

**36 DOWNSHIRE HILL,
HAMPSTEAD,
LONDON
NW3 1NU**

SCHEDULE OF WORKS

Prepared by
s p planning and Tasou Associates

12 March 2013
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1.0 INTRODUCTION

- 1.1 This Schedule of Works relates to an application for listed building consent and planning permission for internal and external alterations to 36 Downshire Hill, Hampstead, London NW3 1NU, a grade II listed dwelling situated within the Hampstead Conservation Area.
- 1.2 Works comprising the demolition of the conservatory and garage and their replacement by a single-storey lower ground floor addition and garage are the subject of a separate planning application and are not therefore covered in this report.
- 1.3 The following provides a detailed description of the proposed works including those internal and external works that are considered to affect the historical or architectural significance of the property. A detailed analysis of the changes to the property since its construction in the early-nineteenth century and analysis of the features that contribute to its significance is provided in the Heritage Statement submitted with the applications. Internal elements of significance that will be retained and protected during the works are listed at Section 7.0 of this Schedule.
- 1.4 The Schedule should be read in conjunction with the application drawings prepared by Tasou Associates. Together they form a full inventory of the proposed works for which planning and listed building consent is sought.
- 1.5 The principal works for which consent is sought are:
1. Replacement of the "lean-to" structure by a glazed "porch" element with a door and a panelled hard wood door installed under the entrance bridge.
 2. Replacement of the rooflight on the front-facing roof slope by a conservation style metal framed rooflight.
 3. The rendered elevations to be re-rendered with rustication and details to replicate the existing. .
 4. Floor levels within the lightwell and pair of vaults to be lowered.
 5. External soil vent and drainage pipes, security alarm, rainwater down pipe on rear elevation and roof level satellite dish to be removed.

6. The removal of partitions, doors, storage cupboards and bathroom suites and plumbing within the 1925 wing and the creation of a series of en-suite and family bathrooms,
7. Alterations within the original part of the house comprising:
 - o Formation of opening between LG.01 and LG.02.
 - o Formation of opening and installation of a door between the master bedroom (1.01) and room 1.02.
 - o Opening between 1.01 and 1.06 (bathroom) to be adjusted.
 - o Opening formed between 2.01 and 2.06 (bathroom) and recess in-filled.
 - o Removal of fitted cupboards and shelves.

2.0 EXTERNAL ENVELOPE

External walls

- 2.1 Rendered elevations to be re-rendered to match existing and painted almond white.
- 2.2 General re-pointing of brickwork to match existing where required.
- 2.3 Water pipe on north elevation removed.

Windows/glazing

- 2.4 Timber sash windows will be retained and re-painted. Where necessary they will be repaired and overhauled.
- 2.5 Rooflight on front roof slope to be replaced by conservation style metal framed rooflight (drawing LP.04).
- 2.6 The 1925 patio doors to LG.04 will be retained and full-height sidelights to match existing installed to either side (drawing LP.05)
- 2.7 All secondary glazing to be removed
- 2.8 Distorted arch to window in room 1.02 to be made good/re-instated in rendered brickwork to match. (drawing LP.05)
- 2.9 Window head supports to be checked and overhauled/replaced if necessary.
- 2.10 External security bars (and safety bars top floor front) generally retained and made good/re-painted. LG.02 internal security grill removed and LG.04 replaced. (Remaining security bars retained internally)
- 2.11 Existing concrete cills generally re-pointed and overhauled where necessary.

External doors

- 2.12 The existing front entrance door, frame and fanlight will be retained, refurbished and re-painted.
- 2.13 Lower ground floor door to lightwell replaced by door to match. (Drawing LP.01)
- 2.14 Existing door D-LG-05 to be fixed shut and reveals in-filled behind.
- 2.15 New door to existing opening below entrance bridge. (Drawing LP.01)

Roof

- 2.16 Tiles to be retained and made good where necessary.
- 2.17 Soffits and fascias to be overhauled.
- 2.18 Mineral wool insulation between and over ceiling joists to roof space
- 2.19 Flashings to be made good/replaced where necessary in accordance with Lead Sheet Association details.
- 2.20 1925 chimneys to be re-pointed with flaunching and chimney posts replaced all to match existing. New flue vent stops to be installed where required (or blank stoppers where dummy pots).
- 2.21 Early 19th Century chimneys to front to be re-rendered and flaunching to be replaced to match existing. Chimney pot stops to be replaced with flue vent type where required (or blank stoppers where dummy pots).

3.0 EXTERNAL WORKS

Lightwells and vaults

- 3.1 The brickwork to the wall between lightwell 2 and entrance to be made good/repointed to match existing
- 3.2 The floor to lightwell 1 is to be lowered to allow access into store areas with sufficient headroom.
- 3.3 The floor to the existing vaults are to be lowered to allow more sufficient headroom and a new solid floor construction is to be installed. They are also to be waterproofed with a cavity drainage membrane (which drains into a small sump linked to the existing drainage system below ground). They will then be lined with plasterboard on battens.
- 3.4 New glazed link in 'frameless' glass to replace existing timber/corrugated plastic 'lean to' beneath entrance bridge. (Drawings LP.01 and LP.04)
- 3.5 Walls inside glazed link to be rendered and painted.

