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# 6 JOHN STREET

Schedule of Works to listed facade – October 2014

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# CONTENT OF SCHEDULE OF WORKS

This schedule and photographic study has been compiled to outline the construction work being carried out to the front facade of 6 John Street, London.

The front facade is Grade II Listed as per list entry 1379155 and as such this report lists features that are to be retained or removed in conjunction with any construction work to the property.

As stated in the listing *No.6 rebuilt in Neo-Georgian style, restored in 1989.*

It has been in use as a construction college in recent times and there are no features of historical interest within the interior of the property.

# SCHEDULE OF WORKS

ITEM	LOCATION	DRAWINGS	DESCRIPTION OF WORK
1	FRONT ELEVATION	798_174	TV Aerial removed
2	FRONT ELEVATION	798_174 798_401	Existing single glazed timber windows to be refurbished and retained where possible and replaced with matching only where absolutely necessary. Secondary glazing added internally with horizontal transom to match existing line of sash.
3	FRONT ELEVATION	798_174	Slate mansard locally repaired and made good
4	FRONT ELEVATION	798_174 798_401	Stone banding cleaned.
5	FRONT ELEVATION	798_174 798_401	Existing single glazed timber windows to be refurbished and retained where possible and replaced with matching only where absolutely necessary. Secondary glazing added internally with horizontal transom to match existing line of sash.
6	FRONT ELEVATION	798_174 798_401	Existing single glazed timber windows to be refurbished and retained where possible and replaced with matching only where absolutely necessary. Secondary glazing added internally with horizontal transom to match existing line of sash.
7	FRONT ELEVATION	798_174	Existing single glazed timber windows to be refurbished and retained where possible and replaced with matching only where absolutely necessary. Secondary glazing added internally with horizontal transom to match existing line of sash.
8	FRONT ELEVATION	798_174 798_401	Ironwork to first floor to be cleaned and repainted
9	FRONT ELEVATION	798_174	Existing single glazed timber windows to be refurbished and retained where possible and replaced with matching only where absolutely necessary. Secondary glazing added internally with horizontal transom to match existing line of sash.
10	FRONT ELEVATION	798_174	Existing door and surround refurbished and painted. Lettering to fanlight amended to '6 John Street'.
11	FRONT ELEVATION	798_174	Alarm sounder and associated wiring removed.
12	FRONT ELEVATION	798_174	Railings retained and painted where possible. New gate, made in painted steelwork to match existing railings added to give access to Bin Lift.
13	FRONT ELEVATION	798_174	Opening cut into plinth to give access to Bin Lift. Plinth clad with York Stone (Similar to No.7 John Street).
14	FRONT ENTRANCE / LIGHTWELL	798_174	Steel stair to lightwell and associated gate removed. Plinth and railings extended across opening.
15	FRONT ENTRANCE STEPS	798_174	Paving to entrance steps removed and replaced with York Stone.
16	FRONT ENTRANCE STEPS	798_174	Steel handrails removed, localised repairs to stonework.
17	FRONT ELEVATION	798_174	Brackets and light fitting removed, localised repairs to brickwork.
18	FRONT ELEVATION	798_174 798_401	Steel windows to LGF lightwell removed and replaced with new timber framed single glazed sash windows, profile to match those on the floors above. Secondary glazing added internally with horizontal transom to match existing line of sash.
19	FRONT LIGHTWELL	798_174	White render stripped off and reapplied / painted.
20	FRONT ELEVATION	798_174	Steel door removed and replaced with new timber framed single glazed sash windows, profile to match those on the floors above. Secondary glazing added internally with horizontal transom to match existing line of sash. Matching brickwork infill and precast concrete cill to match details of windows to upper floors.
21	FRONT LIGHTWELL	798_174	York stone paving slabs to LGF Lightwell floor.
22	FRONT LIGHTWELL	798_174	Opening created in brickwork to give access to bin store beyond.
23	FRONT LIGHTWELL	798_174	Bin lift to be installed.

ITEM	LOCATION	DRAWINGS	DESCRIPTION OF WORK
24	LGF FRONT WORKHOP	798_151 798_161 798_162	Internal Timber Stud partitions removed.
25	LGF FRONT WORKHOP	798_151 798_161 798_162	Internal blockwork partitions removed.
26	LGF FRONT WORKHOP	798_151 798_161 798_162	Internal wall linings repaired and re-plastered.
27	LGF FRONT WORKHOP	798_151 798_161 798_162	Industrial wiring looms removed and replaced with domestic electrical systems to each dwelling.
28	LGF FRONT WORKHOP	798_151 798_161 798_162	Existing heating system removed and replaced with domestic heating and hot water systems to each dwelling.
29	LGF FRONT WORKHOP	798_151 798_161 798_162	Internal cupboards removed.
30	LGF FRONT WORKHOP	798_151 798_161 798_162	New opening in wall from Bin Store to Bin Lift. Timber external door fitted within opening.
31	GF STUDY ROOM / LOBBY	798_152 798_161 798_162	Internal wall linings repaired and re-plastered.
32	GF STUDY ROOM / LOBBY	798_152 798_161 798_162	Partition between Lobby and study room removed.
33	GF LOBBY	798_152 798_161 798_162	Internal cupboards removed.
34	FF STUDY ROOMS	798_153 798_161 798_162	Internal wall linings repaired and re-plastered.
35	FF STUDY ROOMS	798_153 798_161 798_162	Partition between Lobby and Study Rooms removed.
36	FF STUDY ROOMS	798_153 798_161 798_162	Existing heating system removed and replaced with domestic heating and hot water systems to each dwelling.
37	TESTING CENTRE	798_154 798_161 798_162	Internal wall linings repaired and re-plastered.
38	TESTING CENTRE	798_154 798_161 798_162	Existing heating system removed and replaced with domestic heating and hot water systems to each dwelling.
39	STAFF OFFICE / MEETING ROOMS	798_155 798_161 798_162	Internal wall linings stripped back, repaired and re-plastered.
40	STAFF OFFICE / MEETING ROOMS	798_155 798_161 798_162	Existing heating system removed and replaced with domestic heating and hot water systems to each dwelling.
41	STAFF OFFICE / MEETING ROOMS	798_155 798_161 798_162	Internal timber / glazed partitions removed.
42	STAFF ROOM	798_156 798_161 798_162	Internal wall linings repaired and re-plastered.
43	STAFF ROOM	798_156 798_161 798_162	Existing heating system removed and replaced with domestic heating and hot water systems to each dwelling.
44	STAFF ROOM	798_156 798_161 798_162	Internal stud partitions removed.
45	STAFF ROOM	798_156 798_161 798_162	Internal cupboard removed.

