

Schedule and Description of Works Proposed to 36 Albany Street

GENERAL DESCRIPTION

The description which follows relates specifically to the above property. However, please note that some information relating to a previous application for very similar works to No. 40 has been unchanged where it also applies to No. 36 here.

The works involve the correction of damp related defects within the basement of the property along with general repairs and improvements of all remaining flats within the building (3 No. flats). This is to include repairs to the roof following failure of damp-proofing in 3-4 significant areas due to age.

These works do not include altering or affecting retained architectural features such as cornices, doors, fireplaces and joinery within the property. These are simply to be refurbished and painted, restored to their prime.

The flats are a basement/ground floor maisonette, studio flat at first floor and a further maisonette at second/third floor levels within the building.

STRIPPING OUT

In both kitchens and bathrooms, the facilities have not been replaced in twenty years. Given the client's brief to ensure the property can be used for twenty years further, the full removal of the cupboards and worktops in the kitchens and the sanitary ware in the bathrooms is required.

DAMP SPECIALIST'S WORKS TO NO. 36

Works are to areas that we observe to have been previously re-plastered and are not in any observed case the original horsehair or lathe and plaster plasterwork.

Damp was noted in two main areas within the basement. In the front bedroom, damp was noted in both front elevation corners to ceiling height, most likely due to previous problems caused by the "draw-bridge" entrance construction at ground floor level. There are also some signs of condensation in the room. The second area is the bathroom, caused by poor surface run-off in the rear lightwell and a retaining wall behind the rear wall of the bathroom, as well as the unsurprising condensation in the room.

We anticipate hacking off of damp and defective plaster will be required, up to around 10-15m², along with the introduction of dry-lining thermal board over cold areas in order to improve insulation and allow the wall to dry has been recommended.

ROOF REPAIRS

Flat roofing repairs are required to remedy the ingress of damp as noted. There are 3-4 areas of damp noted. We anticipate either patch repairs or full replacement of the roof in order to obtain guarantees on its durability; in either case, the roof is non-original and no historical features shall be affected.

ELECTRICAL WORKS (ALL FLATS)

Works are to include new modern consumer boards, and the introduction of new polished stainless steel fitments to all areas.

We proposed no alterations to the layouts of the light fittings as existing, except for the introduction of down-lighters in basement and upper floor bathroom areas as these have low ceilings and are not feature rooms. The introduction of several wall-lights to augment the retained pendant light fittings to lounge areas above the basement is proposed. These works shall not remove or damage the existing coving or historical features. New extractor fans are proposed to the kitchens and bathrooms.

Existing ductwork can be used to ventilate the bathrooms; in the case of the kitchens, new core-holes and louvre covers will be provided. Making good and replacement brickwork shall be introduced only where necessary and to match existing materials. In the ground floor kitchen only, the oven extractor hood will be the only ventilation provided due to space issues, and will be vented onto the side elevation of the rear addition.

PLUMBING AND HEATING (ALL FLATS)

Rusty and dated radiators are to be replaced with modern, TRV-controlled units with retained flow and return pipework to new boilers provided in the kitchens. Existing core-holes can be used for these boilers on the rear elevations; note we intend to improve the appearance of the previous boiler core-holes by introduction of better-matching brickwork in necessary areas where previous making good has been poor.

PROPOSED OPENING UP OF GROUND FLOOR LOUNGE AND DINING ROOM

The subject wall is a non-original partition having metal mesh and plasterboard likely inserted following adaptation of the property during the 1980s (from planning application records). Proposal is to open up room in a way that more likely matches the original layout than the current form.

The proposal to open up room will to provide a safer layout for the new tenants. The existing lounge provides limited means of escape which would not be considered safe under Building Regulations if the building was newly built. This is because the means of escape from the lounge is through another room and not directly onto a landing/circulation area.

In order to effectively make the room a single combined lounge and dining room, we propose to remove the existing door and provide an opening along around 1.6m of straight sections in the partition between lounge and dining room, to a height to be agreed. Architraves to match existing profiles and materials will be provided to new opening. Neither of the featured chamfered corners will be affected by the work.

JOINERY AND IRONMONGERY

Overhaul and repair of all internal and external doors and linings, windows and secondary glazing units has been allowed. Replacement of architraves/joinery associated with this overhauling shall be in matching construction/profiles and materials to surrounding areas.

As most of the existing ironmongery is in poor condition through wear and tear and cannot viably be cleaned up and retained, provision of new ironmongery is proposed for all doors and windows. Certain ironmongery may be retained, and will be matched in rooms where this is the case with similar materials. Material to be in polished stainless steel to match proposed electrical fittings. Window handles, restrictors and locks to match those removed in size and shape, or in some cases may be retained.

INTERNAL DECORATIONS (ALL FLATS AND COMMON AREAS)

Rub down and fill holes to prepare all surfaces and joinery. Provide lining paper to walls and partitions and paint. Paint joinery.

WALL TILING (ALL FLATS)

Fully tile all bathroom area walls, including new boxing as described above.

FLOORING FINISHES (ALL AREAS)

Finishes only are to be replaced; no works shall affect the integrity or structure of the floor beneath. Provide carpet to hallways, landings and stairwells within all flats and common areas. Retain Reduc® acoustic flooring system where possible in the areas between flats, above and below Flat B on the first floor. Introduce new Reduc® system in areas where retention now possible. Provide Gradius PVCu Hardnose stair nosings to common stairwells. Provide ceramic tile flooring to basement bathroom. Provide wood-effect vinyl flooring to 2no. upper floor bathrooms. To all remaining areas within flats, provide oak flooring in panels. No

lowering or replacement of skirtings is anticipated; any replacement required shall be in similar profile and materials to existing.

EXTERNAL WORKS

Cut down bushes and tidy rear garden and roof terrace areas. Provide timber decking to create patio area in rear garden.

Provide scaffold to front and rear areas in order to carry out minor repairs and remedial works to various areas of rendering on external wall surface. Re-paint all areas with matching white paint to improve appearance. Provisional allowance is made for replacement areas of rendering, only if found to be necessary and only in limited sections as required.

Front slab over “draw-bridge” to ground floor entrance is in reasonable condition and should be pressure washed merely to improve appearance.