Front garden

- 3.6 No changes proposed.

Railings

- 3.7 All existing railings will be retained.

Rear garden

- 3.8 Existing sunken patio to be enlarged.

4.0 INTERNAL ELEMENTS

Walls and openings

- 4.1 All internal walls within the upper ground, first and second floor of the early-nineteenth century part of the property will be retained (Drawings 1427 LP.02 & LP.03). The original plan form will be retained with a door opening formed between the master bedroom (room 1.01) and the rear room (1.02) at first floor level (drawing LP.03 and LP.11)
- 4.2 At lower ground floor level an opening would be formed between rooms LG.01 and LG.02. This opening will not extend to the ceiling and will not affect any decorative features of interest. (Drawing LP.01 and LP.12)
- 4.3 Doors D-LG-07 & 08 to be combined into one larger opening with new lintol above
- 4.4 Plasterwork to be replaced where damp is evident internally (due to defective pointing or render externally) i.e. in rooms 1.01, 1.04.
- 4.5 Cracked plaster finishes to be made good.
- 4.6 New insulated plaster board lining fixed to 25x50 treated softwood battens fixed to existing masonry through vertical damp proof course in locations indicated on plans LP.01-03. Existing plaster to be stripped in these locations.

New partitions (1925 wing only)

- 4.7 New partitions will be formed from 100x50 treated softwood studwork filled with Rockwool insulation and lined either side with 12.5mm plasterboard and skim coat.

Floors

- 4.8 The lower ground level floor to the new cloak room, lobby and wc area in the 1920's wing will be removed and a solid floor installed at the same level as the formal dining room with any necessary underpinning to

adjacent walls, if required. New steps will be introduced as indicated on LP.01.

- 4.9 Existing timber floor to the lower ground floor (room LG.02 and LG.03) to be replaced with a solid floor construction.
- 4.10 Floors which are not level to be levelled using plywood where necessary, including rooms UG.01, UG.04, 1.01, 1.02, 2.01 and 2.02.
- 4.11 Raised floor to room 1.05 to be removed.
- 4.12 All existing floor finishes (carpets, tiles, etc) to be replaced.

Ceilings

- 4.13 All existing ceilings to be retained and made good as necessary apart from in the following rooms where 12.5mm plasterboard will be installed with a plaster skim finish: LG.04, LG.06, 1.01 (cornices retained), 1.06 and where partitions are to be re-configured in the 1925 wing.
- 4.14 Ceilings above bathrooms, shower rooms, WC and lower ground store to be suspended to allow for concealing pipework and recessed lighting. These will not drop below existing window head height internally.
- 4.15 Room LG.03 ceiling to be re-skimmed in plaster and redecorated.
- 4.16 Top floor ceiling (Generally in poor condition) to be replaced with vapour control layer to reduce the risk of condensation in roof space, 12.5mm plasterboard and plaster skim finish.
- 4.17 Roof access hatch in 1925 wing to be relocated to suit new partition layout.

Doors

- 4.18 Original doors and door architraves will be retained within the original house. Missing section of architrave to D-LG-09 to be replaced.

- 4.19 The doors and architraves in the 1925 wing are generally being removed as part of the demolition works. D-UG-05 is to be retained.
- 4.20 Where new internal doors are required these will be solid core panelled and to match existing.
- 4.21 Original architraves are to be retained and protected during building works. Where door architraves are required, these will be profiled to match original sections.

Joinery

- 4.22 Skirting, dado rails, picture rails, sash windows, window shutters and architraves in the 19th century wing are to be retained and protected during building works. These elements are identified in the heritage statement and will be overhauled where necessary.
- 4.23 Skirtings on the lower ground, first and second floor 19th Century wing do not appear to be original and are to be replaced with skirtings that have moulding to match the upper ground floor.
- 4.24 Skirtings in the 1925 wing will be replaced with simple moulded profiles.
- 4.25 Plain dado rails to LG.01 to be replaced with moulded to match original. Dado to LG.06 to be removed.
- 4.26 Built-in furniture to be removed (see demolition drawings LD.01 and LD.02).

Stairs

- 4.27 No works proposed generally. The timber treads to the lower ground floor flight are uneven and do not appear to be original. These will be removed and level treads installed.
- 4.28 Stair treads, balustrades and handrails will be retained and protected during the building works.

Fireplaces and chimney breasts

- 4.29 Chimney breasts in the original building will be retained. Chimney breasts in 1925 wing to be removed.
- 4.30 The fireplace and surround in room UG.01 will be retained and flue re-lined.
- 4.31 Air vents will be provided at low level on each floor to redundant rear chimney breast in 19th century wing.

