

# **Schedule of Works and Photographs**

**-in support of the Planning Application for-**

**61-63 Kings Cross Road  
London**

**- for -**

**Pre School Learning Alliance  
69 Kings Cross Road  
London  
WC1X 9LL**

Reference: HB/JC/03121  
Date: December 2004





## **Introduction**

Schedule of proposed works to be read in conjunction with the Planning Applications.

### **1.0 Flat 1**

Entrance hall – no alterations proposed.

Bedroom 1 – works only to party wall to block up opening between number 61 and 63. Work will be carried out to masonry brickwork with a render set finish.

Bedroom 2 – no works proposed.

Rear back addition – proposal to install new bathroom fittings, stub stack to create communal bathroom for occupants of flat.

### **2.0 Living room**

Proposal to retain all ornate cornices to ceiling and retain windows with timber panelling below and retain the double panelled doors within kitchen and living room.

Kitchen – proposal to install the kitchen fittings and connect externally to soil and vent stack. Proposal is to retain the window and all other features.

To staircase – proposal is to build compartment wall as detailed and retain and encapsulate handrail within new partition. New compartment wall is to butt up to existing plaster wall and ceiling with isolating membrane.

### **3.0 Flat 2**

Proposal to widen hallway and remove part of masonry wall as shown dotted on drawing.

Bedroom 1 – proposal to brick up opening between number 61 and 63 and remove cupboard to right hand side of window.

Bedroom 2 – proposal to retain room as existing in all respects.

Bathroom – to back addition lower ground floor, proposal to install new bathroom with WC, shower and wash hand basin and connect direct to soil and vent stack as shown on drawing.

Living room – proposal to block up opening between 61 and 63 to retain original room size. Proposal is to retain all ornate cornicing to the ceiling, retain the fireplace, retain the window and panelling below and the panel doors interconnecting between kitchen and living room.

Kitchen – proposal is to install kitchen fittings, sink and waste connected to external soil and vent stack.

To back addition ground floor – install WC and wash hand basin to provide cloakroom.

#### **4.0 Flat 3**

Entrance lobby – proposal is to retain all ornate cornicing to the lobby entrance area and construct compartment wall to staircase as previously described.

Living room – other than removal of small cupboard to right hand side of fireplace all feature retain.

Kitchen – provision of kitchen fittings and sink connected to external soil and vent stack.

Landing – staircase and handrail retained complete including window.

Bedroom 1 – no works required other than the construction of internal bathroom, walls in studwork and plasterboard.

Bathroom – provision of bathroom fittings connected to soil and vent stack in floor vented externally to soil and vent stack.

Bedroom 2 – construction of stud plasterboard wall to create bathroom.

Landing – staircase handrail and staircase retained complete.

#### **5.0 Flat 4**

Entrance lobby – all ornate cornicing retained to entrance lobby complete.

Compartment wall – constructed to staircase to protect handrail as previously described and detailed on drawings.

Living room – wall between kitchen and living room blocked up and lightweight partition to living room demolished as shown dotted on drawing. All other features retained.

Kitchen – provision of kitchen fittings as same, connected externally to soil and vent stack.

Staircase – handrails and staircase retained to complete as existing.

WC – new WC and basin provided to cloakroom and connected to external soil and vent stack.

Bedroom 1 – new timber stud wall with plasterboard finish constructed to separate bedrooms 1 and 3.

Bedroom 2 – no works required other than blocking up door opening to bedroom 1 and 2 (not original).

Bedroom 3 – construction of compartment partition as previously described and removal of partition as shown dotted on drawing (not original).

