

Ernest Tsui Architects + Partners
~ No. 61~
KINGS CROSS ROAD, LONDON.
REMEDIAL
SCHEDULE OF WORKS

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1.0 INTRODUCTION

2.1 This remedial schedule of works document has been drafted as a result of a telephone conversation with planning officer .Obote Hope, ENQ/02644, on 25 April 2014. He suggested drafting this document for the attention of The Conservation Design Officer.

No. 61 is a grade 2 Listed Building. It is currently in need of repair work for rising damp and a few more repairs.

The existing client is planning to renovate the entire building and has prepared a Listed Building application.(PP-03472034)

Listed Building Enforcement Powers

5.19 Listed building enforcement powers will be used to secure essential urgent works or repairs to secure the preservation of the building.

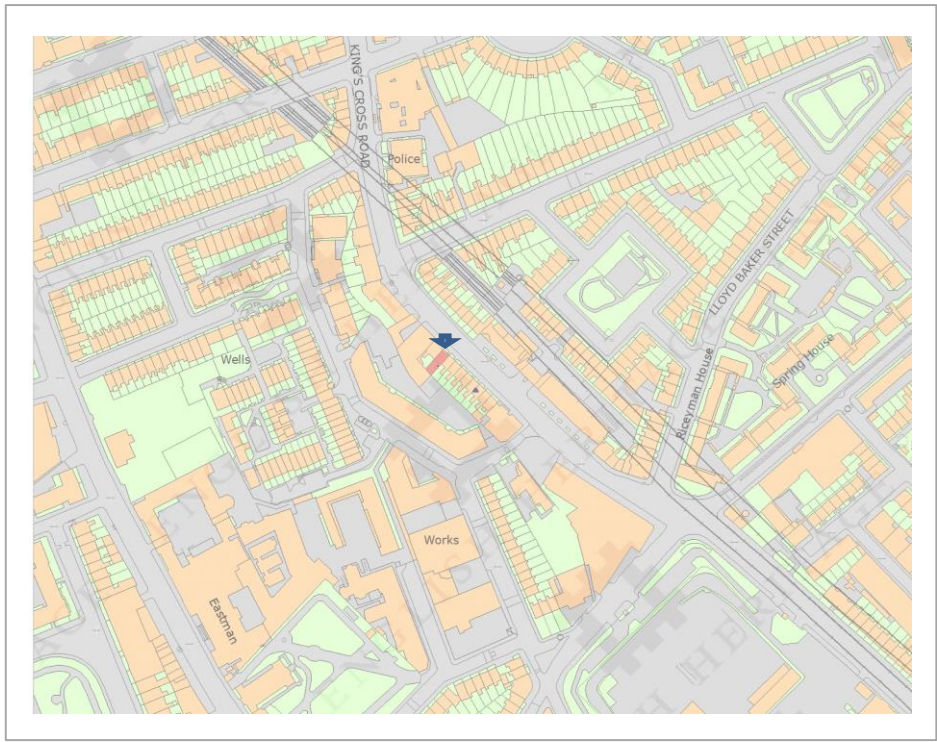
5.20 In the most extreme cases of deliberate neglect of listed buildings the Council will exercise its powers to undertake the work at the owner's cost or compulsorily purchase the property ensuring that there is provision for the subsequent repair of the building.

(Bloomsbury Conservation Area Appraisal and Management Strategy)

The client is keen to begin work on remedial and repairs prior to the determination of the application in line with the councils policy for urgent works or repairs to preserve a listed buildings. Report includes background and the builders schedule of works for No. 61

2.0 SITE AND SURROUNDINGS

- 1.1 The site of the proposed development is facing directly onto Kings Cross Road. As part of the A201 it is a main pedestrian, bus and car route between the main tube and train stations in the area. It is located to the south of Kings Cross St Pancras Station north of Farringdon station.
- 1.2 The site is No. 61 Kings Cross Road. It is a prominent building being one of a pair yellow brick terraces at the end of a run of 10 well preserved listed stucco terraces.

