

Scope of Works

**7 John Street
WC1N 2ES**

November 2024



Prepared by Glas Architect

Mezzanine Offices
John Trundle Court, Barbican
London EC2Y 8DJ

1.0 General

1.1 Demolition

Demolitions and alterations are indicated in red dotted lines on the application drawings.

1.1 Proposed new

Any interventions and proposed new items are indicated on the application drawings in blue.

2.0 Basement Floor

2.1 Rear Lightwell

New raised tile flooring to match level of floor finish to rear basement floor room.

Render finish to external walls of rear lightwell to be repaired/replaced where necessary.

New glass link/corridor connecting basement rear room to proposed new wine cellar.

2.2 Basement Floor Rear Room (Cinema / Snug Room)

New plank style engineered natural timber flooring.

Walls to be painted and or to receive decorative finish.

New timber stud wall to block existing door to neighbouring property; new wall to be skimmed and painted/receive decorative finish; to take new skirting and cornicing.

Existing skirting and cornicing to be replaced with new; to match/complement skirting and cornicing on ground floor; to be painted.

Existing door to rear lightwell to be removed to allow for glass link to wine cellar.

Existing windows to rear lightwell to be removed; opening to be full height to allow for 2x French patio doors; to be timber and to be painted.

Existing 6 panel internal doors, door frames and architraves to be retained, repaired, refurbished and / or replaced with like for like where necessary; to be painted.

Radiators not original to the building to be removed.

New built-in bar; to be natural timber finish; to be oiled / lacquered and to take stone worktop and splashback.

New fireplace and hearth to match/ complement existing fireplaces on ground and first floor; to be painted and / or receive decorative finish.

2.3 Basement Floor Front Room (Gym)

New plank style engineered natural timber flooring.

Walls to be painted and or to receive decorative finish.

Existing skirting boards and cornicing to be replaced with like for like; to be painted.

Existing box sash windows to be retained, repaired, refurbished, and overhauled; to be painted.

Radiators not original to the building to be removed.

Existing door opening to corridor to be blocked off with new stud partition wall; to be painted and to take skirting and cornicing; to match existing.

New internal timber doors; to match / complement existing 6 panel doors; to be painted.

2.4 Basement Floor Shower Room

Existing kitchen fittings to be removed.

Existing partition wall to be removed to increase shower room floor area.

Existing wall and floor finishes to be removed.

New timber stud wall to block existing doorway to rear room (proposed cinema/snug room); to be skimmed and tiled.

New tiling to all walls and floor.

New timber door to gym room; to match / complement existing 6 panel doors; to be painted.

2.5 Basement Floor Utility Room

New plank style engineered natural timber flooring.

Existing walls to be painted.

Existing skirting boards and cornicing to be replaced with like for like; to be painted.

New stud partition wall to be skimmed and painted; to take skirting and cornicing to match existing and to be painted.

New timber door; to match / complement existing 6 panel doors; to be painted.

2.6 Basement Floor Staircase and Corridor

New plank style engineered natural timber flooring to corridor.

Stair treads and risers to be sanded and repainted; to be finished with carpet runner.

Existing walls to be painted and / or to receive decorative finish.

Existing skirting and cornicing to be refurbished and where possible retained and / or replaced with like for like; to be painted.

Staircase balustrade to be refurbished and where possible retained and / or replaced with like for like; to be painted.

3.0 Landing Between Basement and Ground Floor

3.1 WC

Existing sanitaryware fittings to be removed and replaced with new.

Existing wall and floor finishes to be removed.

New floor and wall finish to be tiled.

4.0 Ground Floor

4.1 Ground Floor Rear Room (Kitchen / Dining Room)

New plank style engineered natural timber flooring.

Existing walls to be painted and or to receive decorative finish.

Existing skirting, cornicing and dadoes to be refurbished and where possible retained and/or replaced with like for like.

Existing wall panelling to be retained, repaired, and refurbished where necessary; to be painted.

Existing box sash windows to be retained, repaired, refurbished, and overhauled; to be painted.

Existing fireplace and hearth to be refurbished, repaired, and retained; to receive decorative finish and / or be painted.

Existing timber doors and door architraves to be retained, refurbished and/or replaced with like for like; to be painted.

Existing / original radiators to be retained; to be painted.

4.2 Ground Floor Front Room (Reception)

New plank style engineered natural timber flooring.

Walls to be painted and / or to receive decorative finish.

Existing skirting, cornicing and dadoes to be refurbished and where possible retained and/or replaced with like for like.