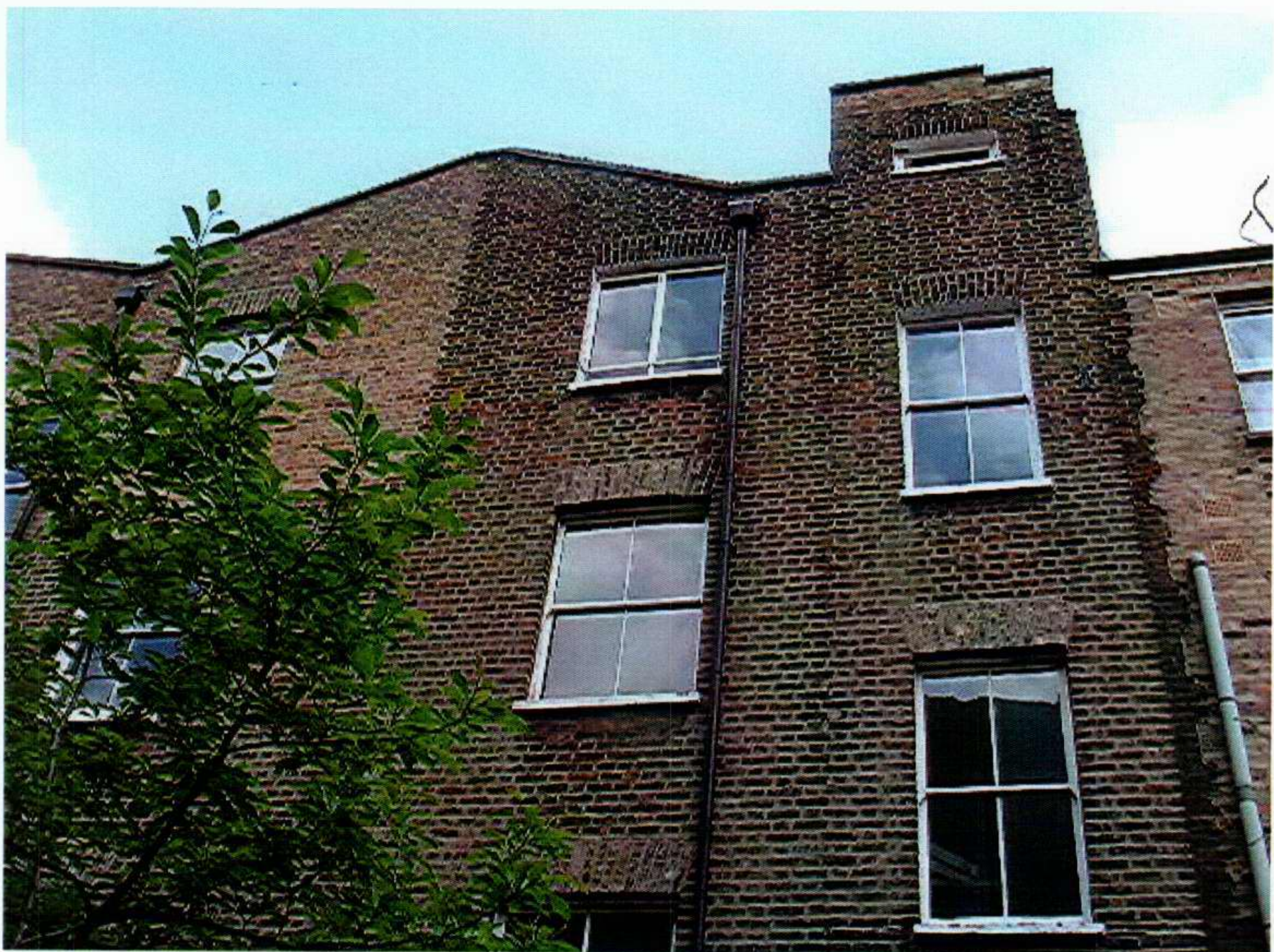
WC – provision of bathroom fittings as shown on drawing connected to external soil and vent stack.

Landing – staircase handrail and landing retained to complete as existing.





