

Planning Services
Camden Town Hall
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Schedule of Works

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Our Ref: PMA161



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Following the written pre-planning advice received from Charles Rose on 18/05/2012, we have amended our design and schedule of works. Please find our schedule of works below, which should be read in conjunction with the following drawings:

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PMA161_EX00 Existing Lower ground floor
PMA161_EX01 Existing Ground Floor
PMA161_EX02 Existing First Floor
PMA161_EX03 Existing Second Floor
PMA161_EX04 Existing Rear Garden
PMA161_EX05 Existing Front elevation
PMA161_EX06 Existing Rear elevation
PMA161_EX07 Existing Side elevation
PMA161_EX08 Existing Roof Plan
PMA161_EX09 Existing Section AA
PMA161_EX10 Existing Section BB
PMA161_EX11 Existing Section CC
PMA161_EX12 Existing Section DD
PMA161_GA00 Proposed Lower ground floor
PMA161_GA01 Proposed Ground Floor
PMA161_GA02 Proposed First Floor
PMA161_GA03 Proposed Second Floor
PMA161_GA04 Proposed Rear Garden
PMA161_GA05 Proposed Front elevation
PMA161_GA06 Proposed Rear elevation
PMA161_GA07 Proposed Side elevation
PMA161_GA08 Proposed Roof Plan
PMA161_GA09 Proposed Section AA
PMA161_GA10 Proposed Section BB
PMA161_GA11 Proposed Section CC
PMA161_GA12 Proposed Section DD
PMA161_HS00 Lower ground floor
PMA161_HS01 Ground Floor
PMA161_HS02 First Floor
PMA161_HS03 Second Floor
PMA161_LP01 Location Plan

External works

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- Front boundary wall and front facade

The existing boundary wall is bowed. We propose straightening the dwarf wall reusing the materials and re-render to match.

Our proposal also includes the change of the front facade colour.

- Front garden

We propose a new bin and recycling reclaimed timber box chest and a new cobbled path to it.

We propose to relocate existing stone slabs around the existing tree recreating the same organic pattern with green grass in between. The new cobbles shall match existing type of stone and surface finish.

- Side Extension

We propose to create a new external shallow gradient staircase in order to replace the existing dangerous sequence of ramps and stairs.

Replacing the temporary lean-to roof with a light weight cantilevering glazed canopy. The new glass roof does not touch the side facade as shown in drawing PMA161_GA11 Proposed Section CC.

Our proposal includes the rationalization of the lower ground floor flank elevation, the replacement of existing poor quality windows with new casement windows with glazing bars to match existing.

We are also proposing to replace the existing frameless glass window with a new side elevation door in the same location and of the same width and height.

- Rear extension and rear facade

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We propose replacing the existing modern conservatory with a full width extension. The proposed replacement structure is slightly larger than the existing but is still modest in scale.

No alterations are proposed to the rear facade apart from relocating satellite dish to a flank of the new dormer where it will not have visual impact.

- Rear garden

We propose to remove the existing curved dwarf walls and related drainage systems.

New underground rainwater harvesting tank and pump as indicated in drawing PMA161_GA04 Proposed Rear Garden to recycle grey surface water.

New bike storage at the end of the external side path with vegetation over.

New non visible garden shed. The top of the shed is lower than the existing timber fence.

New timber frame garden composter.

New sunken area to the back of the rear garden with light weight glass sculpture above. New drainage in the sunken area to feed the harvesting tank.

We propose to remove the existing ash tree as it is causing cracks in the party walls. Our proposal include repairing and making good of party walls. Please refer to the Arboricultural Report.

We are proposing to excavate by 500mm a small portion of the external area adjacent to the rear conservatory facade in order to meet the internal lower ground floor level. New drainage to feed the harvesting tank as shown on PMA161_GA09 Proposed Section AA.

- Roof

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Installing 2 new roof dormers to match prevailing size of adjoining dormers and set within roof space.

We propose two new roof lights on flat roof of the two dormers as shown on Architect's drawing PMA161_GA08 Proposed Roof Plan.

Replace existing rooflight above stairs with a new double glazed frameless conservation rooflight of a slightly larger size in order to improve level of natural light in the narrow and steep existing stairwell.

We also propose to install solar thermal panels to provide domestic hot water as part of the energy efficient system for this property. The solar panels will be installed in the area on the roof between the two new dormers.

Internal alteration

- Lower ground floor

Given that alterations have taken place on this level and in accordance with the hierarchy of significance (PMA161_HS00), we propose the removal of existing walls as shown in the drawings. The stud wall that defines the hallway is retained in order to make discernible the original layout.

We are also proposing to excavate by 500mm of lower ground floor level. Lowering the floor to such a depth will respect the original hierarchy of the dwelling.

The excavation will require underpinning. Please refer to required BIA documentation.

We propose new render finish to internal perimeter walls as a consequence of excavation.

Our proposal include replacing existing non original stone floor tiles with a new stone floor covering.

- Ground floor

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We propose to move the existing door opening to the front room by 450mm, reusing the existing door and architraves.

In accordance with the hierarchy of significance (PMA161_HS01), we retain the existing spine wall and the existing opening between front and rear room in order to preserve the original layout. All the existing original cornices in ceiling and walls on ground floor will be retained.

We propose to use the rear room as a bathroom. All the proposed fully reversible glass screens shall be wall hung in order not to harm existing floor and ceiling.

The existing timber floor boards shall be lifted up, repaired, sanded and put back in place to match existing layout and in order to avoid the existing 2-8mm shadow gaps between the boards.

We propose to remove existing false ceiling and non original partitions in order to create a new utility room as shown on Architect's drawings. Above the existing false ceiling is still visible the original rotten wallpaper. This means that we will bring back the original space by demolishing the ceiling and partitions.

The storage space as shown in Architects drawings will be obtained by using free standing joinery and loose furniture.

- First Floor

The existing stairs will be retained. We propose minor joinery works to storage space below stairs on the front room side to match existing on the opposite side.

We propose free standing loose furniture to create more storage space. All cornices and features will be retained.

Our proposal includes redesigning the front bathroom preserving the original layout.

We propose reopening up the original door opening from the landing to the rear bathroom. The proposed bath will not be sunken as stated in pre application documents and therefore the existing timber joists will be retained.

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- Second floor

We propose new light weight stud walls to gain toilet facilities. The required hot and cold water pipes and waste pipes can run between the joist and be hidden within the existing pitched roof void to branch in the existing soil vent pipes on flank of the building.

Our proposal also includes two new acoustic glass screens on either side of existing stairwell.

All existing features will be retained.

Kind regards,

A handwritten signature in black ink, consisting of a stylized 'P' followed by 'MCA' and a long horizontal line ending in a diagonal stroke.

Paul McAneary
BA(Hons) AADipl MRSUA RIBA Chartered Architect