

59 BIRKENHEAD STREET, WC1H 8BB						
SCHEDULE OF PROPOSED ALTERATIONS						
Item	Description	Condition / Damage	Proposed Works	Justification	Comments	Agreed Solution
LGF-3rd F: EXTERNAL THROUGHOUT						
DECORATION	Front & side elevations	In poor state, partially due to flood damage	Repoint, re-render where necessary, repair (or repalce if beyond repair) metalwork & waste pipes. Repaint using Georgian colour scheme for woodwork, render and metalwork Scaffolding required.	restoration		
DECORATION	Rear & side elevations including party wall with 61 Birkenhead	In poor state, damaged by creeper which has been removed	Repoint, re-render where necessary, repalce waste pipes. Repaint using Georgian colour scheme for woodwork, render and metalwork Scaffolding required.	restoration		
LOWER GROUND FLOOR						
LGF: FRONT EXTERNAL						
Stairs	Metal lightwell stairs	Rusted and unsafe	Replace stairs with metal treads with toughened glass inserts. Stairs to wind down in keeping with historic layout	restoration		
GAS METER	Gas meter on saturated wall in internal entrance hall	Unknown damage from water ingress	Check and test meter, replace as needed. Remove and refit meter and pipework in outside vault to allow access to Gas Suppliers to check meter	Allow access to gas meter		
FLOOR	Tiles	Damaged and not matching	Remove, re-screed and lay new matching quarry tiles to front lightwell	restoration		
LGF: INTERNAL FRONT VAULT AND ENTRANCE HALL						
VAULT	Front vault leading from internal entrance hall	Tanking render has been breached and is extensively cracked. Room lacks sufficient head height	Excavate to improve height to 2.3M. Tank with impermeable Newton 500 or similar pumped tanking system to match other basement repairs. Lay screed, tile and fit boiler and utility room per plan	improve height to usable		
ELECTRICITY METER	Electricity meter in front room on saturated wall following escape of water	Unknown damage from water ingress	Check and test meter, replace as needed. Refit meter and cabling to entrance hall wall and enclose with timber cabinet	improve appearance of main room		
FLOOR	Modern timber	Damaged and not matching	Remove timber, excavate stairs to front vault as per plan. Lay screed and tile with quarry tiles	allow access to utility room, restoration		
LGF: FRONT ROOM						
FIREPLACE	No fireplace existing	Removed in past	Re-open chimney breast and reinstate fireplace in keeping with age of building	restoration of original feature		
WINDOW	Existing front window is metal casement window	Badly damaged and water ingressing into front elevation	Replace metal casement window with timber sash 3 over 3 double glazed window in keeping with historic style.	restoration of original feature		
LGF: REAR ROOM						
WASHROOM	Currently no means of guests washing in basement	Currently no means of guests washing in basement	Erect timber studwall and fit shower and wash basin on left side of east wall. Fit shower and basin waste underneath existing concrete slab to external drain and make good	Improve facilities in property		
WARDROBE	Currently no storage space in building	Currently no storage space in building	Adjacent to washroom, install walk-in wardrobe. Wardrobe and Washroom separated from bedroom by sliding doors.	Improve facilities in property		
TOILET	Toilet room below stairs	Badly damaged by the water ingress and has been removed	Replace toilet and basin, tile floor and redecorate. Waste pipe is currently above ground, remove and replace beneath concrete slab and make good	restoration, improving appearance		
WINDOWS	Existing rear windows are metal casement window	Badly damaged and water ingressing into rear elevation.	Replace metal casement windows with timber sash 3 over 3 double glazed window and 1 over 1 timber window in keeping with historic style.	restoration of original feature		
LGF: THROUGHOUT						
HEATING	Electric night storage heating	All removed following damage from escape of water	Replace throughout with central heating water filled radiators	energy efficiency		
FLOOR	Concrete slab	Damaged in places with no damp proof course	Remove slab, install damp proof course, insulate and re-lay concrete. Use engeneerd floor boards on top of concrete.	restoration and improvement		
GF - 3RD F: THROUGHOUT						