# FRONT ELEVATION



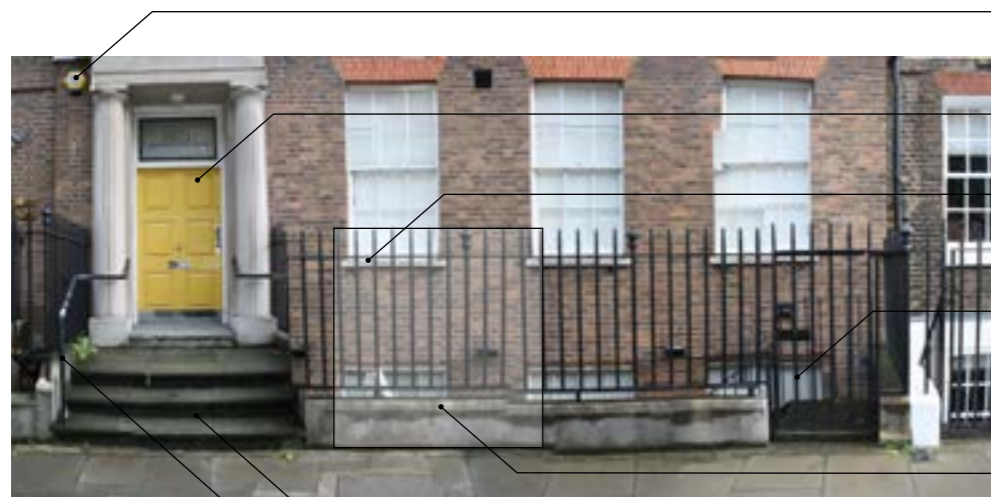
1 - Photograph from John Street

1. TV Aerial removed
2. Existing single glazed timber windows to be refurbished and retained where possible and replaced with matching only where absolutely necessary. Secondary glazing added internally with horizontal transom to match existing line of sash.
3. Slate mansard locally repaired and made good
4. Stone banding cleaned.
5. Existing single glazed timber windows to be refurbished and retained where possible and replaced with matching only where absolutely necessary. Secondary glazing added internally with horizontal transom to match existing line of sash.
4. Stone banding cleaned.
6. Existing single glazed timber windows to be refurbished and retained where possible and replaced with matching only where absolutely necessary. Secondary glazing added internally with horizontal transom to match existing line of sash.
- No work to existing brickwork
7. Existing single glazed timber windows to be refurbished and retained where possible and replaced with matching only where absolutely necessary. Secondary glazing added internally with horizontal transom to match existing line of sash.
8. Ironwork to first floor to be cleaned and repainted
9. Existing single glazed timber windows to be refurbished and retained where possible and replaced with matching only where absolutely necessary. Secondary glazing added internally with horizontal transom to match existing line of sash.
10. Existing door and surround refurbished and painted. Lettering to fanlight amended to '6 John Street'.
11. Alarm sounder and associated wiring removed.
12. Railings retained and painted where possible. New gate, made in painted steelwork to match existing railings added to give access to Bin Lift.
13. Opening cut into plinth to give access to Bin Lift. Plinth clad with York Stone (Similar to No.7 John Street).
14. Steel stair to lightwell and associated gate removed. Plinth and railings extended across opening.

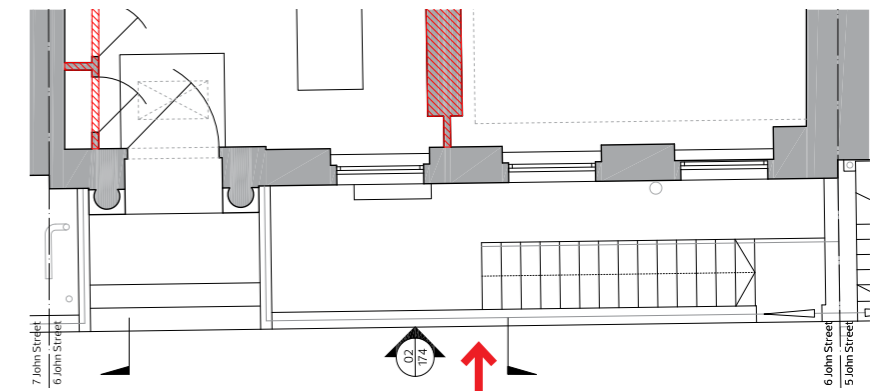


2 - Front Elevation

# FRONT LIGHTWELL



- 11. Alarm sander and associated wiring removed.
- 10. Existing door and surround refurbished and painted. Lettering to fanlight amended to '6 John Street'.
- 12. Railings retained and painted where possible. New gate, made in painted steelwork to match existing railings added to give access to Bin Lift.
- 14. Steel stair to lightwell and associated gate removed. Plinth and railings extended across opening.
- 13. Opening cut into plinth to give access to Bin Lift. Plinth clad with York Stone (Similar to No.7 John Street).
- 15. Paving to entrance steps removed and replaced with York Stone.
- 16. Steel handrails removed, localised repairs to stonework.