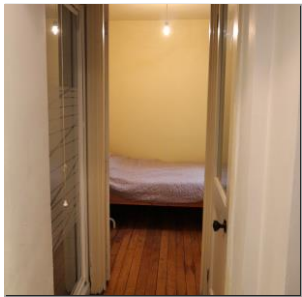


Site and Surrounding Diagram

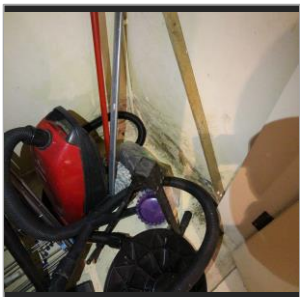
2.0 SITE AND SURROUNDINGS (PHOTOS)



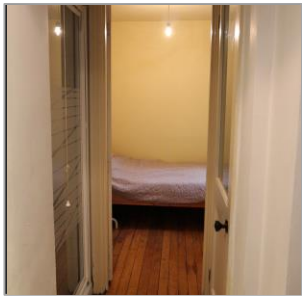
1.



2.



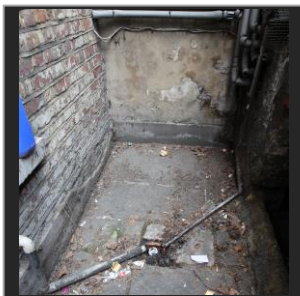
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4.



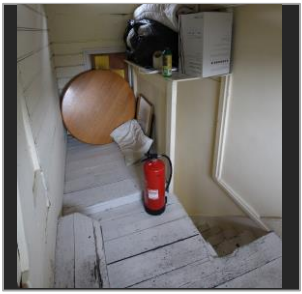
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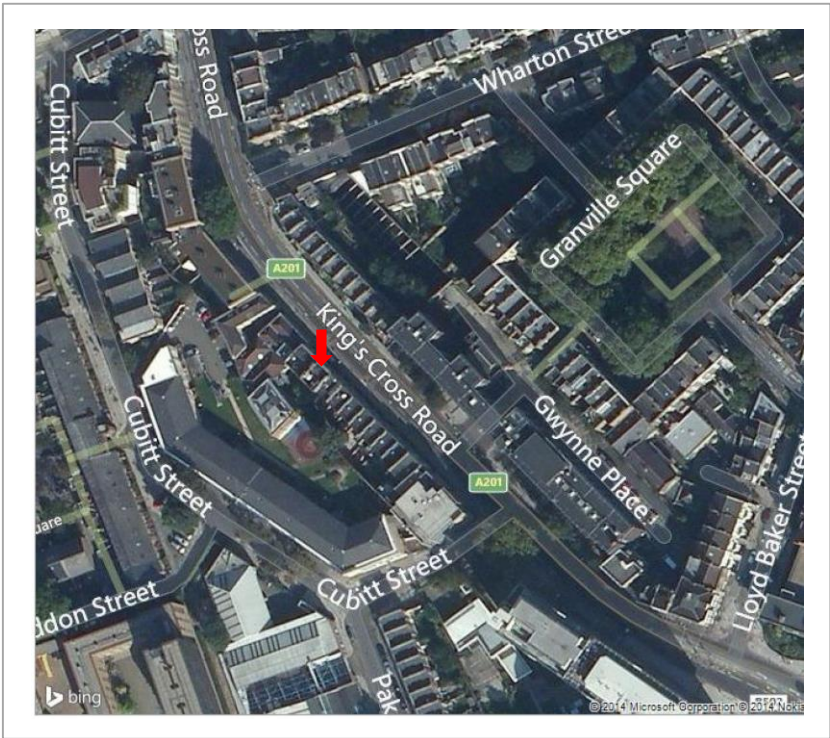
9.

- | | |
|--|---|
| 1. Front Reception room | 5. Back garden paving to be updated |
| 2. Window to be refurbished | 6. Bathroom ceiling to be repaired |
| 3. Incidence of rising damp | 7. Jack and Jill bathroom to become ensuite |
| 4. Ground floor bedroom to be bathroom | 8. Third Floor room top of stairs |
| | 9. Roof Terrace |

3.0 THE LOCALITY AND THE COMMUNITY

The Locality

- 3.1 Local residents benefit from excellent transport links to the road. Kings Cross St Pancras and Farringdon stations and Angel tube station is nearby as well each of these are strong transport hubs allowing access to tubes, trains and buses. And are prime hubs for local and intercity and international travel.
- 3.2 Many shops and local amenities are close by especially toward area around Angel and the redeveloped Kings Cross St Pancras station area. Other shopping areas such as Regents Street, Oxford St are a bus or bike ride away.
- 3.4 Direct and convenient tube, bus and train services mean that commuters are well provided for too. There is a bus stop outside of the property.

