



Project Technical Appraisal



Site Address	13 Bonny Street, NW1 9PE
Version	2
Date	06/10/2023
Project Number	2429
Asset Manager	Simon Cole
Building Surveyor	Jade French & Alex Marno
Date of site visit	24/04/2023
Approx Area (sq m)	114.5m ²
Access Restrictions	Entry into the rear arch bricked up, but can be accessed via No.15. No access provided to the left-hand arch due to doors & window being boarded up.
Property Description & Condition	The property is grade 2 listed and consists of a 2 storey unit housed within the wider train station building. It is considered the unit formed part of the train operations at some point in its history, but the unit has been carved out into a residential dwelling. Generally the property is in poor condition and not in a lettable condition and it does not appear that the unit has been used for some time. There are a number of leaks into & within the property which are causing widespread deterioration and dampness.
Works Summary	The works consist of a complete strip out of the unit, attending to all leaks within & into the property, and mechanical drying. New services should then be installed, alongside a renewal of all wall & ceiling finishes, upgrading of the compartmentation/acoustic/thermal elements, new bathroom and kitchen, and all finishes necessary to get the unit to lettable standard.
Outline Scope of Works	
1	Services
1.1	Allow for a full rewire to include 1 x shaver socket and extractor fan to bathrooms, minimum of 3.no double sockets in bedrooms, allow for minimum of 6.no double sockets and extractor fan in kitchen and minimum of 4.no double sockets including an aerial point in living areas. Allow for extractor fan to utility.
1.2	Allow to install a new hard wired Fire alarm system with fire alarm heads in every room including CO ² Monitors where required.
1.3	Allow to build a cupboard to house the Electric Meters using Fire Rated materials.
1.4	Allow to replace existing plumbing including radiators.
1.5	Allow to replace electric meter.
1.6	Allow to install new electric and water services into the property.
1.7	Allow to replace boiler with new 89% energy efficient combination boiler.
2	Elevations (Front and side Elevation only)
2.1	Allow to repoint an area of brickwork to the side extension allow 20LM.
2.2	Allow to reface or replace approx 12 bricks.
2.3	Allow to repair render to plinth and repaint white.
2.4	Allow to overhaul windows.
3	Roof
3.1	N/A - Another Floor above.
4	Internals - General to be Carried Out
4.1	Strip out all damaged fixtures and fittings including dropped ceiling, staircase, kitchen units, wooden panelling approx 80M ² , floor boards, 2.no internal windows, polystyrene tiles and damaged lath and plaster etc (if possible save or create mouldings for any original features for example coving).
4.2	Following strip out of floor examine the condition of any joists and replace if necessary.
4.3	Renew floorboards ensuring a level finish.
4.4	Demolish all partition walls and rebuild with either fire rated plaster board or double board to achieve 60min fire resistance include acoustic insulation. Allow for double moisture resistant plasterboard in kitchens and bathrooms, Joint and tape/ Skim and leave ready to decorate.
4.5	Install suspended ceilings using 60min fire rate plaster board or double layer plaster board to allow for running cables and pipework allow to add ventilation.
4.6	Allow to include acoustic insulation between floors.

4.7	Allow to strip back 4.no windows, remove any boarding, complete epoxy and splice repairs to windows, overhaul box sash including weights and balances and allow to repaint both sides. Allow to install secondary glazing to all windows.
4.8	Allow to repair front entrance door and frame, hang to opposite side and remove security bars.
4.9	Install fire doors and frames to all rooms except bathrooms.
4.10	Allow 50% of the cost to remove the current party wall between no.13 and no.15 and repurpose an existing wall within No.13. Allow to block up door ways and install acoustic lining.
4.11	Allow to decorate.
GROUND FLOOR	
5	Hall/Lobby
5.1	Allow to tape and joint/skim to all walls and ceilings.
5.2	Allow to replace skirting approx 25Lm.
5.3	Allow to replace doors and frames.
6	Room to Right
6.1	Hack back plaster and allow to dry, replaster and leave ready to decorate allow for 17m ² .
6.2	Remove window to the back wall and block up with masonry brickwork.
6.3	Allow to tape and joint/skim plaster to all walls and ceilings.
6.4	Allow to replace doors and frames.
6.5	Allow to replace floor covering 27.2m ² (as per proposed layout).
6.6	Allow to replace skirting approx 20Lm (as per proposed layout).
7	Room to Left
7.1	Sweep chimney and close up using masonry brickwork, allow to include a vent to the chimney.
7.2	Hack off plaster on back wall, chimney and adjacent wall and allow to dry, replaster and leave ready to decorate. Allow for 35m ² .
7.3	allow to tape and joint/skim plaster to all walls and ceilings.
7.4	Allow to replace doors and frames.
7.5	Floors covering and skirting included above.
7.6	Allow to install new kitchen units.
8	Boiler Room
8.1	Allow to replace doors and frames.
8.2	Allow to tape and joint/skim plaster to remaining walls and ceiling.
8.3	Allow to replace skirting approx 6Lm.
8.4	Allow to replace floor covering 4.1m ² .
9	Storage/Side Extension (temporary kitchen)
9.1	Concrete floor, remove remaining tiles to floor and allow to replace.
9.2	Hack off plaster to chimney, replaster and leave ready to decorate.
9.3	Sweep chimney, and block chimney, allow to install an air vent.
9.4	Leaking pipes & services to the side elevation under flat roof, allow to fix leak.
9.5	The flat roof is rotten, allow to demolish the flat roof and frame structure. And rebuild in line with modern standards. Allow for a new roof light.
9.6	Block up window to side elevation in newly formed bathroom with masonry, allow to skim and leave ready to decorate.
9.7	The side elevation near the leaking pipe is in poor condition. Allow to replace brickwork approx 10m ² .
9.8	Allow to tape and joint/skim plaster to all walls and ceilings.
9.9	Allow to replace doors and frames.
9.10	Allow to replace skirting approx 9Lm
9.11	Allow to replace floor covering 3m ²
10	Stairs
10.1	Move stairs to the left side of the party wall include handrail etc.
10.2	Allow to hack back damaged plaster and leave to dry, replaster and leave ready to decorate.
10.3	Allow to replace floor covering approx 13m ²
FIRST FLOOR	
11	Right Hand Room
11.1	Hack off plaster to the rear and front wall and approx 8m ² of the side wall, allow to dry, replaster and leave ready to decorate.
11.2	Sweep chimney and close up using masonry brickwork, allow to include a vent to the chimney.
11.3	Remove tiles to the bottom of the walls.
11.4	Allow to tape and joint/skim plaster to all walls and ceilings.
11.5	Allow to replace doors and frames.

11.6	Allow to replace skirting approx. 15Lm.
11.7	Allow to replace floor coving approx. 13.8m ² .
12	Left Hand Room
12.1	Dampness under the window, allow to hack off plaster and dry, replaster and leave ready to decorate.
12.2	Remove fire place and fire surround, sweep chimney allow to install an air vent.
12.3	Allow to tape and joint/skim plaster to all walls and ceilings.
12.4	Allow to replace doors and frames.
12.5	Allow to build new partition wall to create a en-suite with shower, allow for a new door and frame.
12.6	Allow to replace floor covering approx. 13.6m ² .
12.7	Allow to replace skirting approx 15Lm.