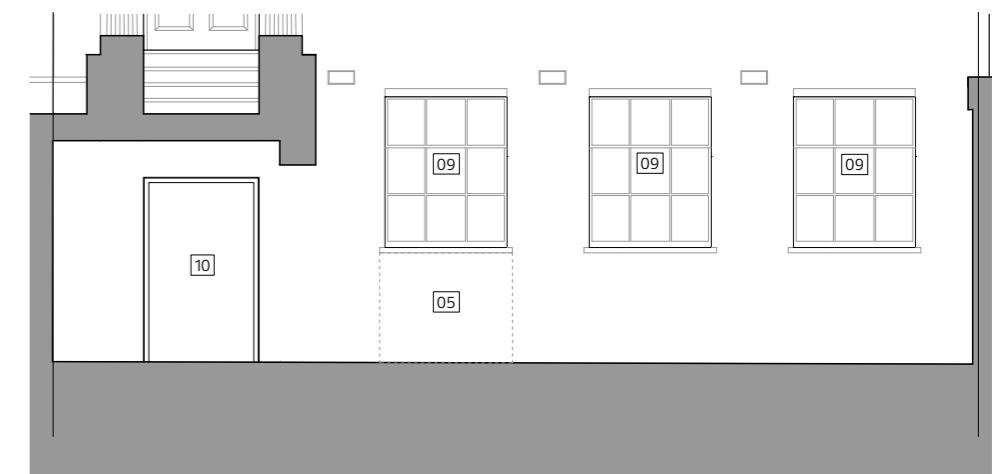


3 - Plan of Lightwell / LGF

1 - Front Elevation - pavement level



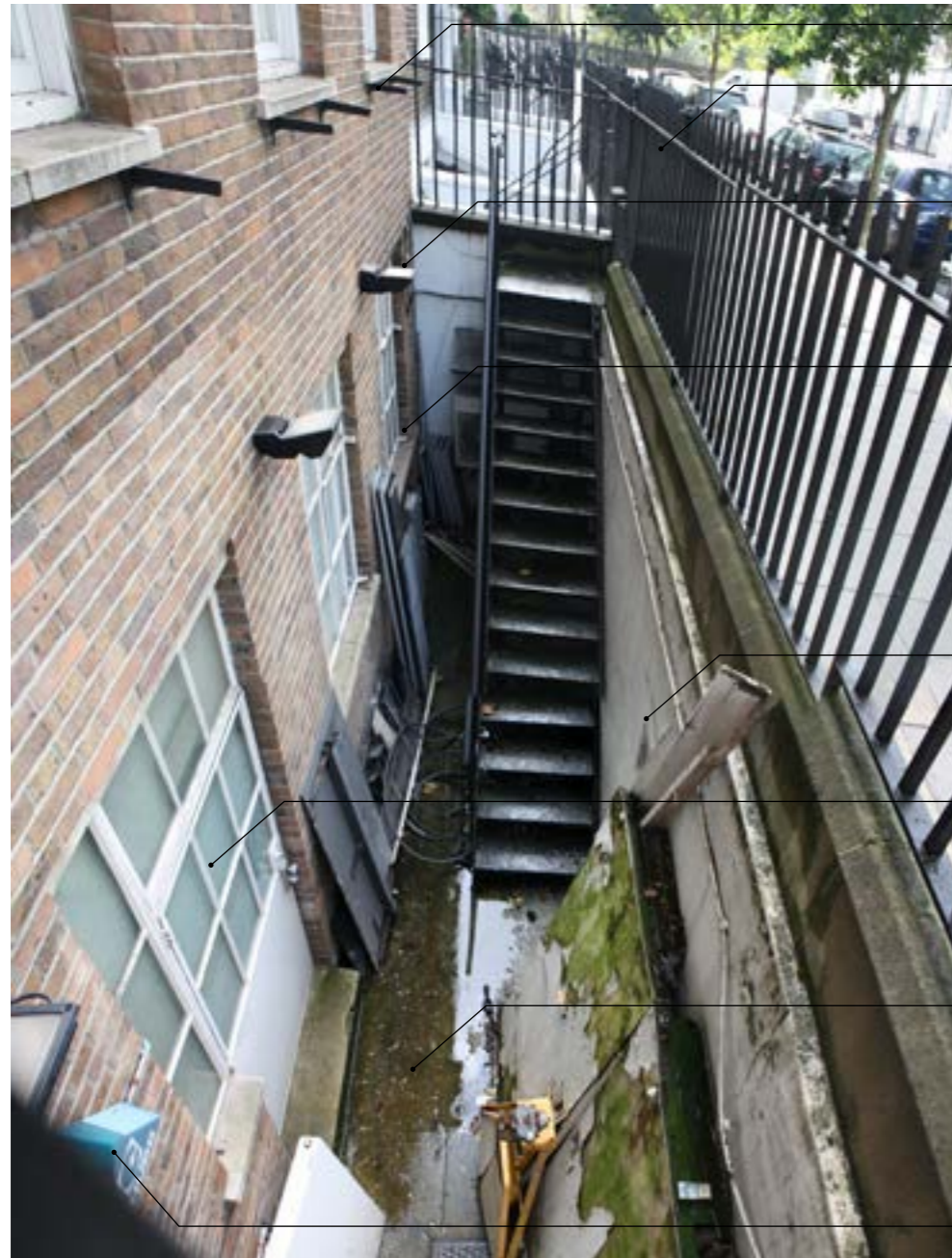
2 - Detail of existing railings



4 - Section through lightwell

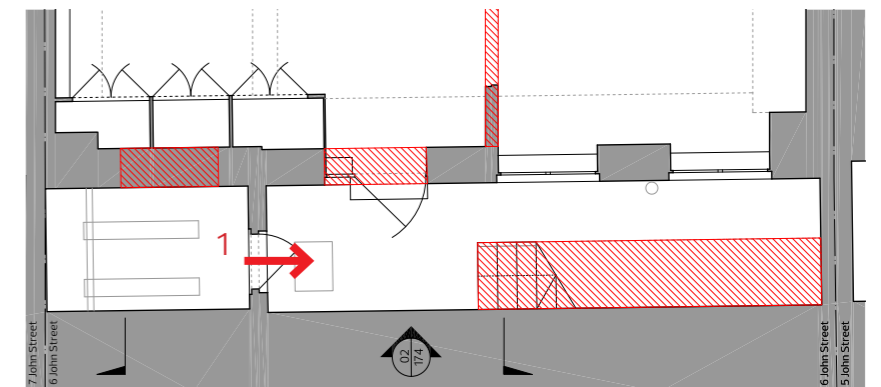


# FRONT LIGHTWELL

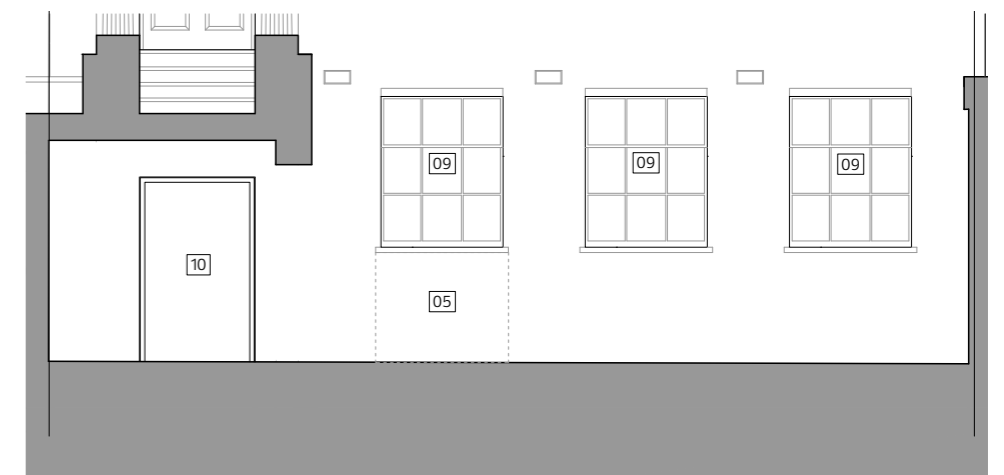


1 - Photo of front lightwell

- 16. Brackets removed, localised repairs to brickwork.
- 14. Steel stair to lightwell and associated gate removed. Plinth and railings extended across opening.
- 16. Lights removed, localised repairs to brickwork.
- 18. Steel windows to LGF lightwell removed and replaced with new timber framed single glazed sash windows, profile to match those on the floors above. Secondary glazing added internally with horizontal transom to match existing line of sash.
- 19. White render stripped off and reapplied / painted.
- 20. Steel door removed and replaced with new timber framed single glazed sash windows, profile to match those on the floors above. Secondary glazing added internally with horizontal transom to match existing line of sash. Matching brickwork infill and precast concrete cill to match details of windows to upper floors.
- 21. York stone paving slabs to LGF Lightwell floor.
- 11. Alarm sounder and associated wiring removed.

