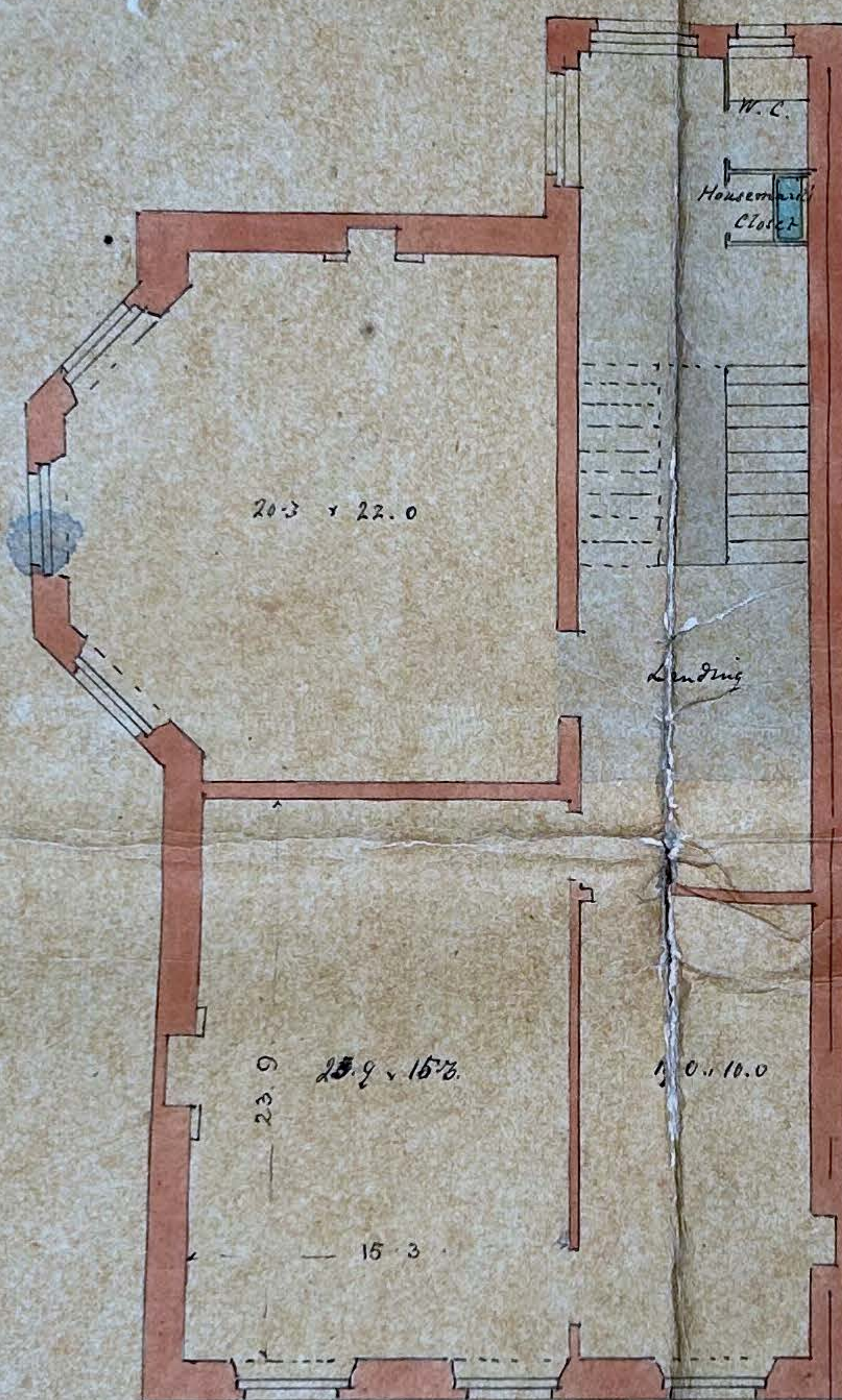
produced to the said Henry Bliffl before the time
of signing this agreement. And the said Thomas Cubitt also agrees
with the said Henry Bliffl that he the said Thomas Cubitt will at his
own expense furnish the said Henry Bliffl with an Abstract of his (the
said Thomas Cubitt's) Title to the said premises hereby agreed to be demised
commencing with the original Lease thereof to be granted to the said

Three of the Plans referred to in an Agreement
 dated 13th June 1854 between Thomas Cubitt
 Builder and Henry Blif by
 Witness J. H. Barnes.

