

FREDERICK GIBBERD PARTNERSHIP



34-35 JOHN STREET WC1

Schedule of Works

Proposed schedule of works in connection with the conversion, adaptation and extension of two adjoining Grade II listed buildings for their return to use as private residences at 35-35 John Street, London, WC.1.

1.0 GENERALLY

1.1 Demolitions

The extent of demolitions is indicated on the application drawings. Demolitions also include the removal of all redundant plant and services, external and internal, save for any items such as rainwater goods which form part of the original fabric. It is intended to route all new services within existing runs, with all pipework etc concealed. All components where suitable will be carefully dismantled for re-use in the works as part of a commitment to sustainable design.

1.2 Repairs

Unless otherwise indicated, repairs will be on a like-for-like basis.

1.3 Infill work

Where any work is described as being to match existing, this shall mean identical in all respects including material, size, profile, finish and colour, (but not necessarily condition) as appropriate. Reference for examples should be made to the Assessment of Significance and PPG15 Statement of Justification prepared by Alan Baxter & Associates, and other supporting documentation included with the application for consent. New work to be reversible, and where abutting original fabric is to be scribed to original profiles, cornices, mouldings etc to allow for removal at a future date.

1.4 Interventions

The proposals are based on the analysis of the significance of the building and its various elements, which varies from surviving original work of good quality, through to modern work of relatively little architectural or historic interest. Where appropriate modern interventions will be clearly, but sympathetically, stated, so as to aid the understanding of the original form and character of the building.

1.5 Doors

Whilst some doors survive from the original building most are modern copies of varying quality, some panelled and some flush with planted mouldings, some as a result of the post war rebuilding works, and others as a result of the need to meet modern fire precautions. It is proposed to re-use doors and frames where possible, having regard to the quality and accuracy of the profiles, and selected according to their relative status within the house. All exposed door closer to be removed and damage to frames and leaves made good

1.6 Windows

Windows to the main façades will be retained unaltered, except as noted. All windows will be checked for decay and broken or damaged sash cords replaced as necessary.

1.7 Redecoration

Prepare and repaint all previously painted surfaces. Re-polish show wood features eg handrails to staircases as appropriate.

1.8 Protection

All existing features to be retained in-situ are to be protected during the course of works to prevent theft, malicious or accidental damage.

2.0 BASEMENT (LOWER GROUND FLOOR)

2.1 No 34 John Street

2.1.1 Pavement vaults and front area

Remove all redundant plant and make good holes left by fixings.

Dampness within existing vaults to be treated by specialist and failed render reapplied. Lugged and batten doors are decaying. These to be replaced to similar design constructed of properly seasoned timber, and painted.

Remove corrosion from area stairs as necessary and redecorate

2.1.2 Service room

Erect new partitions in lightweight block to layout shown on drawings, plaster finish with flush timber door.

2.1.3 Main Basement Room

Strip out modern office partitions and mineral fibre exposed grid ceiling to all areas and install new plasterboard ceiling on grounds.

Remove doors and frames and infill openings in original party wall to full width in brickwork.

Make good brickwork to party wall hack off blown and decayed lightweight plaster and insert silicone based injected damp course as necessary. Re-plaster to full height.

Retain existing concrete staircase to ground floor, re-screeded as necessary to accept new floor finish. New cantilevered glass balustrade with stainless steel handrail to guard exposed sections of flights below ground floor level. Existing traditional dado handrail section retained to upper flight.

Insert beams to carry canted bay on existing rear elevation to structural engineers design and detail.

Construct new rear wall to basement room, of brickwork rendered to match other walls of courtyard. New sliding folding double glazed doors in metal framing to specialist design and detail.

2.2 No 35 John Street

2.2.1 Pavement vaults and front area

Remove all redundant plant and make good holes left by fixings.

Dampness within existing vaults to be treated by specialist and failed render reapplied. Lugged and batten doors are decaying. These to be replaced to similar design constructed of properly seasoned timber, and painted.

