



Charlton
Brown
Architects

Schedule of Works

3 The Mount, London NW3 6SZ

August 2012

1.0 No proposed works to Interior of listed building. No works affect existing trees

Existing listed building fabric to be maintained and safeguarded against damage during the proposed works. The front façade and interior of the building are not affected by the works.

Trees to have tree protection fences erected prior to any work commencing in accordance with Fig.3 and as described in paragraph 6.2.2.3 of BS 5837 (2012): "Trees in relation to design, demolition and construction – Recommendations" and as shown on the proposal drawings.

2.0 Removal of existing 1980's rear extension.

The existing utility room extension at the rear of the property is to be removed and the render to the original house repaired if damaged or replaced if not present. Door to utility room to be reverted back to window with sash window matching existing rear facade windows. External associated modern concrete steps from the ground floor to garden level to be removed and rebuilt in stone against party wall.

3.0 Replacement of existing modern 'link' to kitchen extension at rear.

The existing modern glazed 'link' between the rear of the house and the kitchen extension is to be removed. The render (with its ashlar lines) to the rear facade is to be repaired. The link is to be replaced with a lightweight glazed structure (which will allow the rear facade to be visible from the exterior). The render and ashlar lines will be maintained so that they are visible through the glass 'box'.

4.0 Realignment of one wall of the kitchen extension at rear.

The kitchen extension wall to the garden is currently not parallel with the opposite party wall. This wall is to be removed and replaced with a wall that is parallel using matching reclaimed bricks.

5.0 Replacement doors and windows to the modern garage & studio.

The garage current has a modern glass reinforced plastic garage door which leads on to Holly Mount. This door is to be replaced with a timber garage door. The external condenser on the roof of the garage and the air-conditioning unit that it serves (in the studio) are to be removed. The studio (located beneath the garage) is to have the modern low quality door and windows removed and replaced with new: the row of four windows replaced with a wall of glass and the glazed door replaced with a solid timber door (in the same location).

6.0 Replacement of two windows at rear with French doors.

Two existing windows to the first floor study are to be removed and replaced with French doors with margin light to match the existing fenestration. New ironwork to create two Juliet balconies supplied by James Hoyle and Son and cast from an original Georgian panel mould.

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