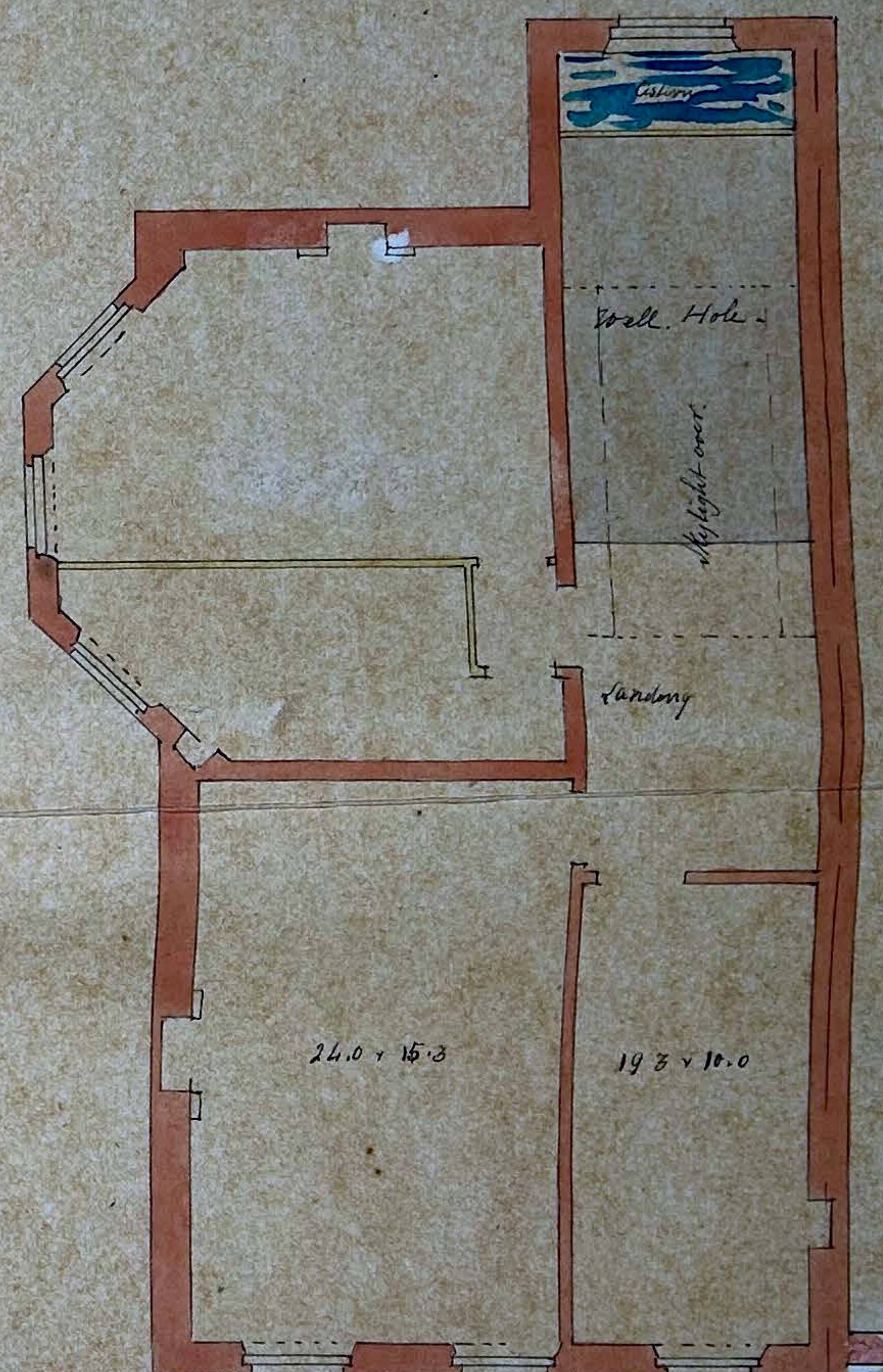
F



Two Pair Plan.