Remove corrosion from area stairs as necessary and redecorate

2.2.2 Nanny's rooms and service rooms etc

Erect new partitions in lightweight block to layout shown on drawings, plaster finish with flush timber doors.

2.2.3 Main Basement Room

Strip out modern office partitions and mineral fibre exposed grid ceiling to all areas and install new plasterboard ceiling on grounds.

Remove doors and frames and infill openings in original party wall to full width in brickwork.

Reinstate staircase to ground floor, plain cut-string cantilevered flights, re-use mahogany handrail and plain balusters salvaged from upper floors with additional to match as necessary.

Replace beam to full width to carry upper part of existing rear elevation to structural engineers design and detail,

Make good brickwork to party wall hack off blown and decayed lightweight plaster and insert silicone based injected damp course as necessary. Re-plaster to full height.

Excavate rear garden area and form new tanked floor slab and retaining walls to Structural Engineers design, with insulated concrete roof to form garden terrace over. Plasterboard suspended ceiling finish below aligned with main room area. Flush jib door to fire exit with security interlock with upper level fire door.

Install new roof light of double glazed frameless safety glass over new dining area to specialist design and detail

3.0 GROUND FLOOR

3.1 No 34 John Street

3.1.1 Entrance Hall

Remove modern wired glass and timber partition to underside of main stair flight. Install guarding to lower ground floor stair of salvaged mahogany handrail section and turned balusters from third floor level. Adjust floor level within entrance hall to remove small step near lower stair flight. Re-screed stair to basement as necessary.

3.1.2 Dining Room

Retain existing panelling and features

3.1.3 Library

Remove partition forming existing kitchen, retain perimeter cornice and make good

3.1.4 Powder Room

Infill opening to party wall with no 35 to full depth. Remove modern lavatory wall and form new full width partition to align with existing cornice above. New suspended ceiling within powder room with simple cornice.

3.1.5 Living Room

Remove existing partition to full height to reinstate room to full width, make good cornice, mouldings and skirtings. Remove non-original sashes and boxes to windows and install 3no pairs French windows to new terrace.

3.1.6 Garden Terrace

New terrace over basement accommodation with tiled finish. Guarding to change in level of cantilevered glass balustrade. New metal stair ladder to lower ground floor terrace area, perforated treads and metal hand rail.

3.2 *No 35 John Street*

3.2.1 Entrance Hall

Remove existing reception desk and redundant exposed services.

3.2.2 Library

Retain existing panelling and features. Infill modern doorway to stair side, retain door case to room side and fix shut.

3.2.3 Main Staircase

Infill opening to party wall to full depth remove floor and trim out opening, Reinstate stair to basement timber plain cut-string cantilevered pattern with salvaged handrail and plain balusters salvaged from upper levels and extended as necessary in matching profile. Re set existing 2no Chinoiserie balustrade panels to upper steps, corresponding with original location.

3.2.4 Dining Room

Retain existing panelling. Infill modern doorway to stair side, retain door case to room side and fix shut. Remove non-original French windows and sashes and splay panels, retain and extend architraves to room side, install plain linings to exposed reveals.

3.2.4 Drawing Room

Form new drawing room enclosure of insulated cavity brickwork, stock facing brick to match existing work in Flemish bond. New jib door on party wall line for escape purposes flush to internal face of room. 3 no openings to rear wall with splayed red rubbed brick flat arches, with recessed fully glazed timber French doors and opening overlights. Salvaged or new cast metal rainwater downpipes to match existing pattern.

3.2.5 Garden Area

New paved garden terrace above basement accommodation with stock brick upstand to glazed rooflight over dining area.

4.0 FIRST FLOOR

4.1 No 34 John Street

4.1.1 Stairwell

Retain redundant door to first floor front room (Master en-suite), fill around door with acoustic sealant.

Remove modern glazed door leaf and replace with salvaged six panel door to match existing door adjacent.