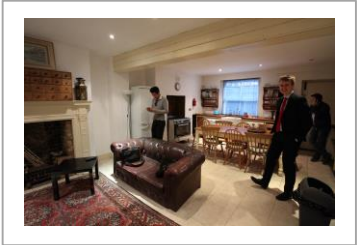
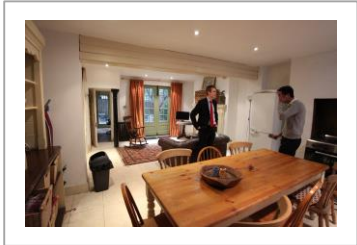


Locality and Context

4.0 DESIGN AND APPEARANCE

4.1 Throughout whole property: All windows and doors to be refurbished. All areas to be repainted and made good. All floors to be made level and then oak surface to be placed over existing boards. Rising damp issues also to be fixed and areas made good.

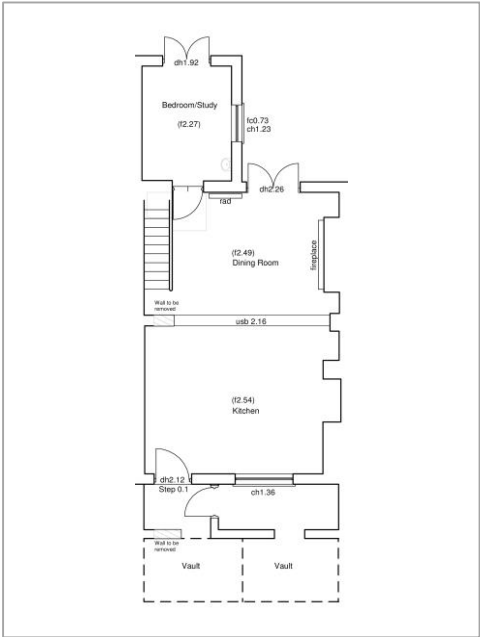
4.2 **Lower Ground floor/Basement**
Vault: Renovation and tidying of, to provide extra storage (for wine).
Kitchen & Dining room: To be area repainted and made good in preparation for updated fitted kitchen unit.
Bedroom/ study: To be portioned off with new stud wall. Plumbing to be fitted to create a shower room with toilet and basin. To be linked to a separate study room.
Garden: Paving to be renewed in York stone and Aco drain to be added to thresholds.