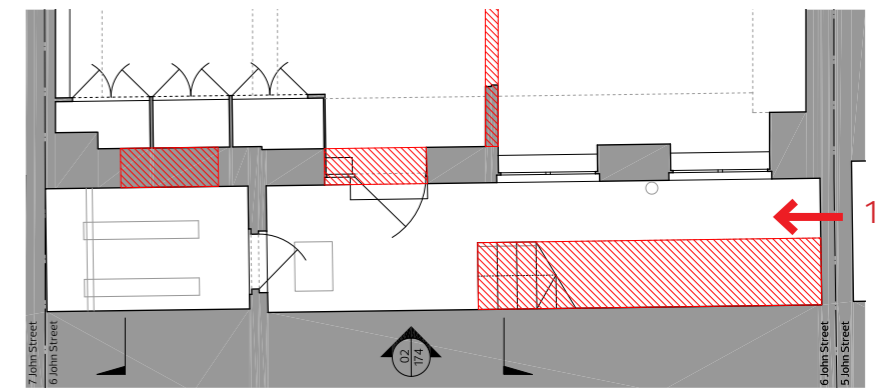


2 - Plan of Lightwell



3 - Section through lightwell

# FRONT LIGHTWELL



2 - Plan of Lightwell



3 - Section through lightwell



1 - Photo of front lightwell

16. Brackets removed, localised repairs to brickwork.

16. Lights removed, localised repairs to brickwork.

22. Opening created in brickwork to give access to bin store beyond.

23. Bin lift to be installed.

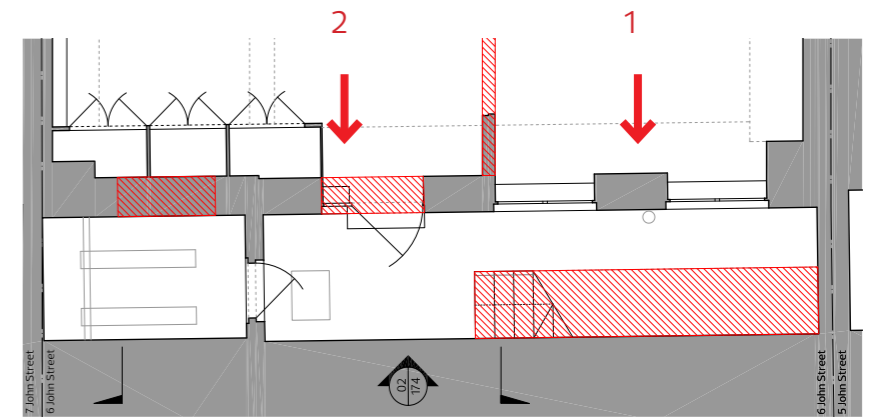


# LGF FRONT WORKSHOPS

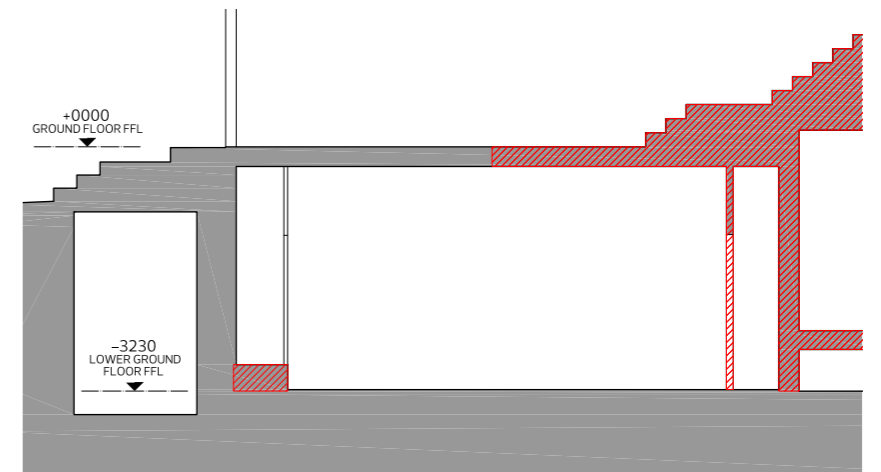


- 24. Internal Timber Stud partitions removed.
- 25. Internal blockwork partitions removed.
- 18. Steel windows to LGF lightwell removed and replaced with new timber framed single glazed sash windows, profile to match those on the floors above. Secondary glazing added internally with horizontal transom to match existing line of sash.
- 26. Internal wall linings repaired and re-plastered.
- 27. Industrial wiring looms removed and replaced with domestic electrical systems to each dwelling.
- 28. Existing heating system removed and replaced with domestic heating and hot water systems to each dwelling.