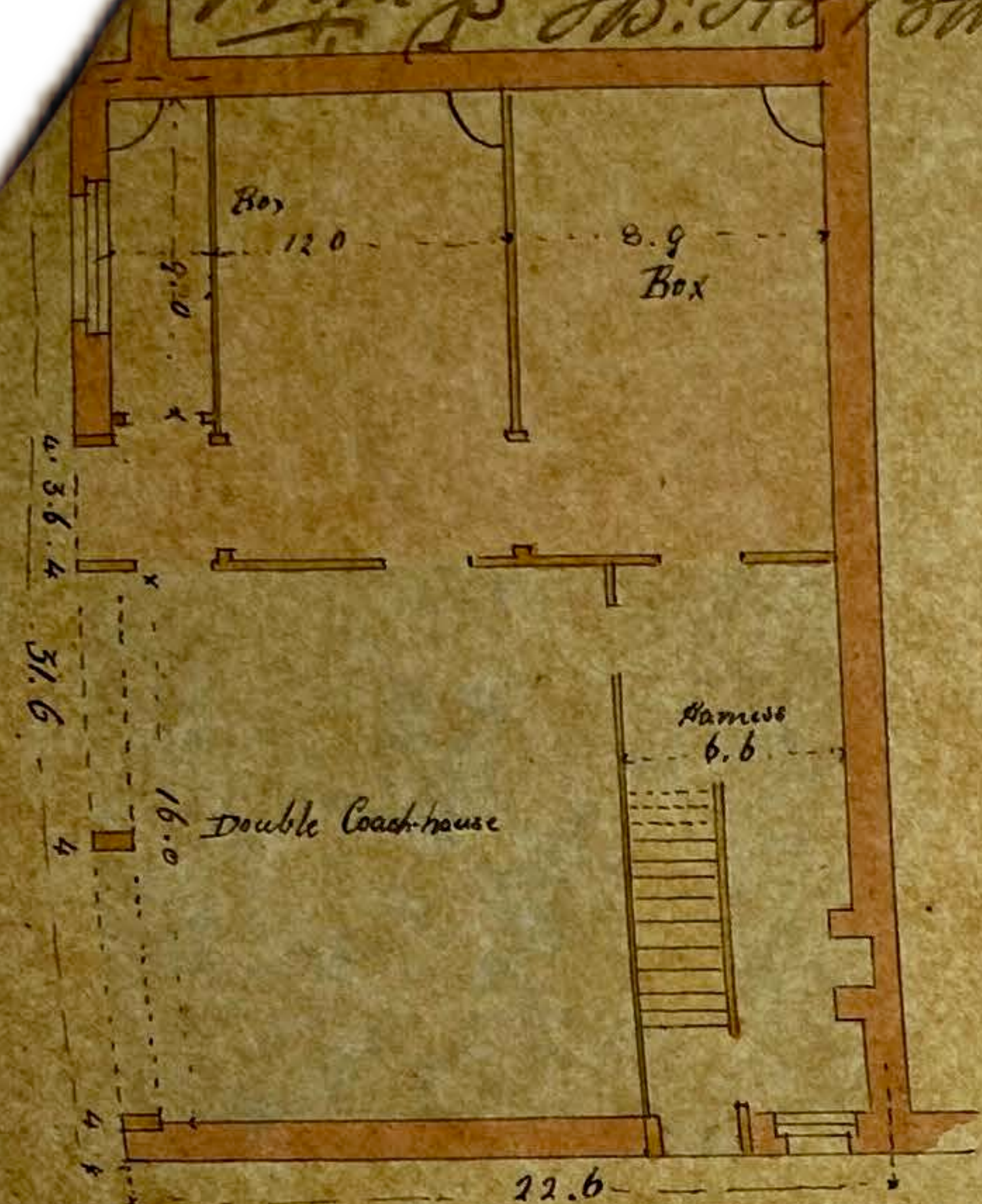
Three Pair Plan



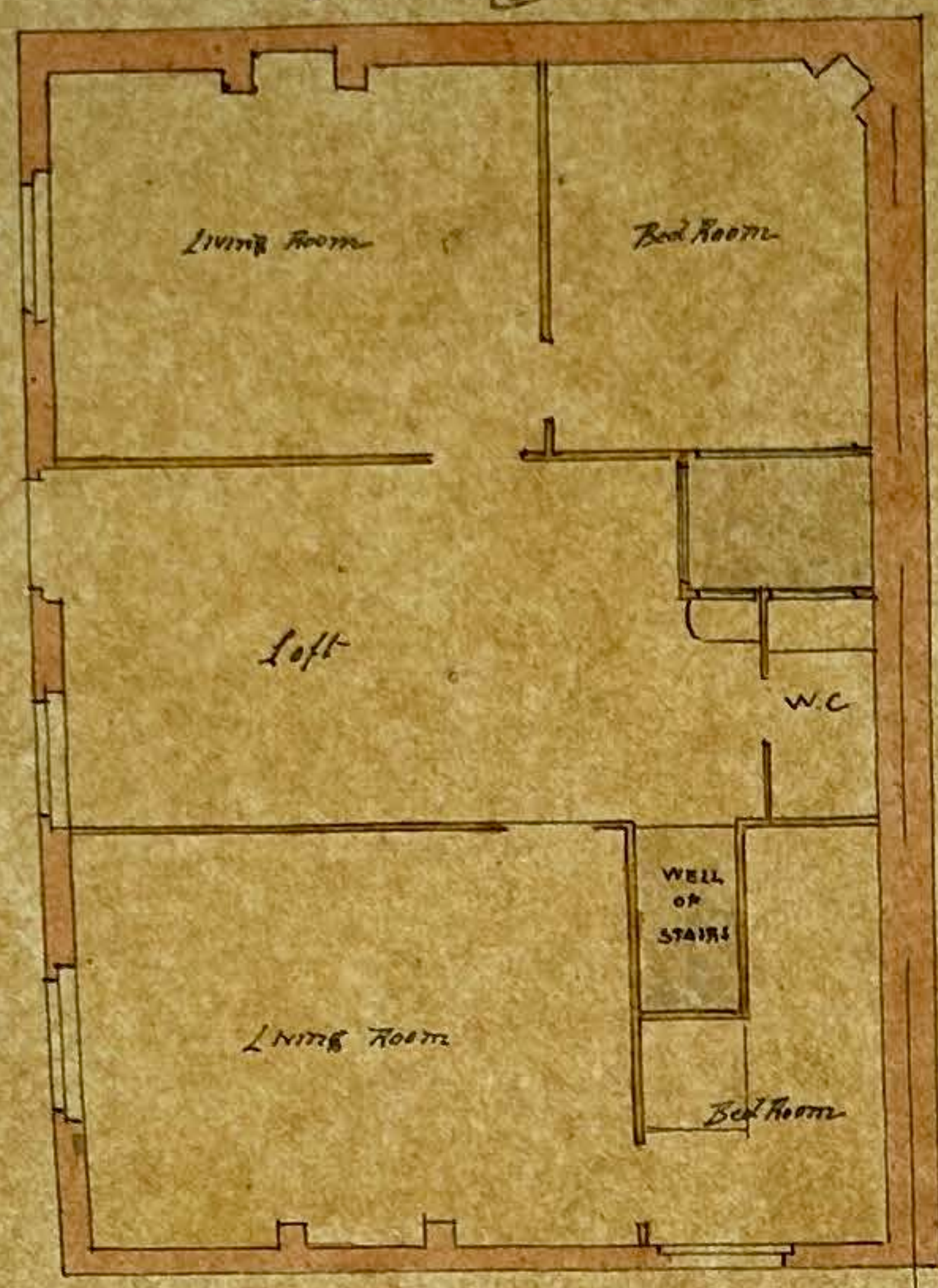
Four Pair Plan

of signing this agreement. And the said Thomas Cubitt also agrees
 with the said Henry Blif that he the said Thomas Cubitt will at his
 own expense furnish the said Henry Blif with an Abstract of his (the
 said Thomas Cubitt's) Title to the said premises hereby agreed to be demised
 commencing with the original Lease thereof to be granted to the said