Front elevation not altered



Rear elevation not altered





Photo 1 - Cornice retained in full to ground floor front rooms



Photo 2 - Fireplace retained to ground floor front room





Photo 3 – Cornice retained in full to entrance hall ground floor



Photo 4 - Cornice retained to ground floor rear room





Photo 5 - Original doors retained to ground floor spine wall



Photo 6 – Original doors retained to ground floor spine wall





Photo 7 – typical office first floor windows retained in full

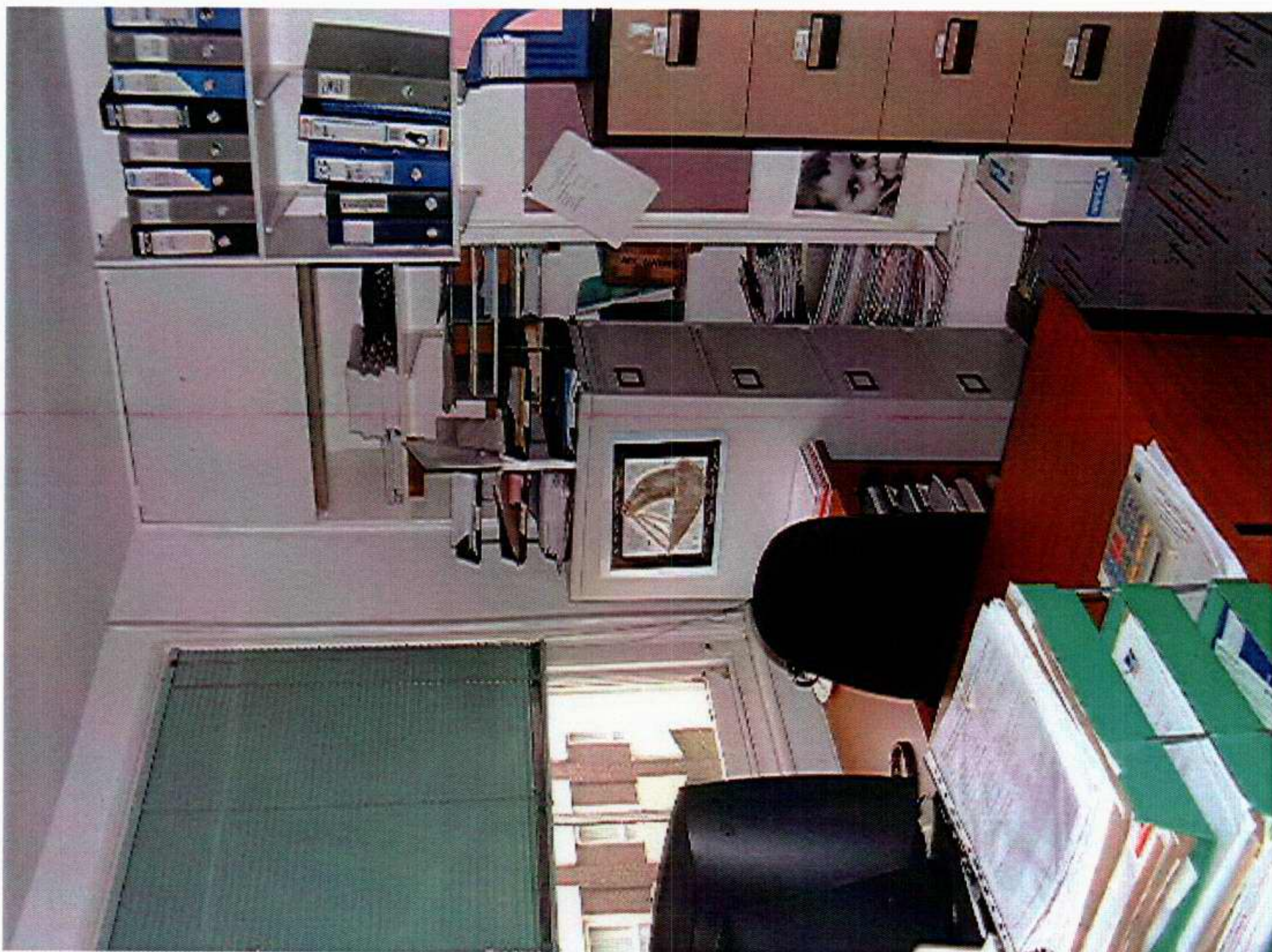


Photo 8 – typical office first floor windows to be retained in full





Photo 9 – typical office second floor windows to be retained

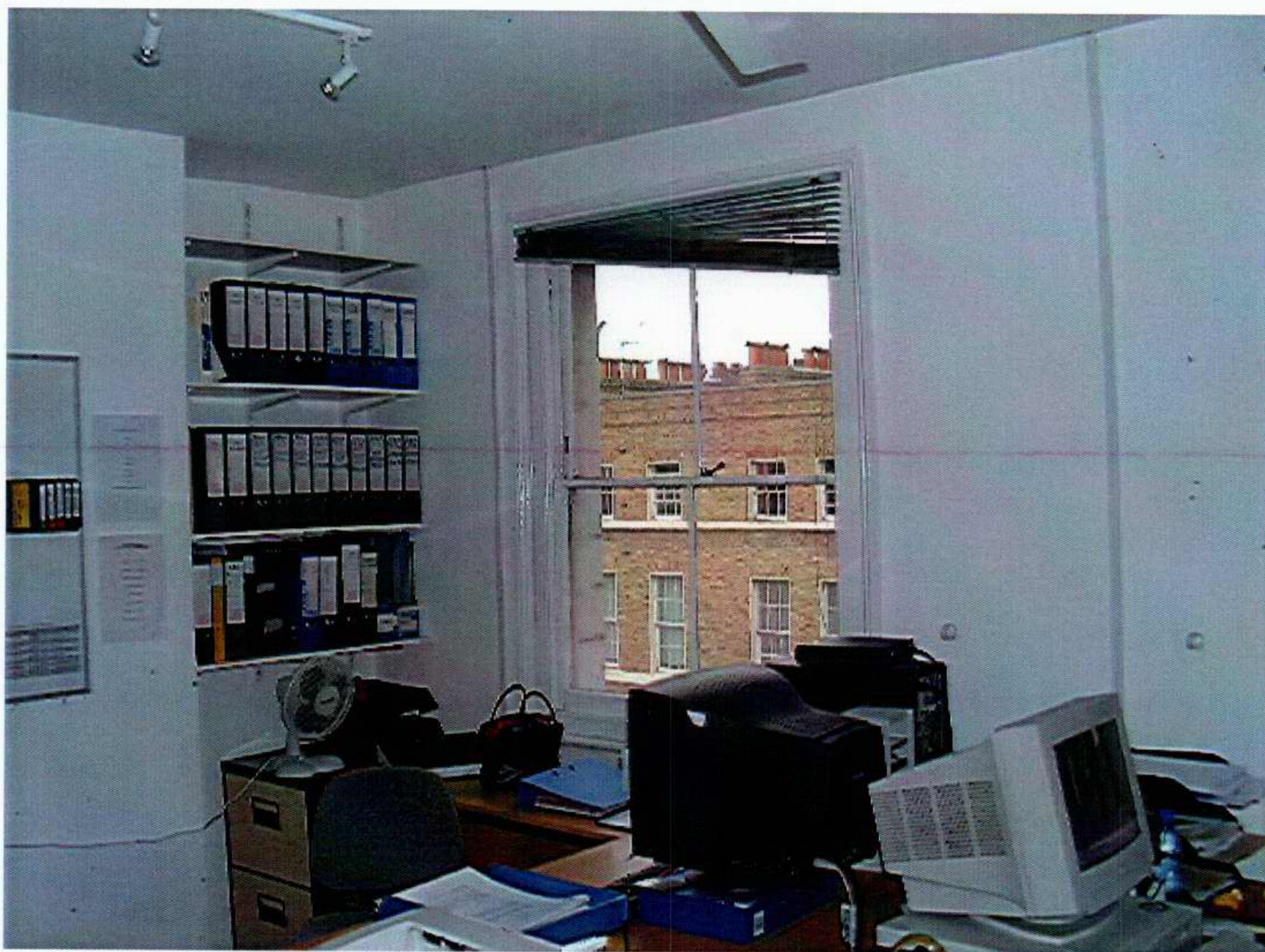