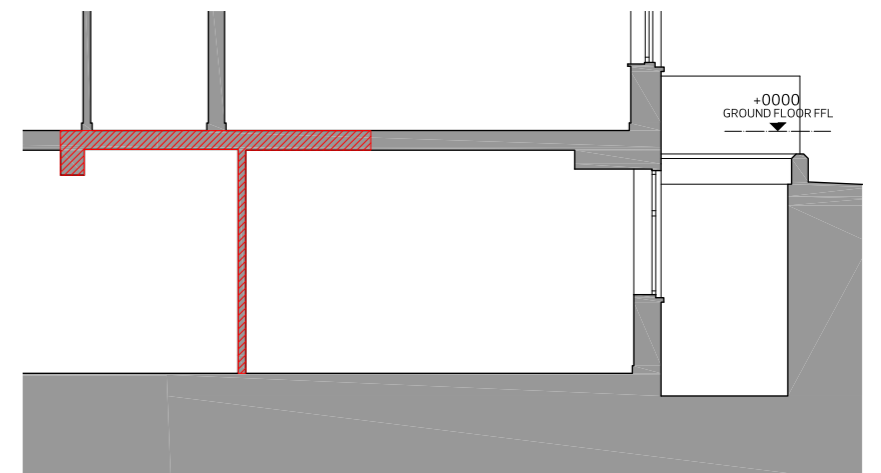
1 - Photo of front workshop 1



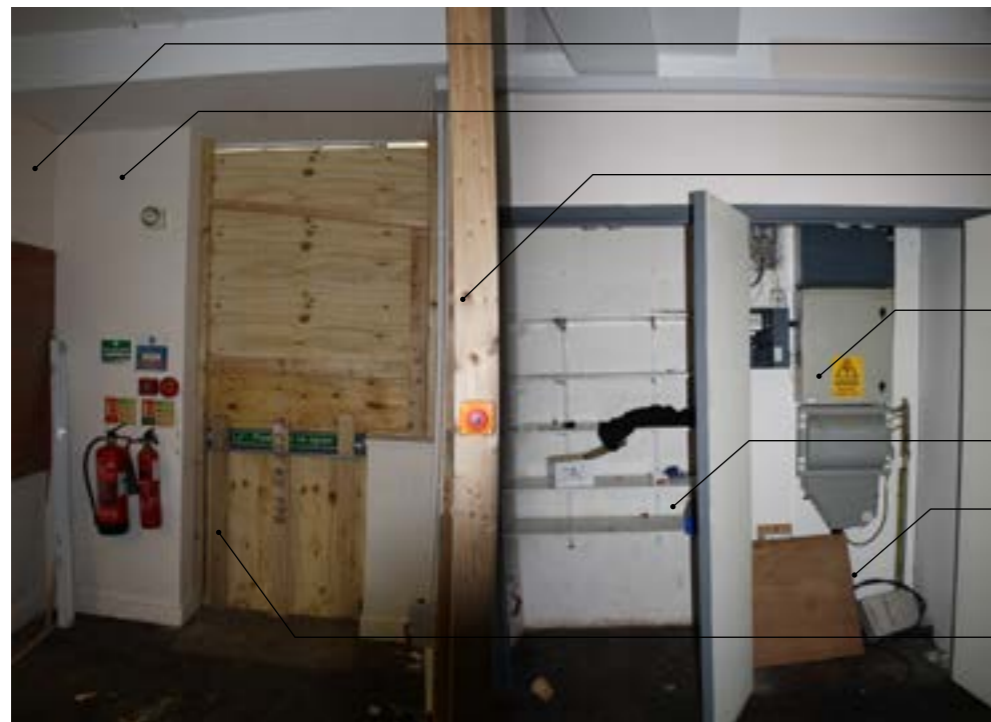
3 - Plan of LGF Front Workshop



4 - Section AA through Front Workshop



5 - Section BB through Front Workshop

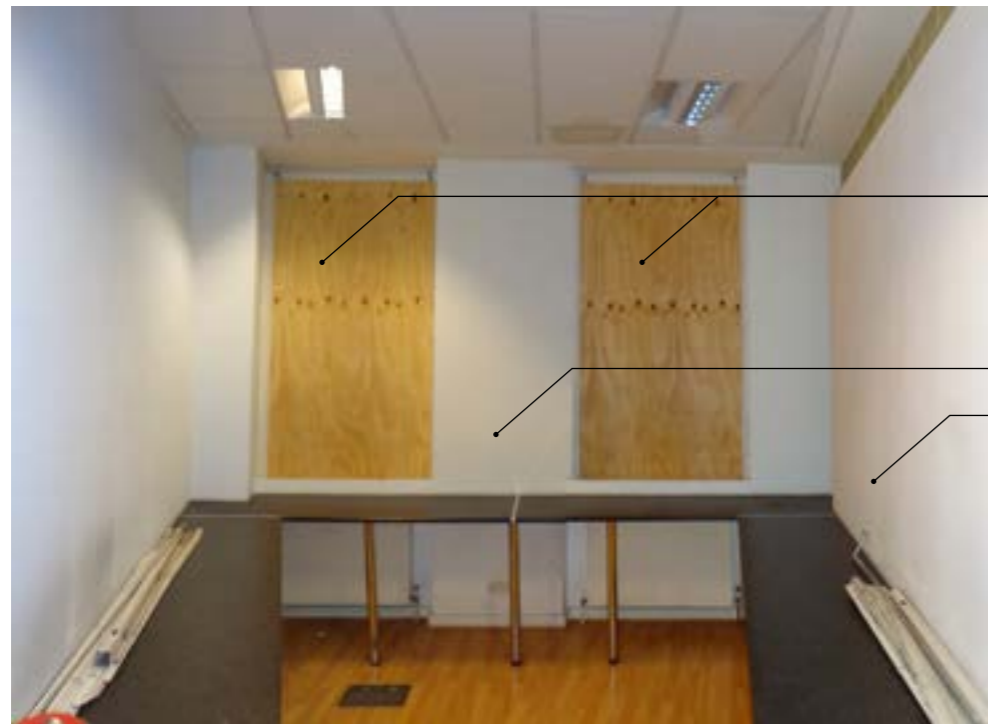


- 25. Internal blockwork partitions removed.
- 26. Internal wall linings repaired and re-plastered.
- 24. Internal Timber Stud partitions removed.
- 27. Industrial wiring looms removed and replaced with domestic electrical systems to each dwelling.
- 29. Internal cupboards removed.
- 30. New opening in wall from Bin Store to Bin Lift. Timber external door fitted within opening.
- 20. Steel door removed and replaced with new timber framed single glazed sash windows, profile to match those on the floors above. Secondary glazing added internally with horizontal transom to match existing line of sash. Matching brickwork infill and precast concrete sill to match details of windows to upper floors.

2 - Photo of front workshop 2



# GF FRONT LOBBY / LOUNGE



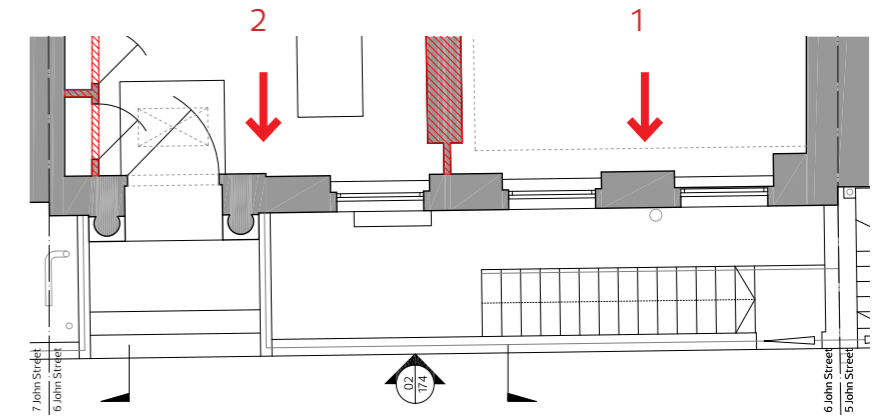
1 - Photo of Study Room

- 9. Existing single glazed timber windows to be refurbished and retained where possible and replaced with matching only where absolutely necessary. Secondary glazing added internally with horizontal transom to match existing line of sash.
- 31. Internal wall linings repaired and re-plastered.
- 32. Partition between Lobby and study room removed.