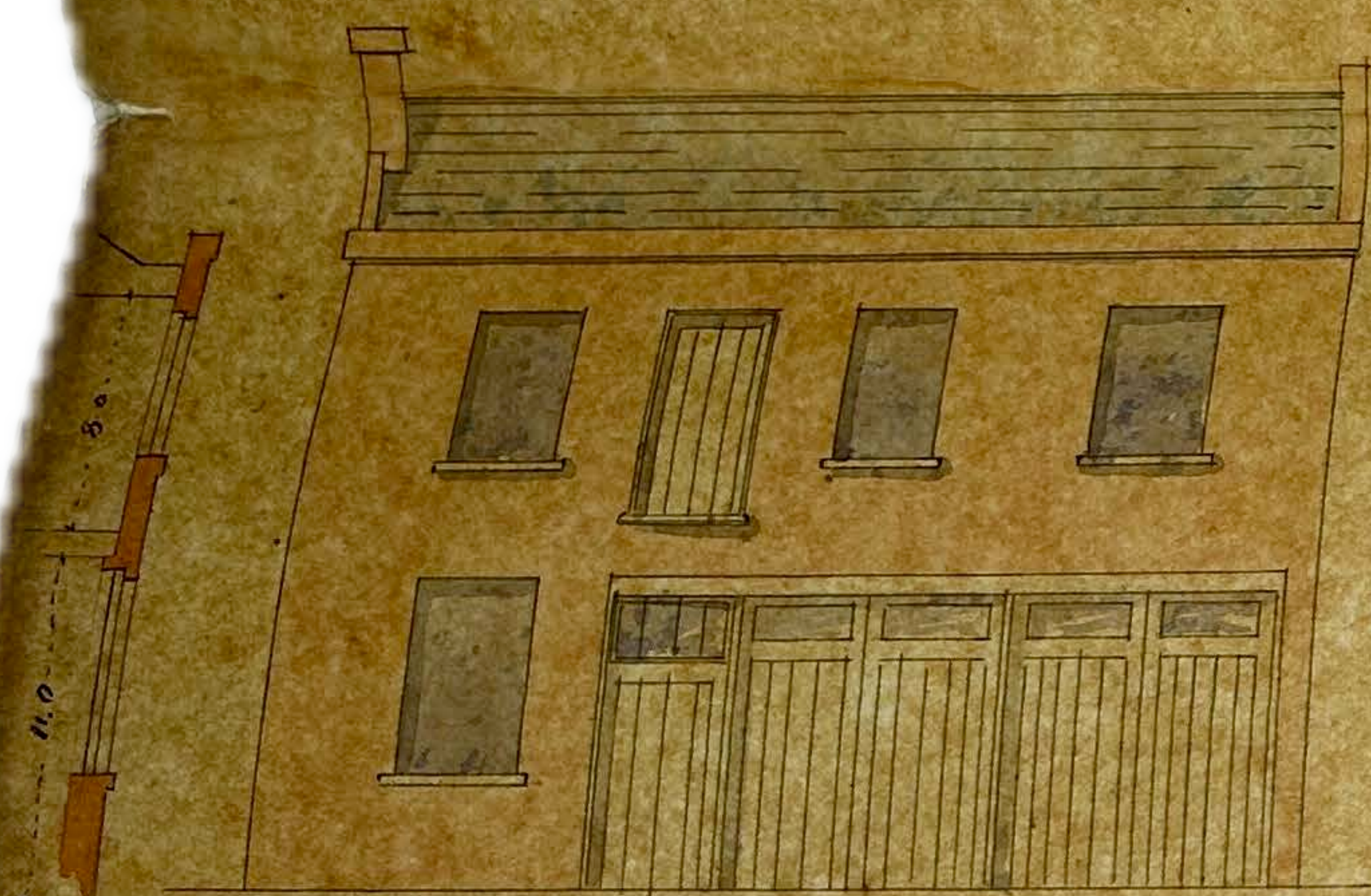
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Wm. H. Barnes
Mr. Cubitt