Existing wall panelling to be retained, repaired, and refurbished where necessary; to be painted.

Existing box sash windows to be retained, repaired, refurbished, and overhauled; to be painted.

Existing fireplace and hearth to be refurbished, repaired, and retained; to receive decorative finish and / or be painted.

Existing timber doors and door architraves to be retained, refurbished and/or replaced with like for like; to be painted.

Existing / original radiators to be retained; to be painted.

4.3 Ground Floor Entrance Hallway

New tiled flooring.

Existing skirting, cornicing and dadoes to be refurbished and where possible retained and/or replaced with like for like.

New timber wall panelling boards and beading to match / complement wall panelling to ground floor rooms; to be painted.

Walls to be painted and / or receive decorative finish.

Radiators in hallway to be removed.

Existing timber doors and door architraves to be retained, refurbished and/or replaced with like for like; to be painted.

4.4 Storage

New plank style engineered natural timber flooring.

Walls to be painted and / or to receive decorative finish.

Existing skirting to be refurbished and where possible retained and/or replaced with like for like.

New timber door to partition wall; to match / complement existing 6 panel doors; to be painted.

4.4 Staircase

Stair treads and risers to be sanded and repainted; to be finished with carpet runner.

Walls to be painted and / or to receive decorative finish.

Existing skirting to be refurbished and where possible retained and / or replaced with like for like; to be painted.

Staircase balustrade to be refurbished and where possible retained and / or replaced with like for like; to be painted.

5.0 Landing Between Ground and First Floor

5.1 WC

Existing sanitaryware fittings to be removed.

Existing floor finishes to be removed.

New floor to be tiled.

Walls to be painted and / or to receive decorative finish.

Existing timber doors to be retained, refurbished and/or replaced with like for like; to be painted.

6.0 First Floor

6.1 First Floor Rear Room (Study / Library / Lounge)

New plank style engineered natural timber flooring.

Walls to be painted and or to receive decorative finish.

Existing skirting boards, cornicing and dadoes to be replaced with like for like; to be painted.

Existing box sash windows to be retained, repaired, refurbished, and overhauled; to be painted.

Existing timber doors and door architraves to be retained, refurbished and/or replaced with like for like; to be painted.

Existing fireplace and hearth to be refurbished, repaired, and retained; to receive decorative finish and / or be painted.

Existing / original radiators to be retained; to be painted.

New built-in shelving unit; to be natural timber finish; to be oiled / lacquered.

6.2 First Floor Front Room (Formal Living Room)

New plank style engineered natural timber flooring.

Walls to be painted and or to receive decorative finish.

Existing skirting boards, cornicing and dadoes to be replaced with like for like; to be painted.

Existing box sash windows to be retained, repaired, refurbished, and overhauled; to be painted.

Existing timber doors and door architraves to be retained, refurbished and/or replaced with like for like; to be painted.

Existing fireplace and hearth to be refurbished, repaired, and retained; to receive decorative finish and / or be painted.

Existing / original radiators to be retained; to be painted.

6.3 First Floor Storage

New plank style engineered natural timber flooring.

Walls to be painted and / or to receive decorative finish.

6.4 Staircase and First Floor landing

Stair treads and risers to be sanded and repainted; to be finished with carpet runner.

New plank style engineered natural timber flooring to first floor landing.

Walls to be painted and / or to receive decorative finish.

Existing skirting and cornicing to be refurbished and where possible retained and / or replaced with like for like; to be painted.

Staircase balustrade to be refurbished and where possible retained and / or replaced with like for like; to be painted.

7.0 Landing Between First and Second Floor

7.1 Storage

Existing sanitaryware fittings to be removed.

Existing floor finishes to be removed.

Partition walls to be removed.

Ceiling height to be lowered to allow for en-suites on the floor above.

New plank style timber flooring.

Walls to be painted and / or to receive decorative finish.

Existing skirting to be refurbished and where possible retained and/or replaced with like for like; to be painted

8.0 Second Floor Plan

8.1 Second Floor Rear Room (Double Bedroom)

Existing floor finish to be sanded; floor to be finished with carpet.

Partition walls to be removed.

Walls to be painted and or to receive decorative finish.

Existing skirting boards and cornicing to be replaced with like for like; to be painted.

Existing box sash windows to be retained, repaired, refurbished, and overhauled; to be painted.

New timber doors and door architraves; to match / complement existing six panel doors; to be painted.

Existing fireplace and hearth to be refurbished, repaired, and retained; to receive decorative finish and / or be painted.