5.0 INTERNAL FINISHES

Walls and ceilings

- 5.1 Internal walls will be finished in neutral-coloured or white emulsion paint. Ceramic tiles will be included in the proposed bathrooms.

Joinery

- 5.2 All internal joinery will be painted in white gloss.

Floors

- 5.3 Large format glazed tiles will be used throughout for the bathrooms and WCs.
- 5.4 Tiles and wood block floor to LG.04 to be removed.

6.0 SERVICES

Heating system

- 6.1 Boiler is to be relocated into the refurbished vaults
- 6.2 Radiators will be removed and replaced with cast iron/column style radiators

Meters

- 6.3 To be relocated into store

Drainage

- 6.4 All soil vent pipes will be removed from the front elevation and relocated within the 1925 wing of the building in the positions shown.
- 6.5 The rainwater pipe on the rear elevation will be removed and replaced with a vertical cast iron downpipe.
- 6.6 Drainage below ground will be checked and overhauled where necessary.
- 6.7 New surface water drain to be installed in sunken patio.
- 6.8 Care has been taken to position new vertical drainage to have as minimal impact as possible on the original fabric.

Ventilation

- 6.9 New extract ventilation for the new bathrooms in the 1925 wing will be concealed in suspended ceilings and run vertically to terminate at flat roof level. Vertical ducting will be positioned to cause minimal disturbance to existing floors.

Electrical services

- 6.10 New wiring is to be installed within chases to the existing walls, which will then be made good. All new lighting will be positioned to the centre of rooms except for new recessed spot lights to bathrooms.

6.11 Switches and sockets to be replaced.

6.12 A new entry phone system will be installed

Fire alarm

6.13 An up to date fire alarm system with interlinked, ceiling mounted smoke detectors on each level within the stair enclosure is to be installed with heat detector to kitchen. These will be white and positioned so as to have as minimal visual impact as possible.

Security alarm

6.14 A new alarm system is to be installed. External box to be positioned on side elevation adjacent to the entrance (currently a box is positioned above the door).

7.0 ELEMENTS TO BE RETAINED AND PROTECTED DURING WORKS

7.1 The analysis of the historical and architectural significance set out in the Heritage Statement provides a detailed inventory of internal elements that contribute to the property's significance and are therefore proposed to be retained. These are:

Floor	Room/Area	Features of merit
Lower ground	LG.01 Kitchen	Chimney breast [3.1] Timber sash window [3.2] Internal door architraves [3.3]
	LG.02 Dining	Chimney breast [3.8] Door architrave [3.15] Timber/glazed doors [3.7]
	LG.03 Stairs	Dado rail [3.7] Door architrave [3.15] Timber/glazed doors [3.14]
Upper Ground	UG.01 Living	Principal Room (front) Sash window/shutters [3.36] Door/opening architraves [3.35] Chimney breast/fireplace [3.32] Decorative cornice [3.33]
	UG.02 Living	Principal Room (rear) Sash window with shutters [3.38] Door/opening architraves [3.37] Chimney breast (no fireplace) Decorative cornice [3.42]
	UG.03 Hall & Stairs	Fanlight and door [3.44] Arch and mouldings [3.47] Doors/architraves [3.45-6] Dado rails and skirting [3.46] Stairs and balustrades [3.50]
First	1.01 Bedroom	Principal Room (front) Timber sash windows [3.72] Door & architraves [3.75] Chimney breast (no fp) [3.70]
	1.02 Bedroom	Timber sash window [3.76] Door architraves [3.81] Chimney breast (no fp) [3.77]
	1.03 Stairs	Stairs and balustrades [3.83] Door architraves [3.84]
Second	2.01 Bedroom	Timber casement windows [3.99]
	2.02 Bedroom	Timber casement window [3.104]
	2.03 Stairs	Stairs and balustrades [3.108]

Table 7.1: Internal features of merit to be retained.

7.2 Whilst the internal works would primarily involve alterations to the 1925 wing, during the works elements such as old baths and sanitary ware will need to be removed from the building via the stairs and entrance hall, and new items brought in. There is a need to ensure that aspects of the building that contribute to its significance are adequately protected during the building works, most notably the entrance hall and stairs. The following measures would be undertaken:

- i) balustrades, handrails to be protected with bubble wrap taped into position
- ii) existing carpets to stairs left in position. (Use Correx sheets for bottom flights where no carpet)
- iii) skirtings, architraves, and doors to be protected with Correx sheeting taped in position
- iv) fireplace in UG.01 will be protected by plywood fixed in position for the duration of the works
- v) exposed timber floors to be protected with Correx sheets, taped in position
- vi) Windows, shutters and surrounds to be protected with Correx sheeting internally.
- vii) Front railings to be protected with plywood sheeting for duration of the works.
- viii) Arch detailing to be encased in plywood fixed to wall adjacent for duration of works