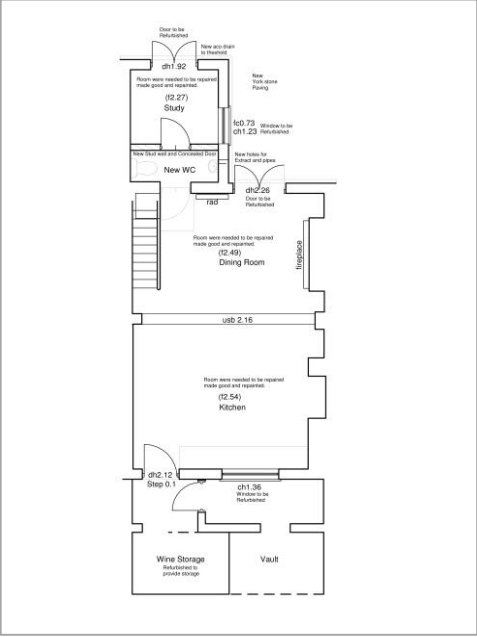
Two views of Kitchen



Precedent images: Kitchen



Existing Lower Ground Floor Layout



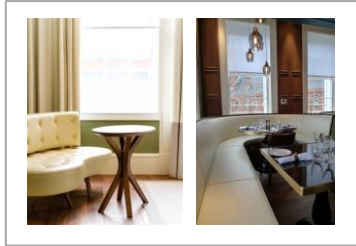
Proposed Lower Ground Floor Layout

4.3 Upper Ground floor

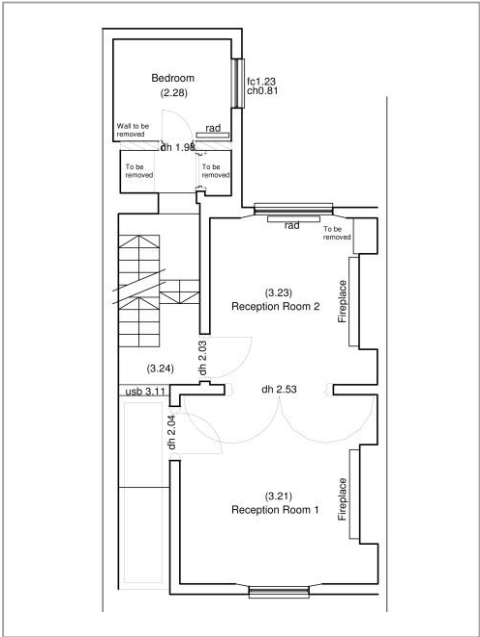
All areas to be repainted and made good.
Hall: The removal of tongue and groove panelling to wall between the entrance and 1st reception room door.
Reception room 1: Floor to be made level.
Existing floorboards to be removed. New joists to be fixed to existing to create level.
Existing boards re-laid broken ones replaced.
New engineered oak flooring to be laid on top.
Reception room 2: Floor to be made level as above. Cupboard to be removed.
Bedroom: To be converted into a bathroom.
No longer a Bedroom.



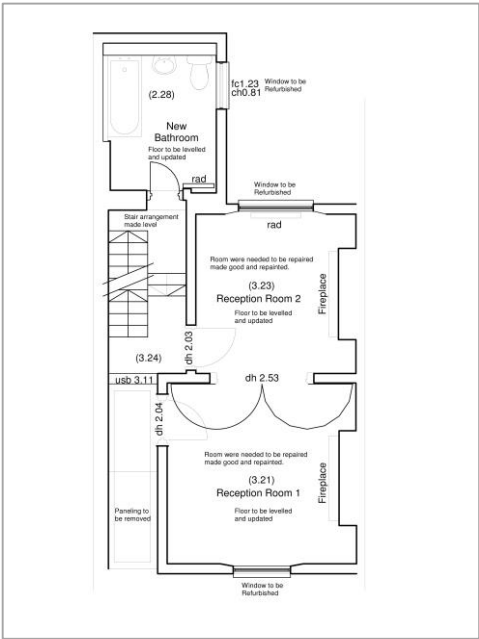
Front door & Rear Reception



Precedent images: Reception



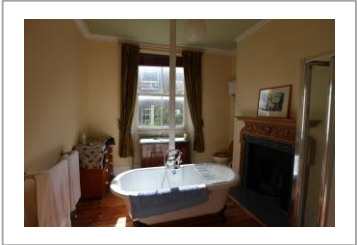
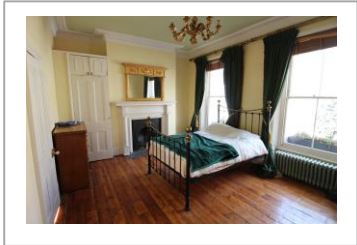
Existing Upper Ground Floor Layout



Proposed Upper Ground Floor Layout

4.4 1st Floor

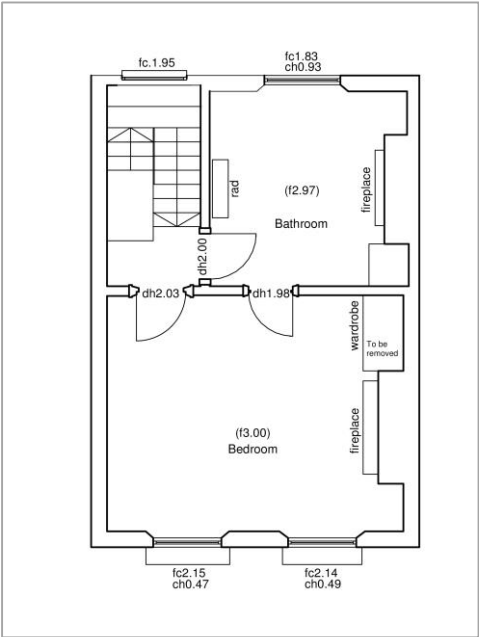
All areas to be repainted and made good.
Hall: Repainted and made good.
Bedroom: Floor to be made level. Existing floorboards to be removed. New joists to be fixed to existing to create level. Existing boards re-laid broken ones replaced. New engineered oak flooring to be laid on top. Cupboard to be removed.
Bathroom: Floor to be made level as above. Repair to water damaged area of the ceiling. In preparation for updated sanitary ware.