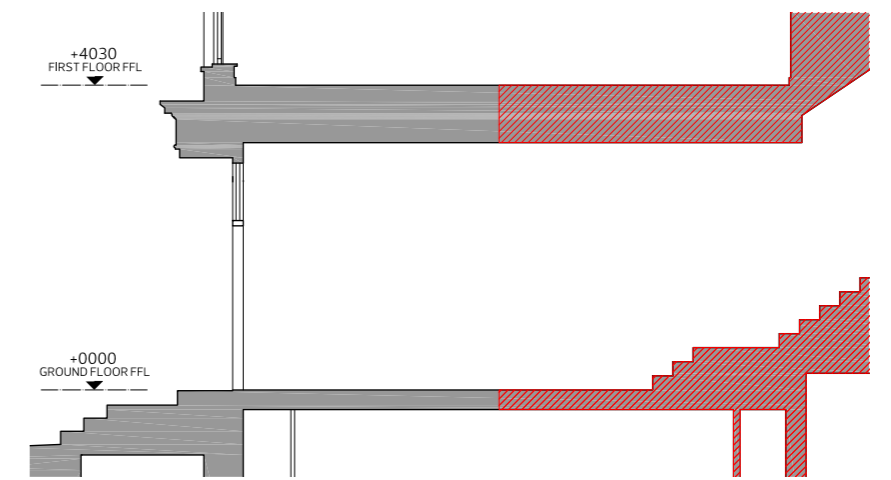


2 - Photo of Lobby

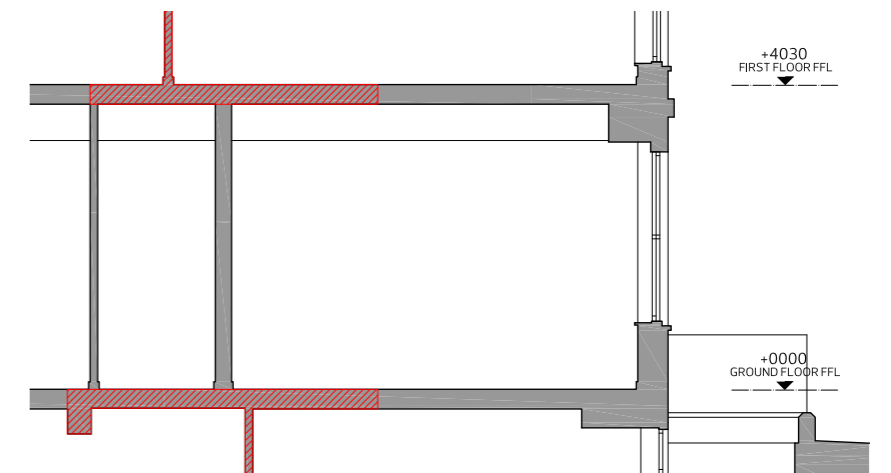
- 32. Partition between Lobby and study room removed.
- 10. Existing door and surround refurbished and painted. Lettering to fanlight amended to '6 John Street'.
- 9. Existing single glazed timber windows to be refurbished and retained where possible and replaced with matching only where absolutely necessary. Secondary glazing added internally with horizontal transom to match existing line of sash.
- 33. Internal cupboards removed.



3 - Plan of GF Lobby / Study Room



4 - Section AA through Lobby



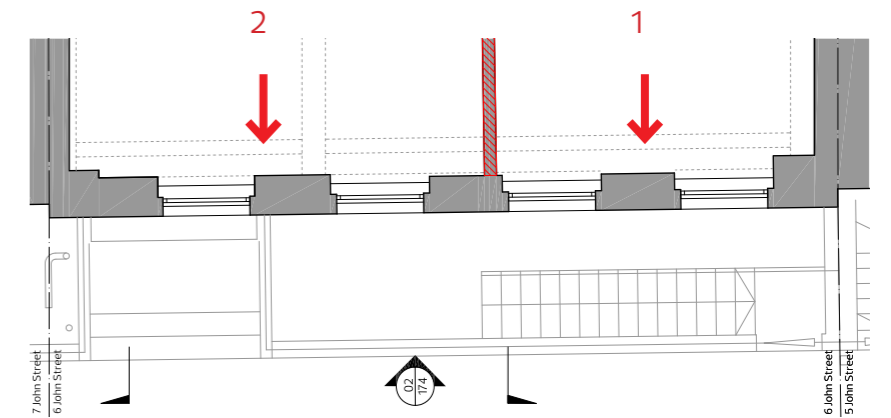
5 - Section BB through Study Room

# 1F STUDY ROOMS

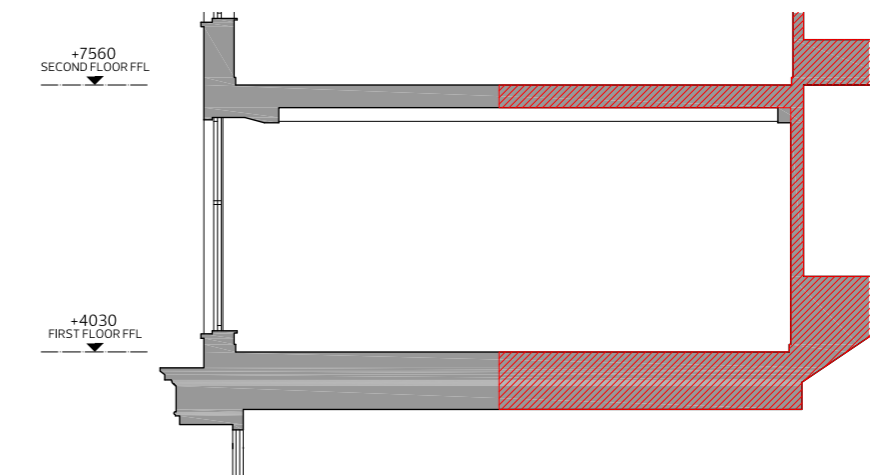


1 - Photo of Study Room

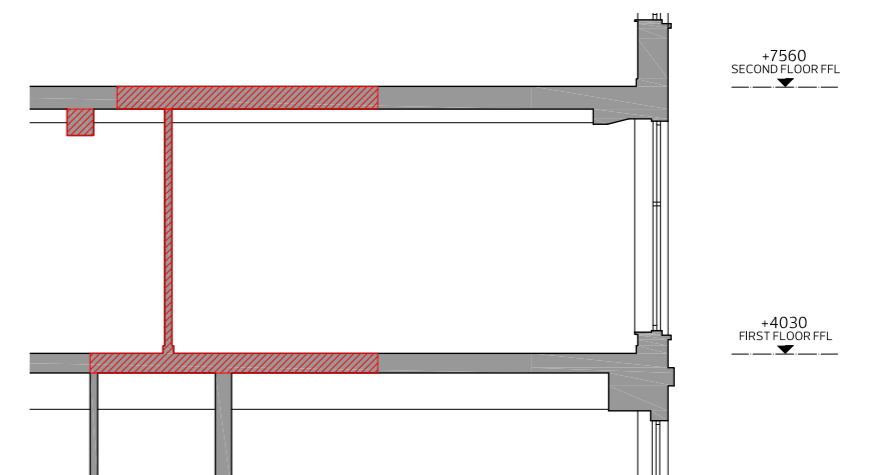
- 7. Existing single glazed timber windows to be refurbished and retained where possible and replaced with matching only where absolutely necessary. Secondary glazing added internally with horizontal transom to match existing line of sash.
- 34. Internal wall linings repaired and re-plastered.
- 35. Partition between Study Rooms removed.
- 36. Existing heating system removed and replaced with domestic heating and hot water systems to each dwelling.