Photo 10 – typical office second floor window retained in full





Photo 11 – typical office first floor window retained in full



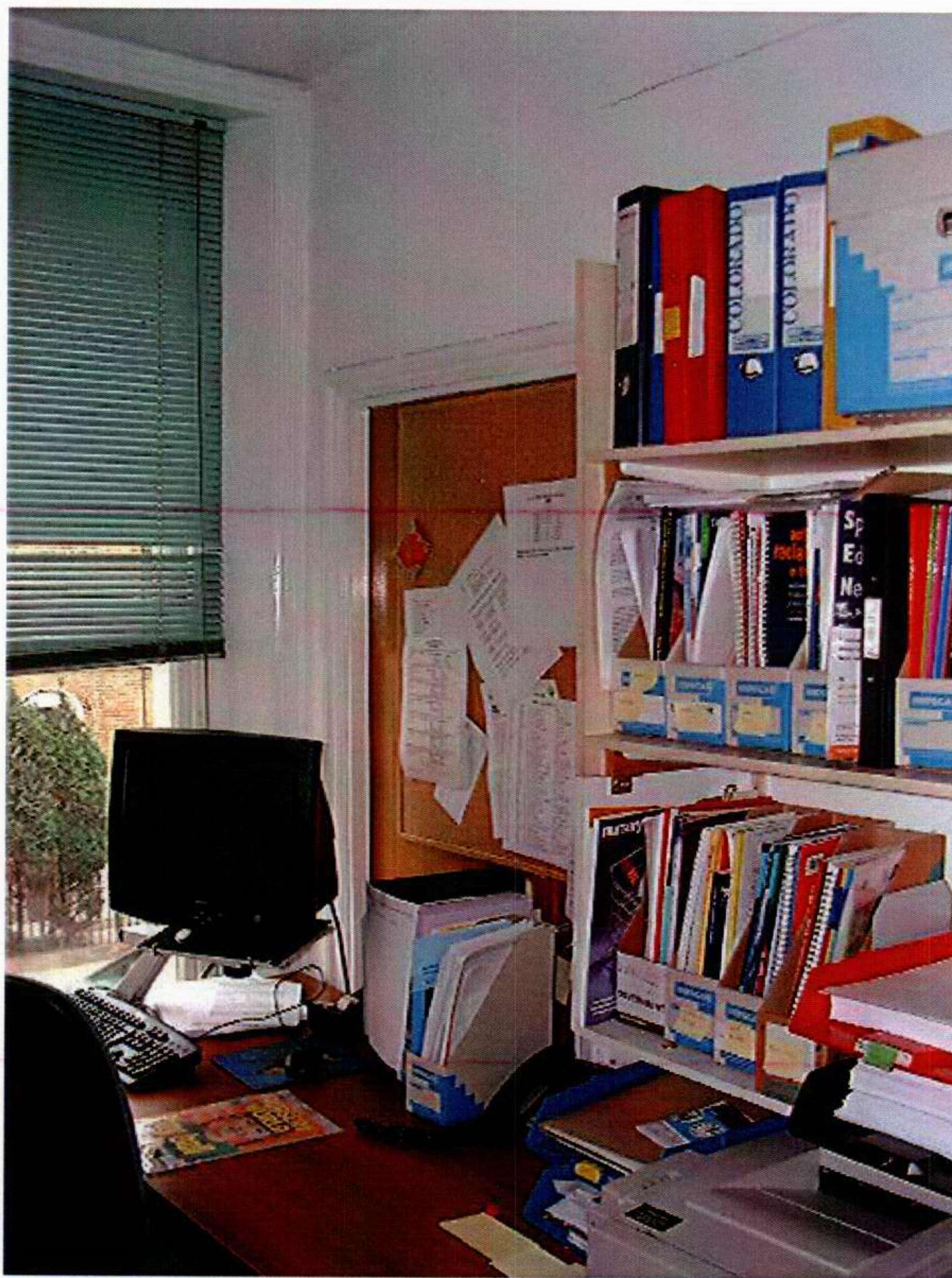


Photo 12 – typical office first floor window retained in full