HEATING	Mix of radiators	All removed following damage from escape of water	Replace throughout with central heating water filled radiators	energy efficiency		
PLUMBING	Pipework	Damaged caused escape of water	Replace plumbing throughout building	restoration		

SANITARYWARE	Sanitaryware	Damaged and removed following escape of water	Replace sanitaryware with double sinks, free standing bath and toilet	restoration		
WASTE PIPE	Waste pipe located adjacent to east wall running down through building linked through bathroom wall to front room throughout building	Not original or in keeping with spacial proportions of original building	Remove waste pipe and re-route between floor joists through to rear of building to join into existing rear soil stack. Remove pipe stack accordingly on the ground, first floors and 2nd floor front bedroom.	restoration of original feature		
FLOOR	Tiles over timber floorboards	Damaged and removed following escape of water	Replace tiling with new tiles over floorboards	restoration		
2/F: FRONT ROOM						
WASTE PIPE	Waste pipe stack from the attic	Not original or in keeping with spacial proportions of original building	Remove the stack as no longer necessary. Services from the loft extention attic will run through main stack and under floor	restoration of original feature		
2-3/ F: EXTERNAL						
ROOF	Existing flat roof above stairwell weathered in felt	In poor condition, roof structure /insulation appear to be inadequate, bouncy under foot, felt edge trim loose with moss overgrowth. The safety rail is unstable and rusty	Replace with appropriate roof structure and TLX Gold or similar breathable insulation . Replace safety railing.	replacing inadequate roof structure and insulation		
3/F						
3/F: LOFT CONVERSION						
STRUCTURE	Loft conversrtion to similar pattern as exisiting on Birkenhead Street	Current Pitched Roofed Attic with limited head height	Raise timber mansard roof as adjoining style. Slate pitch to front and rear slopes, lead cover the upper pitch. New timber doors and windows as existing pattern. Repair parapet and form new lead gutters.	To improve accommodation and habitable area of house.		
ROOF	Pitched roof clad with slate, modern timbers and slate appear to have been used as per heritage report	Pitched Roof clad with modern slate	Slate and lead dressing as existing	to maintain amenity of area.		
WINDOWS	3 x modern windows and 1 x service door to provide access to flat roof	3 x new windows and 1 x service door to provide access to flat roof	3x 3 over 3 panel timber sash windows with draft exclusion, and slimlite double glazed panes, W 1 M x H1.3 1x 4 over 4 panel Timber Sash Hinged Door, with draft exclusion, and slimlite double glazed panes, W1M x H1.9	to maintain amenity of area.		
DOOR	Install door to 3rd floor, preserving width of the existing frame of 630mm equal to the width of historic staircase	Install door to 3rd floor, preserving width of the existing frame of 630mm equal to the width of historic staircase	Landing and door height extended to match building regs, width preserved as limited by current width of historic staircase. Resulting dimensions of door frame allow for installation of standard panelled door with glass panel of 1981mm x 610mm x 35mm	landing formed to provide safe access and egress for upper floor.		
INTERNAL LAYOUT	Internal layout to accomodate master bedroom, wadrobe and bathroom	Internal layout to accomodate master bedroom, wadrobe and bathroom	Construct stud walls to allow for creation of: Bedroom sized as L 3.5 x W 5 M, Bathroom L 2.5 x W 2.30 and wardrobe L 2.5 x W 2.45. WALL B/W Wardrobe and Bathroom pf 27cm to house plumbing and toilet cistern Shoji sliding doors to connect bedroom with wardrobe and with bathroom, where each shoji door is 1550W x 2000H. Distance to each wall is 390 and in between 990. ceiling is to follow the structure, with exposed rafters	To improve accommodation and habitable area of house.		
SERVICES	waste to connect to existing waste pipe, water pipes to connect to central stack	waste to connect to existing waste pipe, water pipes to connect to central stack	waste to connect to existing waste pipe, water pipes to connect to central stack	To improve accommodation and habitable area of house.		
FLOORS	Modern floor boards	NA	New engineered oak floor boards.	To improve accommodation and habitable area of house.		