3 - Plan of 1F Study Rooms



4 - Section AA through Study Room



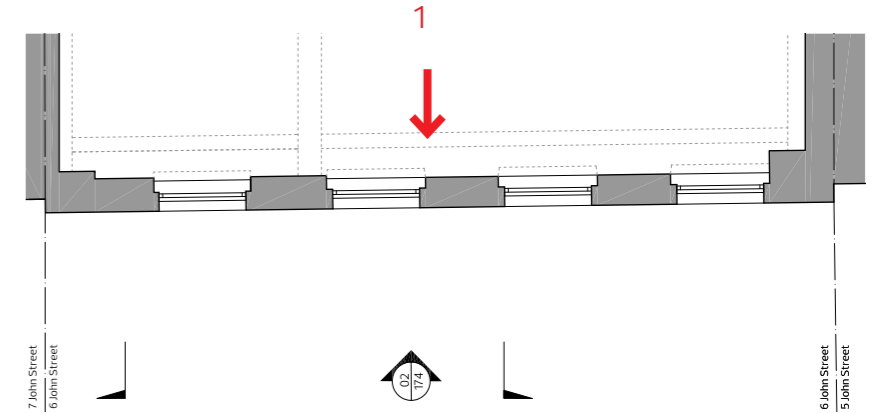
5 - Section BB through Study Room



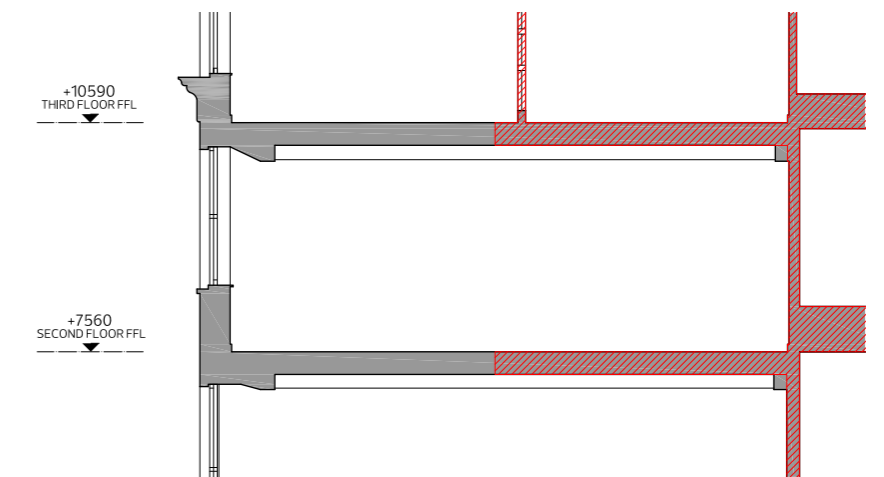
2 - Photo of Study Room

- 7. Existing single glazed timber windows to be refurbished and retained where possible and replaced with matching only where absolutely necessary. Secondary glazing added internally with horizontal transom to match existing line of sash.
- 34. Internal wall linings repaired and re-plastered.
- 35. Partition between Study Rooms removed.
- 36. Existing heating system removed and replaced with domestic heating and hot water systems to each dwelling.

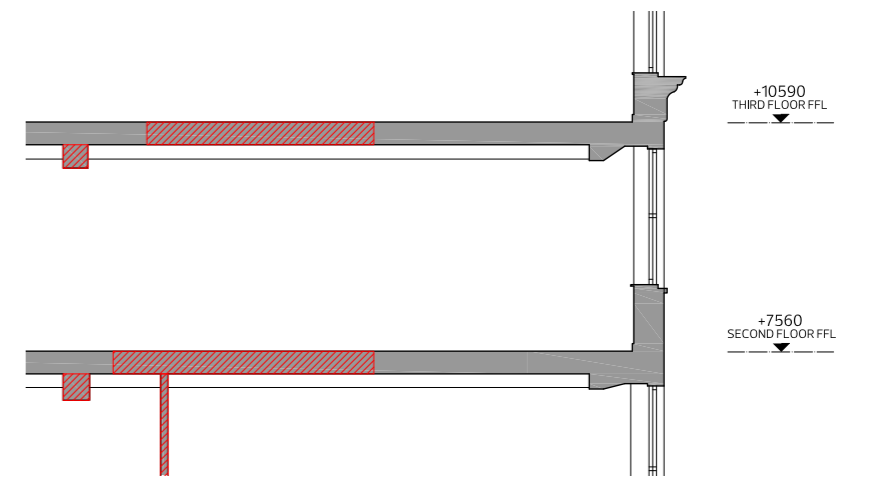
# 2F TESTING CENTRE



2 - Plan of 2F Computer Testing Centre



3 - Section AA through Computer Testing Centre



4 - Section BB through Computer Testing Centre



1 - Photo of Computer Testing Centre

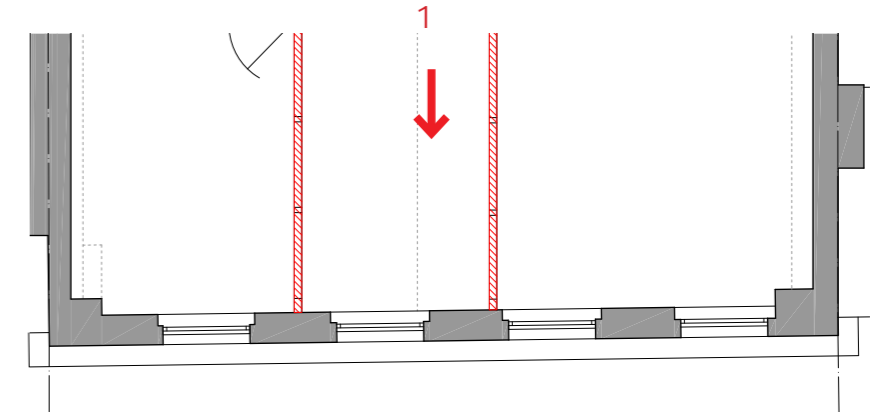
6. Existing single glazed timber windows to be refurbished and retained where possible and replaced with matching only where absolutely necessary. Secondary glazing added internally with horizontal transom to match existing line of sash.

37. Internal wall linings repaired and re-plastered.

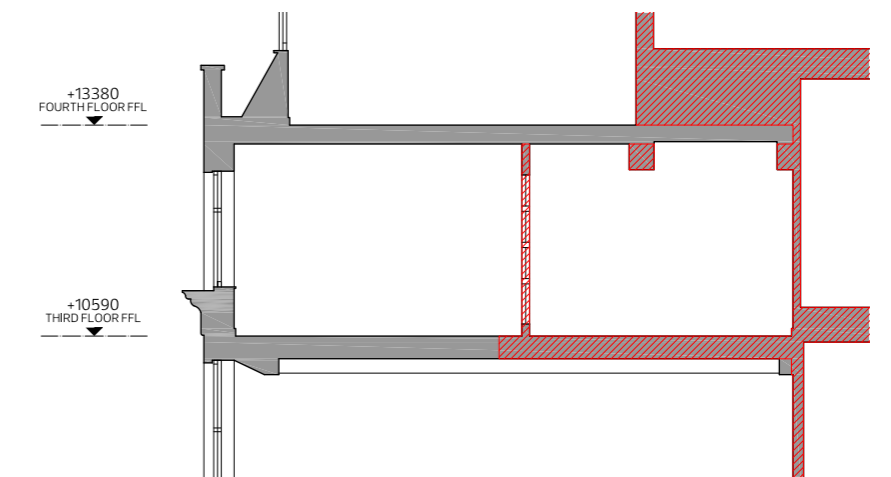
38. Existing heating system removed and replaced with domestic heating and hot water systems to each dwelling.