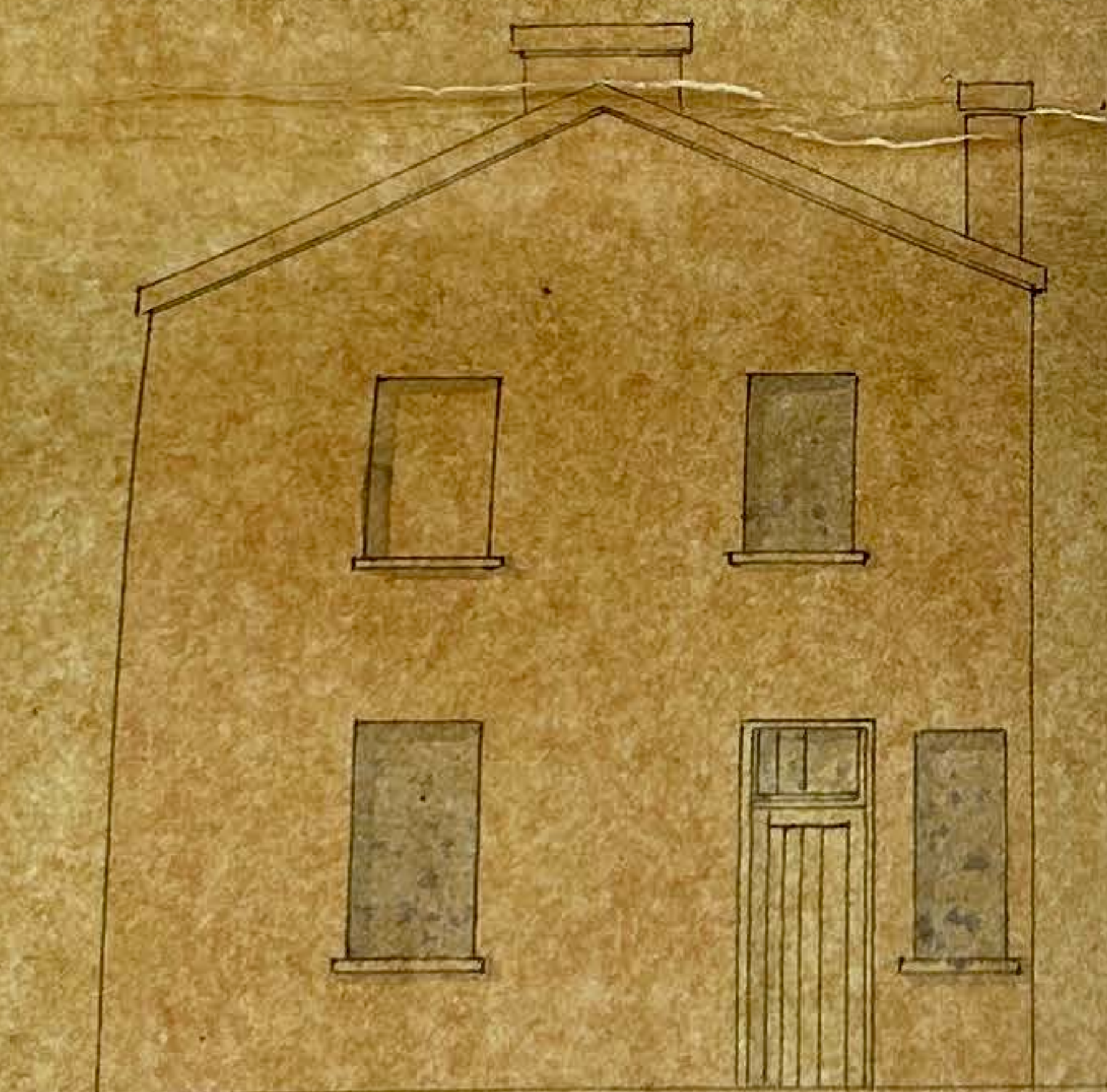
Ground Plan



Loft Plan



Side Elevation



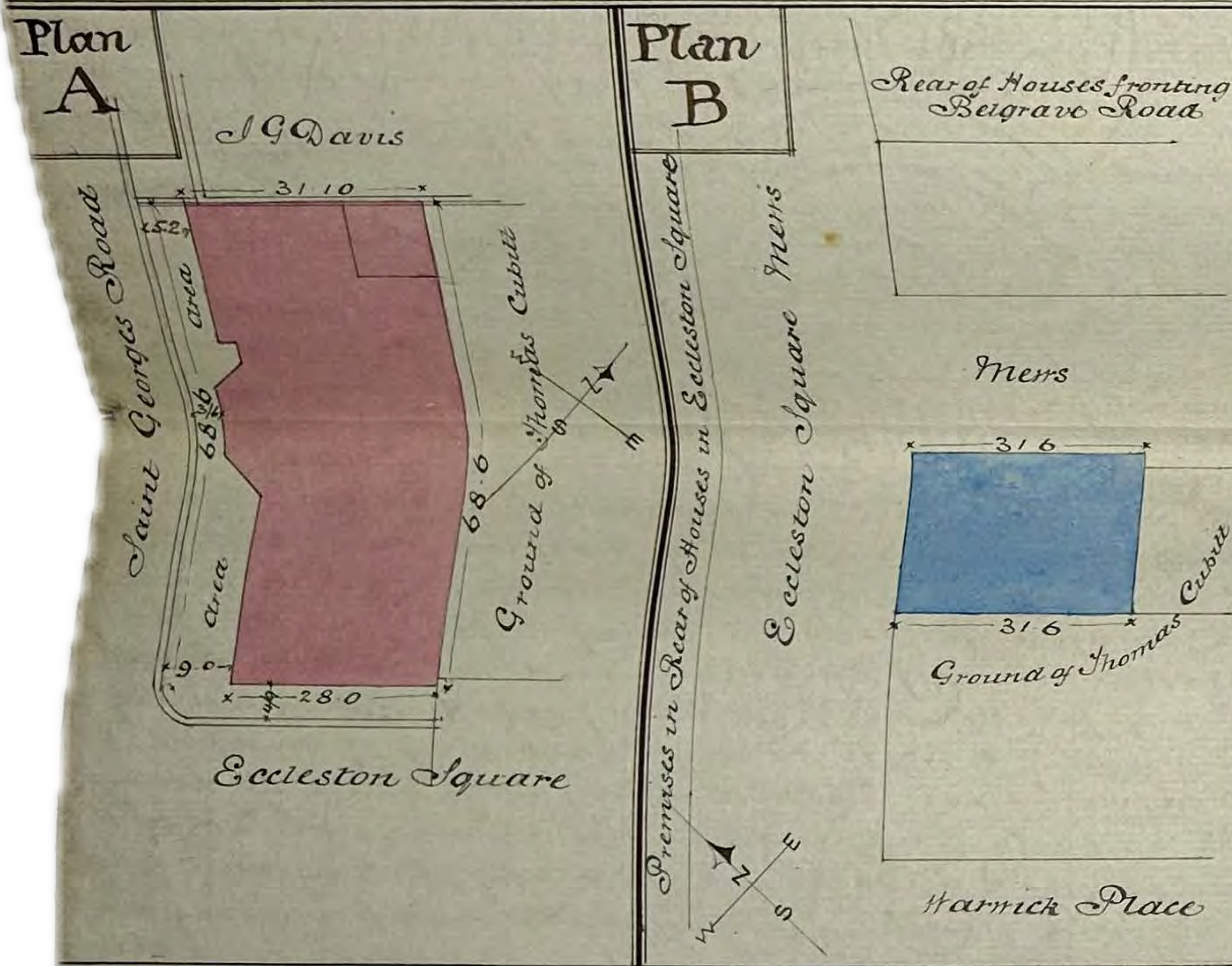
End Elevation

Stable Exchiston Square New

to the Draft form of Lease produced to the said Henry Blifs before the time
of signing this agreement. And the said Thomas Cubitt also agrees
with the said Henry Blifs that he the said Thomas Cubitt will at his
own expense furnish the said Henry Blifs with an Abstract of his (the
said Thomas Cubitt's) Title to the said premises hereby agreed to be demised
commencing with the original Lease there of to be granted to the said

Agreement entered into the thirteenth day of June One thousand eight hundred and fifty four. Between Thomas Cubitt of Eaton place Dulwich Middlesex Builder of the one part and Henry Bliss of the Inner Temple in the City of London Esquire of the other part.

The said Thomas Cubitt hereby agrees with the said Henry Bliss that he the said Thomas Cubitt will demise to him the said Henry Bliss his executors administrators or nominees First. All that piece of Ground situate in the Parish of Saint George Hanover Square Middlesex on the North west side of Eccleston Square and on the North east side of Saint George's Road which said piece of Ground contains a frontage of twenty eight feet on Eccleston Square aforesaid and the same with the other dimensions thereof is more particularly described in Plan A drawn in the margin hereof being colored Red Together with the Dwelling House to be erected thereon as hereinafter mentioned and the appurtenances thereto and together with the use of the Garden in Eccleston Square aforesaid in common with other persons who are or may be entitled to use the same provided the said Henry Bliss his executors administrators or assigns shall pay a fair proportion towards the expense of keeping the Garden and the railing enclosing the same in good order and condition — Secondly. All that piece of Ground situate in the Parish and County aforesaid