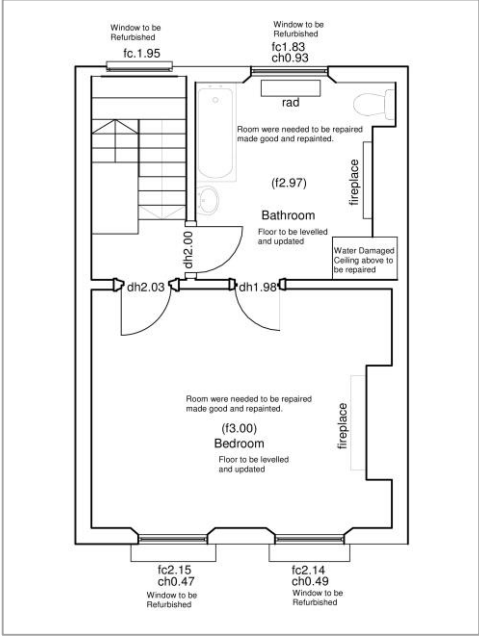
1st Floor Bedroom & Bathroom



Precedent images: Bathroom



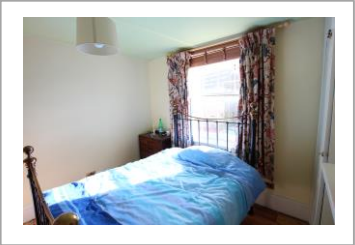
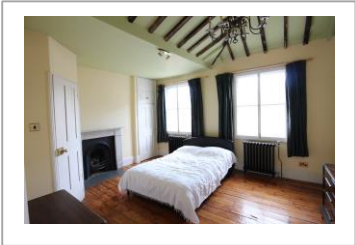
Existing First Floor Layout



Proposed First Floor Layout

4.5 2nd Floor

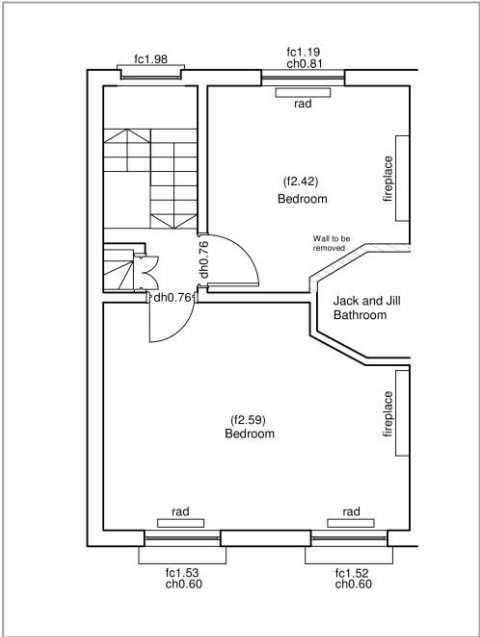
Hall: Repainted and made good.
Bedroom (Large): Floor to be made level.
Existing floorboards to be removed. New joists to be fixed to existing to create level. Existing boards re-laid broken ones replaced. New engineered oak flooring to be laid on top. Cupboard to be removed.
Bedroom Small: Floor to be made level as above. Cupboard to be removed.
Jack and Jill Bathroom: Door to Bedroom (small) to be removed. Area to then be 'square off' with new stud partition. To be converted into ensuite for Bedroom (Large). Repainted and made good in preparation for new sanitary ware.