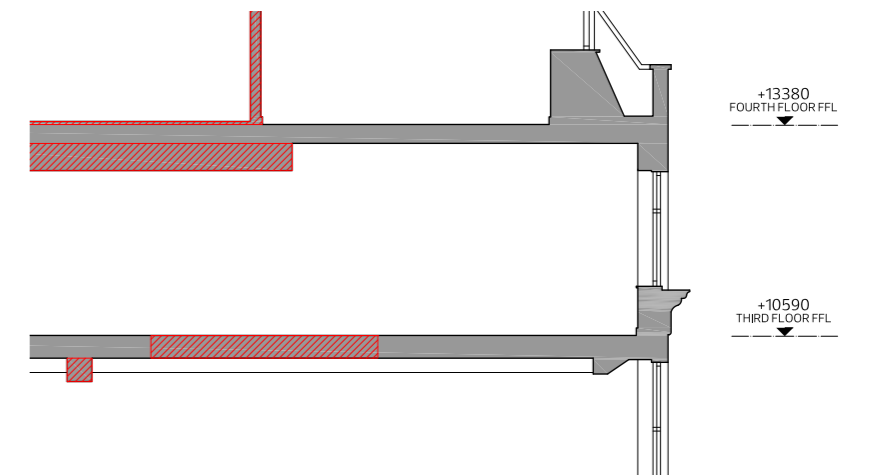
# 3F STAFF OFFICES / MEETING ROOMS



2 - Plan of 3F Staff Offices / Meeting Rooms



3 - Section AA through Staff Offices / Meeting Rooms



4 - Section BB through Staff Offices / Meeting Rooms



1 - Photo of Staff Offices / Meeting Rooms

5. Existing single glazed timber windows to be refurbished and retained where possible and replaced with matching only where absolutely necessary. Secondary glazing added internally with horizontal transom to match existing line of sash.

39. Internal wall linings repaired and re-plastered.

40. Existing heating system removed and replaced with domestic heating and hot water systems to each dwelling.

41. Internal timber / glazed partitions removed.

# 4F STAFF ROOM



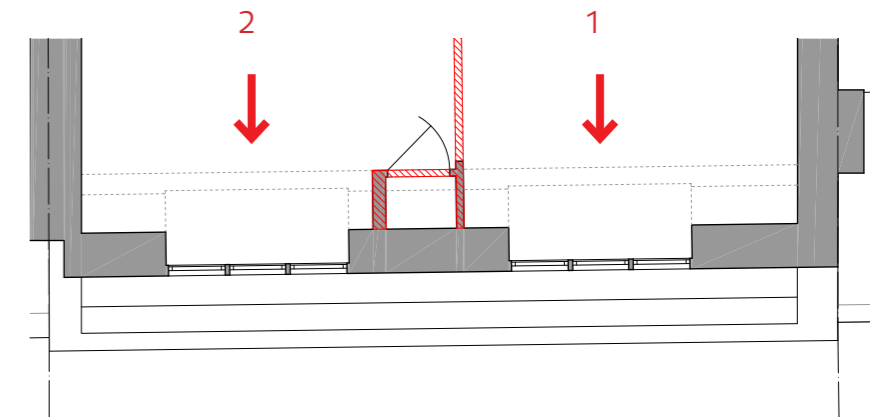
1 - Photo of Staff Room

2. Existing single glazed timber windows to be refurbished and retained where possible and replaced with matching only where absolutely necessary. Secondary glazing added internally with horizontal transom to match existing line of sash.

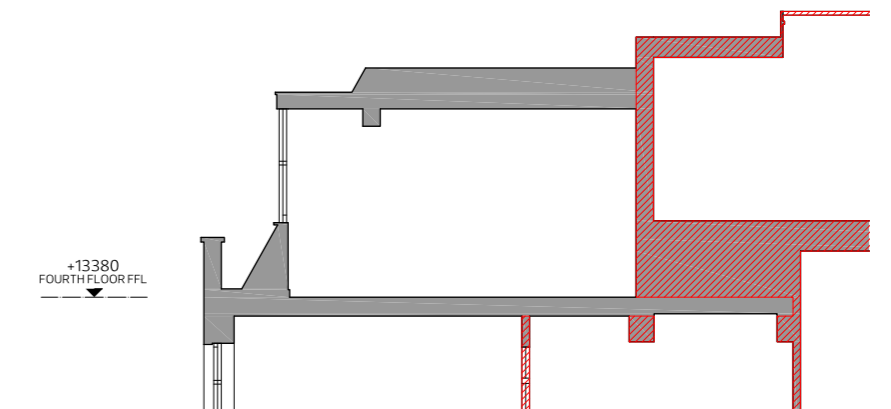
42. Internal wall linings repaired and re-plastered.

43. Existing heating system removed and replaced with domestic heating and hot water systems to each dwelling.

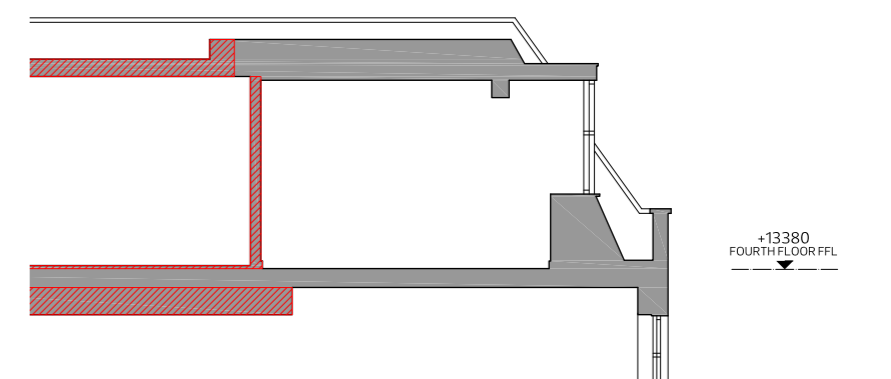
44. Internal stud partitions removed.



3- Plan of 4F Staff Room



4 - Section AA through Staff Room



5 - Section BB through Staff Room



2 - Photo of Staff Room

45. Internal cupboard removed.

2. Existing single glazed timber windows to be refurbished and retained where possible and replaced with matching only where absolutely necessary. Secondary glazing added internally with horizontal transom to match existing line of sash.

43. Internal wall linings repaired and re-plastered.