on the South east side of a Mews situate at the rear of houses on the South east side of Eccleston Square and on the South west side of a Mews at the rear of houses on the South west side of Belgrave Road which said piece of Ground contains a frontage of twenty two feet six inches on the first mentioned Mews and a frontage of thirty one feet six inches on the secondly mentioned Mews and the same Ground is colored Blue in Plan B drawn in the margin hereof Together with the Coach-house and Stable to be erected on the said last described piece of Ground as hereinafter mentioned

and the appurtenances thereto. To hold the said pieces of Ground and premises for the term of Seventy years to be computed from Lady day which was in the year one thousand eight hundred and fifty. At the clear net yearly Rent of Forty pounds to commence and be payable from Midsummer day one thousand eight hundred and fifty five and to be payable quarterly on the usual quarter days free from any deduction whatsoever (Landlord's Property Tax payable in respect of the said Rent excepted) such Lease and a counterpart thereof to be prepared by the Solicitor of the Lessor at the expense of the Lessee and to contain all such Covenants and provisions as are contained in and to be similar in form to the Draft form of Lease produced to the said Henry Bliss before the time of signing this agreement. And the said Thomas Cubitt also agrees with the said Henry Bliss that he the said Thomas Cubitt will at his own expense furnish the said Henry Bliss with an Abstract of his (the said Thomas Cubitt's) Title to the said premises hereby agreed to be demised commencing with the original Lease thereof to be granted to the said

