



HERITAGE SCHEDULE OF WORKS
IN SUPPORT OF
REPAIR WORKS
AT
77 SOUTH END ROAD, London NW3 2RJ



Date: 13 May 2024

Our Ref: 233278

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Page 2
Date: 14 March 2024
Heritage Statement
Our Ref: 233278

CONTENTS

1.0 INTRODUCTION

2.0 TABLE OF WORKS

3.0 SUMMARY OF WORKS



Page 3
Date: 14 March 2024
Heritage Statement
Our Ref: 233278

1.0 INTRODUCTION

- 1.1 This Heritage Schedule has been prepared by Gateley Smithers Purslow in support of repair works at 77 South End Road, London NW3 2RJ.
- 1.2 This statement seeks to fulfil the requirements of paragraph 194 of the National Planning Policy Framework (NPPF) (2012), which states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by setting. It is proportionate to the scale of the development proposed.
- 1.3 This statement should be read together with all existing and proposed drawings and supplemental building reports. From here on the term “the building” will refer to the existing building and the term “the site” to refer to the site subject to this application. Where required it also takes guidance from Historic England advice Note 12 ‘Statements of Heritage Significance in Heritage Assets’.



Page 4
Date: 14 March 2024
Heritage Statement
Our Ref: 233278

2.0 Schedule

Room	Existing	Proposed
Basement		
Guest Bedroom	Hack off and remove existing stone flooring to the entirety of the basement area back to screeded floor finish.	Supply and install minimum 100mm thick acoustic insulation between floor joists in accordance with Building Regulations at basement, ground and first floor level prior to enclosing.
Hallway	Strip and remove existing plasterboard ceiling. Hack off and remove existing stone flooring to the entirety of the basement area back to screeded floor finish.	
Dining Room	Strip and remove existing plasterboard ceiling. Hack off and remove existing stone flooring to the entirety of the basement area back to screeded floor finish.	
Kitchen	Not part of works	Not part of works
Basement Shower Room	Strip and remove existing plasterboard. Hack off and remove existing wall tiling to all areas where applied to the basement shower room. Hack off and remove existing stone flooring to the entirety of the basement area back to screeded floor finish.	To wet areas, comprising second floor shower room, first floor bathroom and basement level WC, include for use of foil-backed plasterboard in lieu of standard boards.
Stairway		



Ground Floor		
Ground Floor	<p>Strip off and remove existing plasterboard finishes to underside of staircase between ground and first floor level. Make good all surfaces disturbed.</p> <p>Strip out and remove existing plasterboard and lath and plaster ceilings to the ground floor hallway and reception room including plaster cornicing.</p>	<p>Supply and install minimum 100mm thick acoustic insulation between floor joists in accordance with Building Regulations at basement, ground and first floor level prior to enclosing.</p> <p>Supply and install new plaster cornicing of the ground floor reception room and hallway complete to match profile of that existing. If 'off the shelf' matching cornicing cannot be obtained, the contractor is to allow for a specialist subcontractor to template and run new to match original design.</p>
First Floor		
First Floor	<p>Hack off and remove existing wall tiling to all areas where applied to the second floor shower room, first floor bathroom and basement shower room.</p> <p>Strip out and remove existing lath and plaster and plasterboard ceilings to the first-floor level front bedroom, rear bedroom, bathroom and landing complete</p> <p>Strip out and remove plasterboard ceiling to first floor landing, half landing, half landing lobby and rear bedroom. Denail all joists</p>	<p>Supply and install minimum 100mm thick acoustic insulation between floor joists in accordance with Building Regulations at basement, ground and first floor level prior to enclosing.</p> <p>To wet areas, comprising second floor shower room, first floor bathroom and basement level WC, include for use of foil-backed plasterboard in lieu of standard boards.</p>



	<p>Strip out and remove existing plasterboard ceiling to the first floor front bedroom and ensuite. Denail all joists.</p> <p>Strip off and remove plasterboard wall linings to the following areas and make good all services disturbed.</p> <ul style="list-style-type: none">• First floor bedroom, adjacent to ensuite• Half landing bedroom and lobby <p>Strip out and remove existing timber engineered flooring to the entirety of the first floor bedroom and ensuite including any insulation and backing material beneath. Samples to be left onsite for later matching. Make good all surfaces disturbed.</p>	
Second Floor		
Second Floor	<p>Hack off and remove existing wall tiling to all areas where applied to the second floor shower room, first floor bathroom and basement shower room. Make good all services disturbed.</p> <p>Hack off and remove existing tiled flooring to the below noted areas. Include for removal of any tile backer and adhesive beneath to expose original floor substrate:</p> <ul style="list-style-type: none">• Second floor shower room, including the shower enclosure	<p>Supply and install minimum 100mm thick acoustic insulation between floor joists in accordance with Building Regulations at basement, ground and first floor level prior to enclosing.</p> <p>To wet areas, comprising second floor shower room, first floor bathroom and basement level WC, include for use of foil-backed plasterboard in lieu of standard boards.</p> <p>Supply only new tiling to the following areas to exactly match configuration of that as existing.</p>



Page 7
Date: 14 March 2024
Heritage Statement
Our Ref: 233278

Master Data		<p>To all areas where existing plaster finishes have been hacked off, prepare and replaster with lime plaster to match existing.</p> <p>To all areas where removed during strip out or required in connection with wall and floor finish repair works, supply and install new softwood timber skirting boards to exactly match profile of those as existing. All fixing holes to be filled and sanded down prior to redecoration.</p> <p>Supply only of the following sanitaryware to exactly match that as removed.</p>



Page 8
Date: 14 March 2024
Heritage Statement
Our Ref: 233278