Photo 13 – typical office to basement windows retained in full

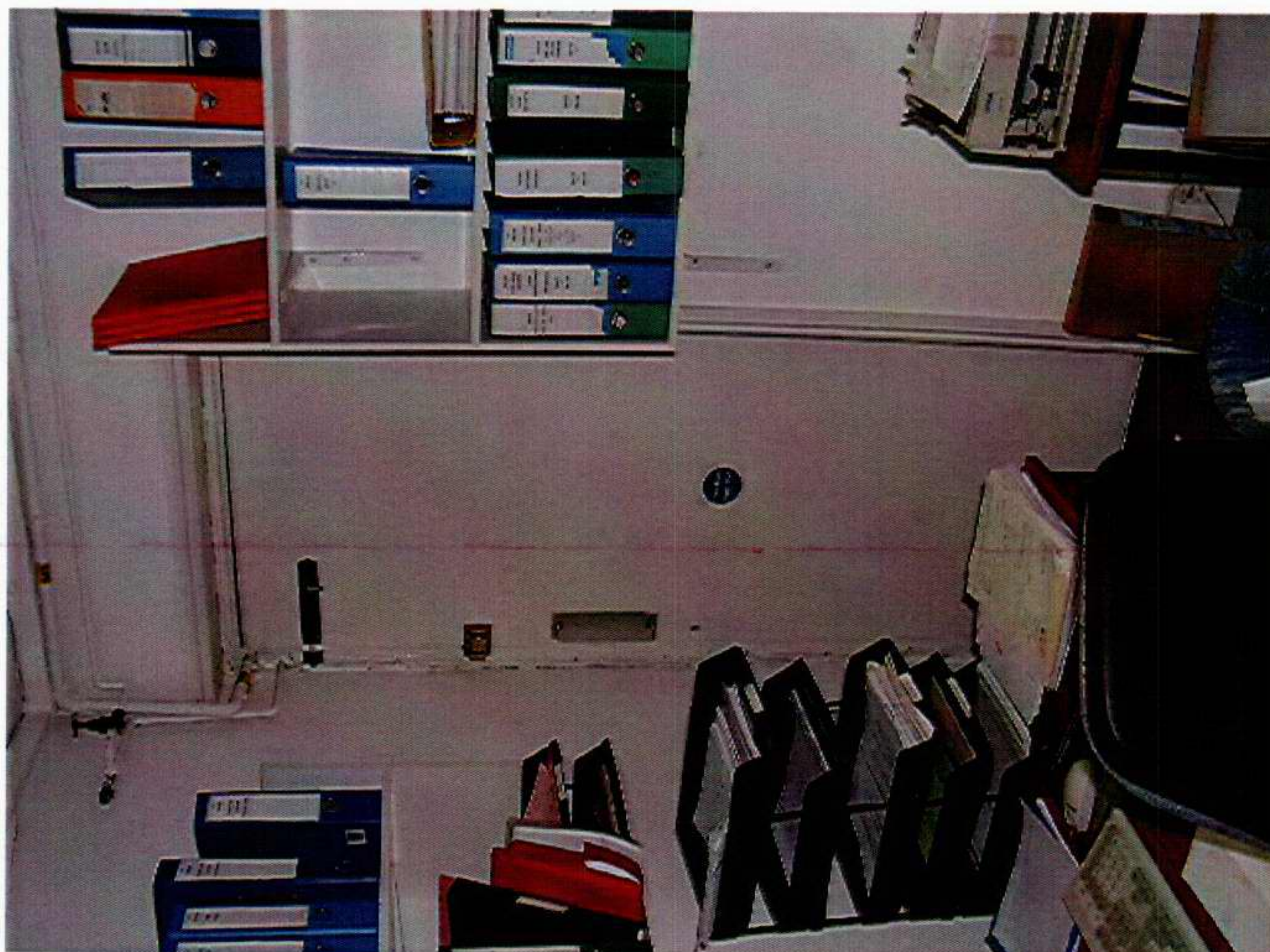


Photo 14 – typical office to basement



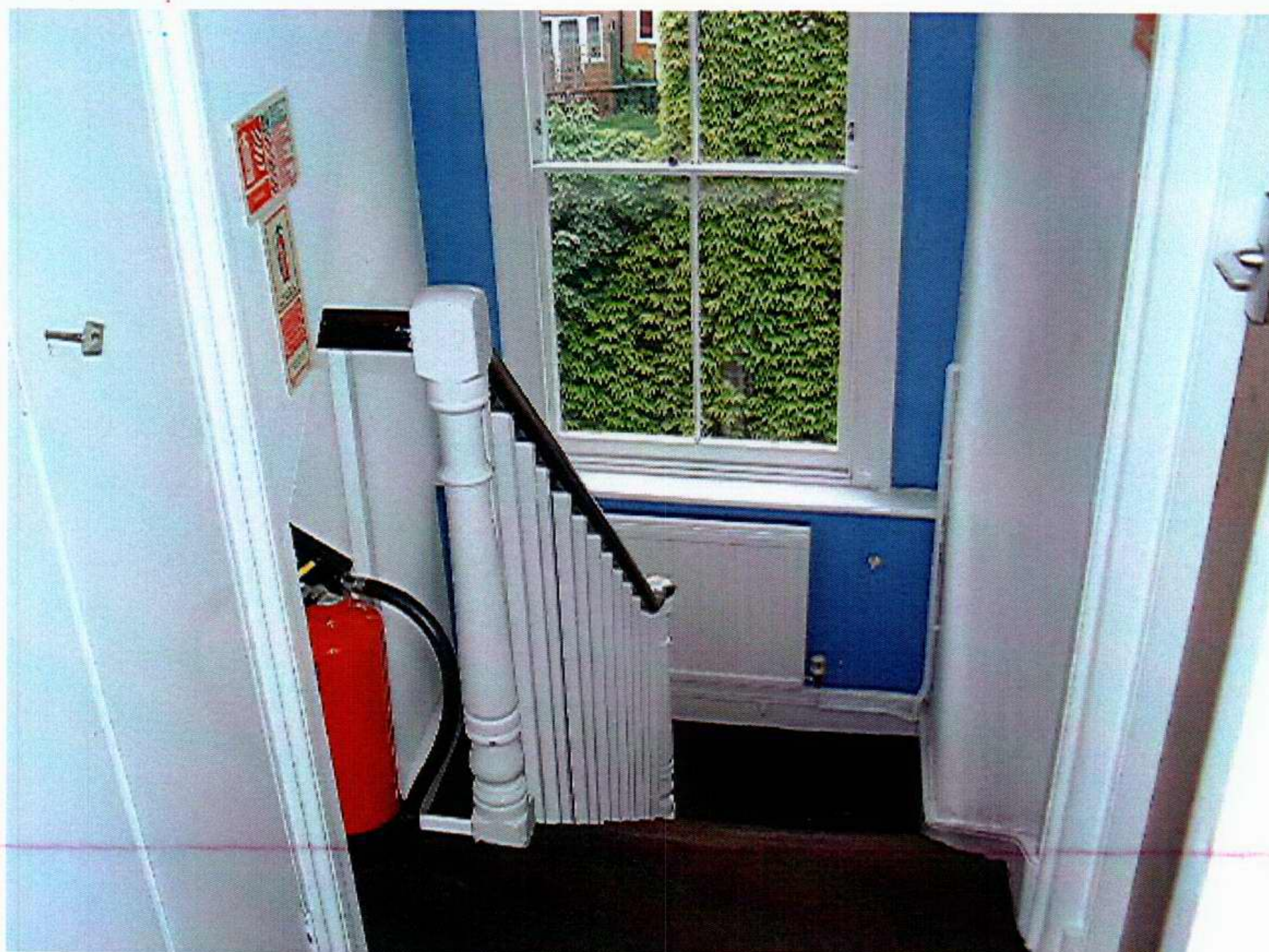


Photo 15 – staircase second floor retained and rear window.