Thomas Cubitt by the Marquis of Westminster his heirs or assigns deduce a good Title to the said premises under such lease it being a Title of the like in such original lease shall not be called for in the Title whatever anterior to such lease. And the said Thomas Cubitt in consideration of the sum of Four thousand six hundred and fifty pounds to be paid to him by the said Henry Blifs as hereinafter mentioned hereby further agrees with the said Henry Blifs that he the said Thomas Cubitt will in a good and workmanlike manner and with good and sound materials (equal as regards quality of materials and style of workmanship to the House built by the said Thomas Cubitt in Eaton Square and therein numbered 78) erect and build fit for habitation and use (but not including any fixtures) on the piece of Ground first hereinbefore described a dwelling house with outbuildings thereto and on the piece of Ground secondly hereinbefore described a Coachhouse and Stable with doft and dwelling rooms over the same such several buildings to be erected in accordance with the Plans Elevations Section and Specification hereto annexed and marked respectively C. D. E. F. G. and to be completely w^o finished (except as regards certain parts of the painting of the said dwelling House hereinafter referred to) by the first day of May now next ensuing. And it is hereby agreed that the painting of the Ground and one pair of stories and of the Hall and staircase of the said dwelling House shall not be completed by the said first day of May next but that the same shall be done in distemper as a temporary expedient in lieu of painting and that such painting shall be completed by the said Thomas Cubitt at his own expense at such time during the year one thousand eight hundred and fifty six or the following year as shall be most w^o convenient to the said Henry Blifs and be appointed by him for that purpose. And it is further agreed that the said sum of Four thousand six hundred and fifty pounds shall be paid as follows namely Five hundred pounds on the signing of this agreement and Four thousand one hundred and fifty pounds on the first day of May next or so soon thereafter as the said dwelling House Coach house Stable and premises shall be completed in manner aforesaid except the painting hereinbefore specially provided for. Provided always and it is hereby further agreed between the parties hereto that it shall be lawful for the said Henry Blifs to postpone the payment of the said sum of Four thousand one hundred and fifty pounds or any part thereof for any period not exceeding four years to be computed from the said first day of May next and then and in such case the said Henry Blifs shall be deemed and taken to be a yearly Tenant to the said Thomas Cubitt of the aforesaid premises as from the said first day of May next (or the day on which the said dwelling House Stable and premises shall be completed pursuant to this agreement, except as regards the painting specially provided for, in case the same shall not be completed by the said first day of May) and shall as from the said first day of May or such subsequent day as last aforesaid pay the said Thomas Cubitt (over and above the said Rent of Forty pounds) a yearly Rent at and after the rate of Six pounds ten shillings per centum on the said sum of Four thousand one hundred and fifty pounds or on so much thereof as shall remain unpaid a fair proportion of such additional Rent calculated from the said first day of May next or the day on which the said premises shall be completed as aforesaid to be paid on Midsummer day One thousand eight hundred and fifty five and thenceforth the said additional ^{Rent} together with the said Rent of Forty pounds to be paid quarterly on the usual quarter days without deduction. And it is agreed that the

said Henry Blifs shall be at liberty to pay the said sum of Four thousand one hundred and fifty pounds (within the said period of four years from the first day of May next) by instalments of not less than Five hundred pounds each and on payment of any instalment a deduction or allowance shall be made from the said additional rent at the rate of six pounds ten shillings per centum per annum on the amount of such an instalment. - Provided always and it is hereby agreed that if the said Henry Blifs shall pay to the said Thomas Cubitt the sum of Two thousand pounds parcel of the said sum of Four thousand one hundred and fifty pounds on or before the said first day of May ^{now next} or on or before the day on which the said dwelling House shall be completed. - (except as regards the portions of the payments thereof heretofore specially provided for) then the additional rent to be paid in respect of the unpaid portion of the said sum of Four thousand one hundred and fifty pounds shall be computed and paid at and after the rate of Five pounds per centum instead of Six pounds ^{ten shillings} per centum as heretofore provided for. And also that if the said Henry Blifs shall pay any portion of the said sum of Four thousand one hundred and fifty pounds before the said first day of May now next the said Thomas Cubitt shall pay or allow him Interest thereon at the rate of Five pounds per centum per annum from the day or days of a payment unto the said first day of May next such Interest to be retained and deducted out of the unpaid portions of the said sum of Four thousand one hundred and fifty pounds. - And it is hereby further agreed that the said Lease shall be granted when the whole of the said sum of Four thousand one hundred and fifty pounds shall be paid and that until the said Lease shall be granted the said Henry Blifs his executor and administrators shall hold use and occupy the said premises subject to all such covenants restrictions and provisions as he and they would be bound by and subject to if the said Lease had been granted and the said Thomas Cubitt and all persons claiming through or under him shall have all such rights and pounds for recovering payment of the said Rent of Forty pounds heretofore agreed to be reserved and also any additional Rent which from time to time shall be payable as aforesaid as he and they would have if the same Rents were reserved to him or them by a legal demise. And lastly the said Thomas Cubitt agrees in order that the said Henry Blifs may not experience any annoyance from the building of the house intended to be built on the North east side of the house heretofore agreed to be built that he the said Thomas Cubitt will build and finish externally such adjoining House by the first day of May now next. Witnes the hands of the parties hereto

Witness
J. H. Barnes
Clerk to Wm. Jas. Hopgood
King's Co. N. H.

Thine Affection