4.1.2 Master Suite - Bedroom Lobby

Modify existing lavatory compartment to form linen room. Re-use moulded door leaf and frame.

Erect wall of plasterboard and studwork to full height to form enclosure to dressing area, make good skirting, and cornice to match existing

Form opening to bedroom area. Line reveals with plain timber, frame with architraves to match pattern of existing room door, each side.

4.1.3 Linen Room

Make good skirtings and cornice where disturbed and reinstate where missing.

4.1.4 Master Suite – Dressing area

Form opening from bedroom area. Line reveals with plain timber, frame with architraves to match existing room doors to each side.

4.1.5 Master Suite – Bathing area

Form opening from dressing area. Line reveals with plain timber, with architraves to match existing room door to each side. Remove all redundant surface mounted conduit etc.

Install lavatory and shower, connect to existing service drop. Form tanked shower tray area with fall to outlet and overflow protection

Install screens to shower and lavatory areas to 2.7m height, including matching panel against south wall, concealing room door. Acid etched frameless glass door to lavatory compartment.

Install free-standing bath and basins in vanity unit, with supply waste and overflows connected to existing.

4.2 No 35 John Street

4.2.1 Main Staircase

Demolish lavatory compartment. Form new wall adjacent to room doors to new dressing area. Carry wall to full height and match existing cornice profile and skirting re-using salvaged or copied sections. Match hardwood stair dado and continue across new wall to terminate against architrave to door to master suite bedroom area.

4.2.2 Master Suite – bedroom area

Remove non original sashes and install three no pairs French windows to new terrace area, each comprising two casements with opening overlights.

Form opening to dressing area. Line reveals with plain timber, frame with architraves to match existing room doors to each side.

4.2.3 Master Suite – Dressing Area

Form opening to bathing area. Line reveals with plain timber, frame with architraves to match existing room doors to each side.

Reinstate cornice and skirtings to match existing to stair well area adjacent.

4.2.4 Master Suite – Bathing Area

Remove all redundant surface-mounted conduit etc. and make good.

Install lavatory and shower, connect to existing services. Form tanked double shower tray area with fall to outlet and overflow protection

Install screens to shower and lavatory areas to 2.7m height, scribed to existing features. Acid-etched frameless glass door to lavatory compartment.

Install free-standing bath and basins in vanity unit, with supply, waste and overflows connected to existing.

4.2.5 Master Bedroom Terrace

Form new terrace over ground floor drawing room with asphalt finish and stone paving flag finish to adjacent bedroom. Balustrade of stock brickwork to match existing, finished with brick on edge coping. Install privacy screen to 1.8 m height of obscured toughened glass on stainless steel uprights to party wall line with No 34.

5.0 SECOND FLOOR

5.1 No 34 John Street

5.1.1 Main Stairwell

Remove door leaf and planted stops to opening at top of staircase and make good reveals.

5.1.2 Upper stairway

Demolish lavatory compartment and make good walls where disturbed. Dismantle modern stair and retain components for re-use. Remove kitchenette compartment and make good. Infill floor over in timber to structural engineer's requirements and make good plaster ceiling and cornice.

Install new winder stair reusing salvaged components, with cut string detail, painted turned balusters and polished mahogany handrail extended as necessary to suit new configuration.

5.1.3 Bedroom 3

Form doorway within existing alcove on east wall to give access to new ensuite. Install panelled door leaf to match main room door and salvaged architrave to match existing main door to room.

5.1.4 En-suite 3

Form new ensuite bathroom with tanked floor, finished with tiles. All walls tiled to full height. Suspended ceiling over with simple cornice to match adjoining room. 2 no steps at threshold to change in level

5.1.5 Bedroom 2

Remove demountable partitions and make good plasterwork. Form doorway within west wall to give access to new ensuite. Install panelled door leaf to match main room door and salvaged architrave to match existing main door to room. Install simple cornice to match existing in Bedroom 3, including cornices to either side of downstand beams.

