



Project Technical Appraisal



Site Address	15 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)	95.6m ²
Access Restrictions	Entry into the rear arch unrestricted
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 to jet out and CCTV any drains, drains in the arch are blocked.
1.2	Allow to rebuild manhole and chamber in the arch.
1.3	Allow for installation of new foul drainage system to service the flat including new manhole.
1.4	Allow for damp proof tanking to ground floor including pumped drainage .
1.5	Allow to for a full rewire to included 1 x shaver socket and extractor fan to bathrooms, allow for a 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 arial point in living areas. Include emergency lighting. Allow for extractor fan to utility room.
1.6	New Hard wired Fire alarm system including CO ² Monitors where required.
1.7	Allow to build a cupboard to house the Electric Metres using Fire Rated materials.
1.8	Allow to replace existing plumbing and provide radiators.
1.9	Allow to replace both water and electrical supply into the property.
1.1	Allow to replace electric meter.
1.11	Uncontrolled leak coming off water main pipe in arch, causing water damage to bathroom, rear hall and going under the floor. Leaking pipes/services in arch connected to the platform/station above. Widespread outbreak of wood rot & fungus. Allow to check all pipework within the arch and repair as necessary.
1.12	Allow to install a new 89% energy efficient combination boiler.
2	Elevations (Front Elevation only)
2.1	Allow for boiler flue to first floor.
2.2	Allow for cast iron air bricks for extract openings.
2.3	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 suspended ceiling, kitchen units, wooden panelling 50m ² , floorboards 120m ² , internal windows above kitchen 1.5m window, polystyrene tiles 30m ² 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, it is likely we have lost the sub floor due to wood rot and fungal outbreak and sub floor may need to be stripped out.
4.3	Renew floorboards and subfloor ensuring a level finish 120m ² .

4.4	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 ensuring a 60 min compartmentation.
4.5	Rebuild partition walls 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.
4.6	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.
4.7	Insulate in between floors at both ground and first floor levels.
4.8	Allow to strip back 5.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.
4.9	Allow to repair front entrance door and frame, hang to opposite side and remove security bars.
4.10	Install 60min fire doors and frames on all rooms except bathrooms.
4.11	Fungal treatment to whole ground floor.
4.12	Allow to decorate.
GROUND FLOOR	
5	Hall/Lobby/Stairs
5.1	Allow to tape and joint/skim plaster to all walls and ceilings.
5.2	Allow to replace doors and frames.
5.3	Allow to replace skirting approx 20LM.
5.4	Allow to replace floor covering approx 23m ² .
5.5	Allow for new replacement staircases, railings etc in new position.
5.6	Allow to build new partition walls to create a bedroom with en-suite with shower (as per proposed layout).
6	Kitchen
6.1	Install new kitchen including units, sink, etc.
6.2	Allow to tape and joint/skim plaster to all walls and ceilings
6.3	Allow to replace doors and frames
6.4	Allow to replace skirting approx 20Lm
6.5	Allow to replace floor covering approx 19.5m ²
7	Living room
7.1	Remove gas fire and fire surround, sweep chimney and block opening, allow to install an air vent
7.2	Replaster chimney and wall
7.3	Allow to tape and joint/skim plaster to all walls and ceilings.
7.4	Allow to replace doors and frames.
7.5	Allow to replace skirting approx 18LM.
7.6	Allow to replace floor covering with carpet 14.7M ² .
7.7	Create new doorway into the newly formed store cupboard.
8	Bathroom
8.1	Completely strip out including all woodwork, tiles, bathroom units.
8.2	Allow to replace WC only.
8.3	Allow to build new partition to create a store room under stairs.
8.4	Allow to replace floor covering approx 1.7M ² .
8.5	Allow to replace skirtings approx 5Lm.
8.6	Allow to replace doors and frames.
9	Arch
9.1	Allow to fit new door and frame.
FIRST FLOOR	
10	Left Hand Room
10.1	Brick up between flat 7m ² .
10.2	Allow to tape and joint/skim plaster to all walls and ceilings.
10.3	Allow to replace doors and frames.
10.4	Allow to replace skirting approx 13LM.
10.5	Allow to replace floor covering approx 9M ² .
10.6	Allow to build new partition wall to create a en-suite with bath, allow for a new door and frame.
11	Middle Room
11.1	Allow to tape and joint/skim plaster to all walls and ceilings.
11.2	Allow to replace doors and frames.

11.3	Allow to replace skirting approx 15LM.
11.4	Allow to replace floor covering approx 8.2m ² .
12	Right Hand Room
12.1	Sweep chimney and close up using masonry brickwork, allow to include a vent to the chimney.
12.2	Allow to tape and joint/skim plaster to all walls and ceilings.
12.3	Allow to replace doors and frames.
12.4	Allow to replace skirting approx 13LM.
12.5	Allow to replace floor covering 11.8M ² .
12.6	Allow to build new partition wall to create a en-suite with shower, allow for a new door and frame.