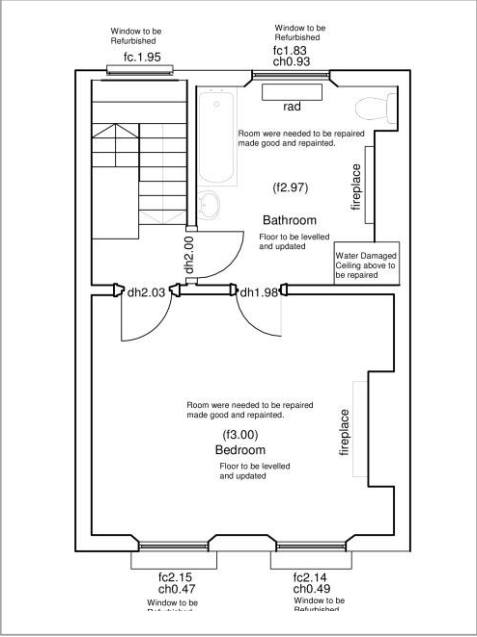
2nd Floor bedrooms.



Precedent images: Bedroom



Existing Second Floor Layout



Proposed Second Floor Layout

4.6 3rd Floor & Roof Terrace

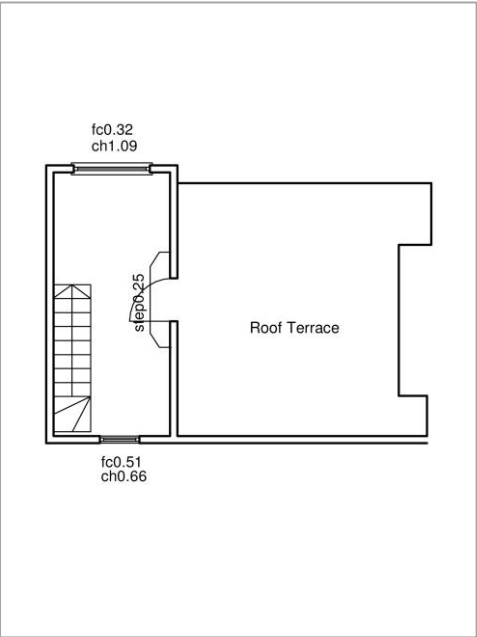
Toughend glass balustrade to top of the stairs. External Decking and trellis to be updated.



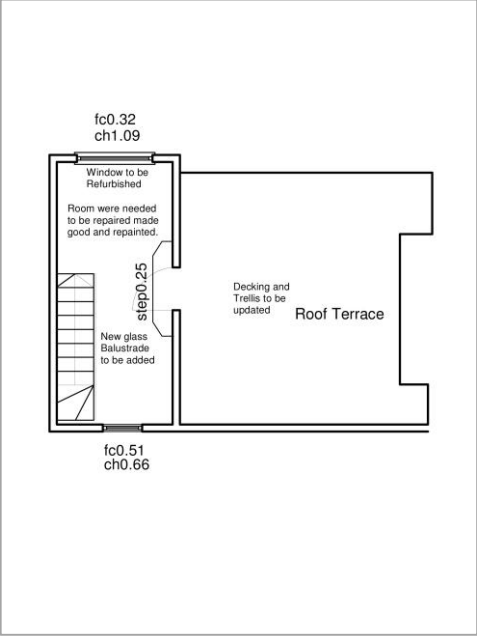
Roof terrace and threshold



Precedent images: Roof Terrace



Existing 3rdFloor & Roof Terrace Layout



Proposed 3rdFloor & Roof Terrace Layout

Ernest Tsui Architects + Partners

~ No. 61 ~

KINGS CROSS ROAD, LONDON.

REMEDIAL
SCHEDULE OF WORKS
Appendix A- Planning Drawings

[illegible]

Revision	Date
Project	<p>61 Kings Cross Road London, WC1N 1LN</p> <p>Proposed Plans</p>
File	
Date	20th June 2014
Drawn	1:50 @ A1 1:100 @ A3
Scale	IG
Status	For Application
Authorised	XXX
Draw No	MGR_ETA_202

51 King Cross Road Overall Renovation and Refurbishment

Throughout whole property: All windows and doors to be refurnished. All areas to be repainted and made good. All floors to be made level and then oak surface to be placed over existing boards. Rising damp issues also to be fixed and areas made good.

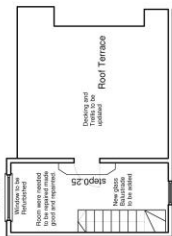
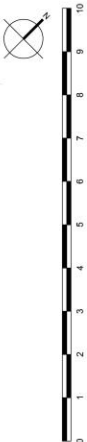
Bedroom study: To be partitioned off with new stud wall. Plumbing to be fitted to create a shower room with toilet and basin. To be linked to a separate study room.