Radiators not original to the building to be removed

New built-in wardrobe and shelving; to be natural timber finish; to be oiled / lacquered.

New stud partition wall to be skimmed and painted; to take skirting and cornicing to match existing and to be painted.

8.2 Second Floor Front Room (Double Bedroom)

Existing floor finish to be sanded; floor to be finished with carpet.

Walls to be painted and or to receive decorative finish.

Existing skirting boards and cornicing to be replaced with like for like; to be painted.

Existing box sash windows to be retained, repaired, refurbished, and overhauled; to be painted.

Existing timber doors and door architraves to be retained, refurbished and/or replaced with like for like; to be painted.

New timber door and door architrave to en-suite; to match / complement existing six panel doors; to be painted.

Existing fireplace and hearth to be refurbished, repaired, and retained; to receive decorative finish and / or be painted.

Radiators not original to the building to be removed

New built-in wardrobe and shelving; to be natural timber finish; to be oiled / lacquered.

New stud partition walls to be skimmed and painted; to take skirting and cornicing to match existing and to be painted.

8.3 Second Floor En-suites

Existing partition walls to be removed to increase shower room floor area.

Existing wall and floor finishes to be removed; new finishes to be tiled.

New timber stud walls; to be skimmed and tiled.

New timber stud wall to block existing door to neighbouring property; to be skimmed.

8.4 Staircase and First Floor landing

Stair treads and risers to be sanded and repainted; to be finished with carpet runner.

Existing staircase to third floor to be removed.

New timber staircase to third floor; to be painted and finished with carpet runner.

Landing floor finish to be sanded; to be finished with carpet.

Walls to be painted and / or to receive decorative finish.

Existing skirting and cornicing to be refurbished and where possible retained and / or replaced with like for like; to be painted.

Staircase balustrade to be refurbished and where possible retained and / or replaced with like for like; to be painted.

Existing oval decorative plaster features to third floor staircase wall to be retained.

9.0 Third Floor Plan

9.1 Third Floor Plan Rear Rooms (Double Bedroom)

Existing floor finish to be sanded; floor to be finished with carpet.

Partition walls to be removed.

Walls to be painted and or to receive decorative finish.

Existing skirting boards to be replaced with like for like; to be painted.

Existing windows to be retained, repaired, refurbished, and overhauled; to be painted.

New timber doors and door architraves; to match / complement existing six panel doors; to be painted.

Radiators not original to the building to be removed

New built-in wardrobe and shelving; to be natural timber finish; to be oiled / lacquered.

New stud partition wall to be skimmed and painted; to take skirting and cornicing to match existing and to be painted.

Ceiling to be removed partly to increase floor to ceiling heights; roof trusses to be exposed where possible/ feasible.

New roof lights to be thermally broken aluminium double glazed; to be polyester powder coated.

9.2 Third Floor Plan Front Room (Double Bedroom)

Existing floor finish to be sanded; floor to be finished with carpet.

Partition walls to be removed.

Walls to be painted and or to receive decorative finish.

Existing skirting boards to be replaced with like for like; to be painted.

Existing box sash windows to be retained, repaired, refurbished, and overhauled; to be painted.

New timber doors and door architraves; to match / complement existing six panel doors; to be painted.

Radiators not original to the building to be removed

New built-in wardrobe and shelving; to be natural timber finish; to be oiled / lacquered.

New stud partition wall to be skimmed and painted; to take skirting and cornicing to match existing and to be painted.

Ceiling to be removed partly to increase floor to ceiling heights; roof trusses to be exposed where possible/ feasible.

9.3 Third Floor En-suites

Kitchen fittings to be removed.

Existing partition walls to be removed.

Existing wall and floor finishes to be removed; new finishes to be tiled.

New timber stud walls; to be skimmed and tiled.

New timber stud wall to block existing door to neighbouring property; to be skimmed and tiled.

Existing rooflight to be replaced with new; to be thermally broken aluminium double glazed; to be polyester powder coated.

9.4 Third Floor Staircase and Landing

Existing staircase to third floor to be removed.

New timber staircase to third floor; to be painted and finished with carpet runner.

Walls to be painted and / or to receive decorative finish.

Existing skirting and cornicing to be refurbished and where possible retained and / or replaced with like for like; to be painted.

New staircase balustrade to match / complement existing balustrade; to be painted

Existing roof lantern to be retained, repaired, and refurbished; to be painted.

Secondary roof lantern (not original to the building), to be removed to reveal original lantern.