Block opening to full depth to party wall.

5.1.6 En-suite 2

Form new ensuite bathroom with tanked floor, finished with tiles. All walls tiled to full height. Infill floor to structural engineers requirements. Suspended ceiling over with simple cornice to match adjoining room.

5.2 No 35 John Street

5.2.1 Main Stairwell

Dismantle existing modern dog-leg stair to third floor, infill opening to structural engineer's requirements and make good plaster ceiling and cornice. Retain components for re-use.

Form new closed string stair between walls with guarding from upper landing of salvaged balusters and mahogany handrail. Continue dado handrail to walls along new flight.

5.2.2 Bedroom 3

Demolish glass and metal partition and door and remove office fittings including filing fitments. Make good cornice where damaged.

Form doorway on east wall to give access to new ensuite. Install panelled door leaf to match main room door and salvaged architrave to match existing main door to room.

5.2.3 Ensuite 2-3

Form new ensuite bathroom with tanked floor, finished with tiles. All walls tiled to full height. Plastered soffit to new staircase over, with simple cornice to match adjoining rooms.

5.2.4 Bedroom 2

Remove demountable partitions and make good plasterwork. Form doorway within west wall to give access to new ensuite with steps to change in level. Install panelled door leaf to match main room door and salvaged architrave to match existing main door to room. Install simple cornice to match existing in Bedroom 3.

6.0 THIRD FLOOR

6.1 No 34 John Street

6.1.1 Main Stairwell

Infill floor to structural engineer's design. Form wall of plasterboard and stud to new ensuite area. Make good existing plasterwork to ceiling, no cornice.

6.1.2 Bedroom 5

Demolish partition and door. Install new simple traditional cornice to match Second Floor Front Room

Remove existing glazed door leaf and replace with salvaged panelled door from floors below.

Form new doorway to ensuite with step to change in level. Re-use salvaged frame, architrave and panelled leaf to match main room door.

6.1.3 Ensuite 5

Form new ensuite bathroom with tanked floor, finished with tiles. All walls tiled to full height. Infill floor to engineer's design and detail. Plastered soffit as existing made good.

6.1.4 Bedroom 6

Strip out suspended ceiling to original level and make good plasterwork around beams etc. Form new doorway to ensuite. Re-use salvaged frame, architrave and leaf to match main room door.

6.1.5 Ensuite 6

Form new ensuite bathroom with tanked floor, finished with tiles. All walls tiled to full height. Infill floor to engineer's design and detail. Plastered soffit as existing made good.

6.2 *No 34 John Street*

6.2.1 Main Stairwell

Remove 'Gyproc' type cove and fit simple traditional cornice section as second floor front room. Form access to roof area within stairwell ceiling to external hatch to allow cleaning of roof lantern.

Remove wired glass panes from roof lantern. Re-glaze with clear laminated glass, double glazed step edged units.

6.2.2 Bedroom 5

Remove existing partitions and make good. Remove 'Gyproc' type coving and install traditional simple cornice section as second floor front room.

Form enclosures to lavatory, shower and dressing area in plasterboard and studwork with shadow gap detail at junction of floors and walls. Tank floor area and form shower tray to enclosure. Acid etched frameless glass doors to full height.

6.2.3 Bedroom 6

Remove existing partitions and make good. Remove 'Gyproc' type coving and install traditional simple cornice section as second floor front room. Relocate ceiling access hatch

Form enclosures to lavatory, shower and dressing area in plasterboard and studwork with shadow gap detail at junction of floors and walls. Tank floor area and form shower tray to enclosure. Acid etched frameless glass doors to full height.

7.0 EXTERNALLY

7.1 Generally

No works are anticipated to the external areas beyond full redecoration.

7.2 Roof

Install insulation as necessary within cold-roof construction and ensure adequate ventilation.

7.3 External Walls

Check condition of pointing on all facades; any local repointing to be carried out in lime mortar to match existing pointing. Cement mortars are not to be used.

[Ends]