Reception room door: Floor to be made level. Existing floorboards to be removed. New joists to be fixed to existing to create level. Existing boards re-laid broken ones replaced. New engineered oak flooring to be laid on top.

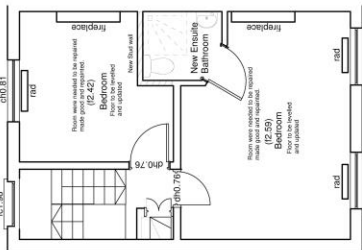
All areas to be repainted and made good.
-Hall: Repainted and made good.
-Bedroom: Floor to be made level. Existing floorboards to be removed. New joists to be laid to existing to create level. Existing boards re-laid broken ones replaced. New engineered oak flooring to be laid on top.

tail. Repainted and made good.
Bedroom (Large): Floor to be made level. Existing floorboards to be removed. New joists to be laid to existing to create level. Existing boards re-laid broken ones replaced. New engineered oak flooring to be laid on top. Cupboard to be removed.
Bedroom Small: Floor to be made level as above. Cupboard to be removed.
Jack and Jill Bathroom: Area to then be square (small) to be removed. Door to then be square off with new stud partition. To be converted into ensuite for Bedroom (Large). Repainted and made good in preparation for new sanitary ware.

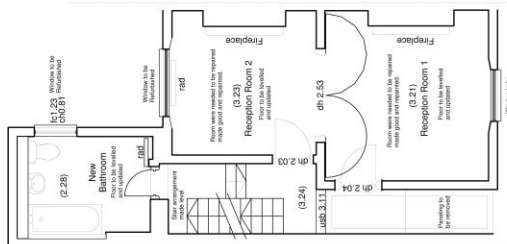
Toughend glass balustrade to top of the stairs.
External Decking to be updated.



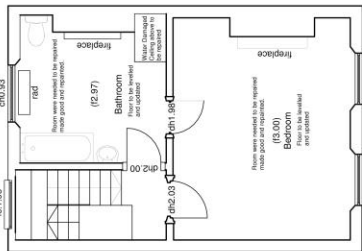
5 Proposed Third Floor & Roof Plan
Scale 1:50 @ A1 / 1:100 @ A3



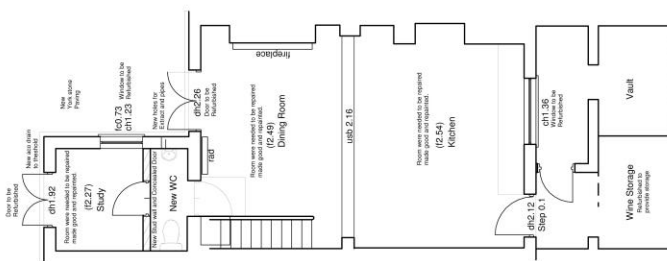
4 Proposed Second Floor Plan
Scale 1:50 @ A1 / 1:100 @ A3



2 Proposed Upper Ground Floor Plan
Scale 1:50 @ A1 / 1:100 @ A3



3 Proposed First Floor Plan
Scale 1:50 @ A1 / 1:100 @ A3



1 Proposed Lower Ground Floor Plan
Scale 1:50 @ A1 / 1:100 @ A3



Mode Construction London LTD
21 Halford Court
7 Green Lane
Chessington
KT9 2EE
Tell: 02083971254
Mobile: 07780262787
E-mail: martynas@modeltd.co.uk
www.modeltd.co.uk

Work Schedule

Date: 27.06 .201 4

Address:

61 Kings Cross Road
London

1. Remove kitchen and all flooring.
2. Remove plaster 1m above the floor on all outside and boundary walls.
3. Clear all rubbish.
4. Chase floors 40cm around all walls.
5. Inject with damproofing chemical all walls.
6. Fill up excavation around all walls on the floor.
7. Render walls with waterproof render.
8. Plaster all walls.
9. Latex the floor.
10. Reinstate Skirting.
11. Remove back door.
12. Install drainage be the back double door.
13. Build new watertight plinth.
14. Reinstate the door.

Schedule prepared by:
Martynas Danilevicius

Registered Office: 21 Halford Court, 7 Green Lane, Chessington, KT9 2EE

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Remedial Schedule of Works



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