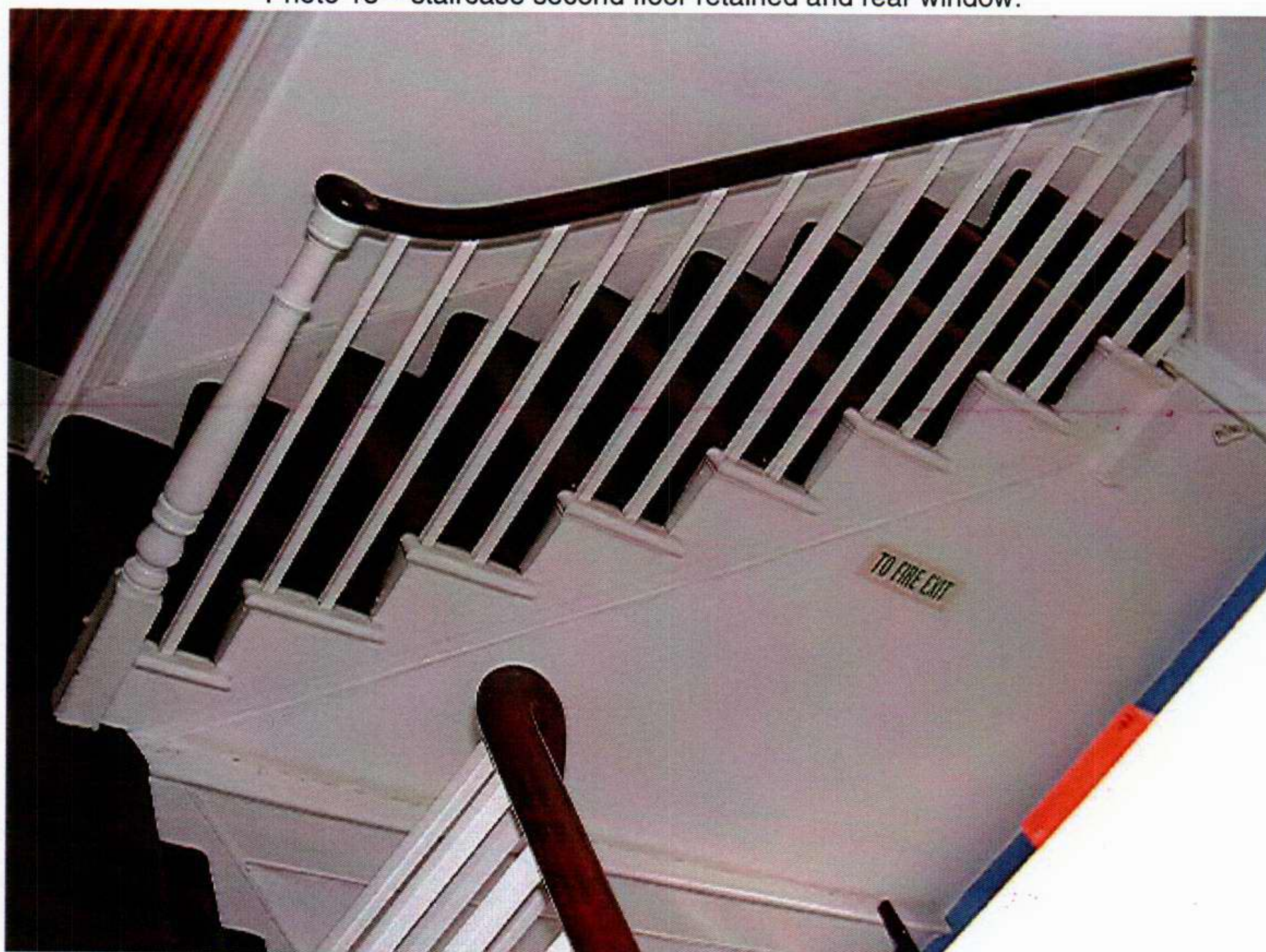


Photo 16 – staircase and handrail retained to first floor