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14 Leigh Street
Proposed Schedule of Works for Listed Building Purposes
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1. Background

This report relates to the planning application to refurbish and extend 14 Leigh Street, Bloomsbury to provide the residing family with valuable additional living space and connect the house to the garden. The subject property is a grade II listed James Burton 1813 four storey and basement 'cellar' town house within a terrace of 8 properties.

It is considered that very few original interior features remain- no corncicing or wall panels. Doors, skirting and architraves are considered to be 20th century additions.

The first floor drawing room is considered to be in the best condition with good examples of detailing around the sash windows and in the door architraves. The commercial areas have been fit-out and decorated in an unsympathetic style.

2. Basement Library (B.01)

- 2.1. A new library with WC formed from two existing commercial back of house rooms, the commercial kitchenette and commercial WCs.
- 2.2. The existing plasterboard lowered ceiling removed for new plasterboard ceiling on 19mm timber battens to level ceiling.
- 2.3. The existing partition walls and spiral stair are to be removed.
- 2.4. The existing opening for the door into (B.02) is enlarged, with beam downstand for the new structure.
- 2.5. Chimney breast retained with book shelves to reinstated opening (opening subject to party wall agreement and confirmation of chimney flue run).
- 2.6. The existing door and sidelight into is replaced with traditional timber framed glass double doors.
- 2.7. New painted plasterboard partitions and sliding timber door for the new WC. New sanitary ware.
- 2.8. New built in, spray lacquered MDF book shelves.
- 2.9. New square edged timber skirting throughout.
- 2.10. New tiled floor throughout over tanking system.
- 2.11. Tanking system to walls behind plasterboard on studs.

3. Basement Library (B.02)

- 3.1. A new library formed from one existing commercial back of house room (B.02).
- 3.2. The existing plasterboard lowered ceiling removed for new plasterboard ceiling on 19mm timber battens to level ceiling.
- 3.3. Excavation, structure and tanking for steps down to basement study (B.07).
- 3.4. Chimney breast retained with book shelves to reinstated opening (opening subject to party wall agreement and confirmation of chimney flue run).
- 3.5. New opening in wall with door to basement lobby (B.05).
- 3.6. New built in, spray lacquered MDF book shelves.
- 3.7. New square edged timber skirting throughout.
- 3.8. New tiled floor throughout over tanking system.
- 3.9. Tanking system to walls behind plasterboard on studs.

4. Basement Lobby (B.05)

- 4.1. Existing timber stair removed.

- 4.2. New bespoke timber stair up to ground floor landing.
- 4.3. New tiled floor throughout over tanking system.

5. Basement Patio (B.06)

- 5.1. A new opening formed in paving over B.06 to create a lightwell.
- 5.2. Perimeter reveal to new opening finished with white render.
- 5.3. New metal escape ladder. Style and finish to be agreed with Camden planners, but assumed black painted.
- 5.4. The existing masonry nib wall removed.
- 5.5. Redundant pipework removed.
- 5.6. New timber (vertical boarded) doors to existing openings to basement commercial vaults.
- 5.7. Clean and repoint brickwork.
- 5.8. Clean and make good existing yorkstone paving.

6. Basement Study (B.07)

- 6.1. A new study formed from excavating and extending the existing lightwell.
- 6.2. New foundations, floor slab, underpinning, retaining walls and tanking.
- 6.3. New high level double glazing. Powder coated aluminium frames. Frame colour to be agreed with Camden planners.
- 6.4. New built in, spray lacquered MDF book shelves.
- 6.5. New square edged timber skirting throughout.
- 6.6. New tiled floor throughout.

7. Basement Commercial Vault 01

- 7.1. Metal fold down door removed.
- 7.2. Clean brickwork. Localised repointing to match existing where required.
- 7.3. Coal shoot retained.

8. Basement Commercial Vault 02

- 8.1. Metal fold down door removed.
- 8.2. Cavity drain tanking system, with painted plasterboard finish for new dry commercial storage room.

9. Ground Floor Commercial Front of House (G.01)

- 9.1. New painted plasterboard partition and flush timber door for the new WC.
- 9.2. Two new WCs with tiled floors, new sanitary ware and built in, spray lacquered boxing for cisterns.
- 9.3. New square edged timber skirting throughout.
- 9.4. Walls and ceiling repainted.
- 9.5. Infill to spiral stair void with new engineered timber floor throughout.

10. Ground Floor Kitchen (G.02)

- 10.1. A new kitchen formed from one existing commercial room.
- 10.2. The existing plasterboard lowered ceiling removed. Existing ceiling behind made good.
- 10.3. Existing door to G.01 removed. Partition wall opening filled in and plastered over.
- 10.4. Existing window opening converted into new opening into G.03. Jack arch retained.
- 10.5. A new opening formed in existing rear wall to open new kitchen into G.03, with beam downstand for the new structure.
- 10.6. New steps down to G.03.
- 10.7. Reinstate door opening from entrance hall. Existing architraves refurbished. New timber framed glass door.
- 10.8. New floor and wall kitchen units with appliances.
- 10.9. Existing chimney breast retained with opening reinstated to take hob and hob extractor (subject to party wall agreement and confirmation of chimney flue runs).
- 10.10. New traditional skirting throughout.
- 10.11. Existing floorboards (assumed not original) removed. Floor leveling were required with furring strips over existing joists. New tiled floor throughout.

11. Ground Floor Dining (G.03)

- 11.1. A new dining area formed from 3m extension in place of the existing brick WC extension.
- 11.2. New external walls, floor and flat roof.
- 11.3. New sliding glass doors to rear elevation. Powder coated aluminium frames. Colour to be agreed with Camden planners.
- 11.4. New section of glazing to roof.
- 11.5. Two sections of walk-on glazing with opaque glass.
- 11.6. Door opening from stair landing retained. New timber framed glass door.
- 11.7. New square edged timber skirting to plasterboard walls.
- 11.8. New tiled floor throughout.

12. First Floor Drawing Room (1.01)

- 12.1. Existing sash windows refurbished- refer to window schedule on drawings 030 and 031. Existing internal timber window shutters and reveal detailing retained.
- 12.2. Chimney breast retained with opening reinstated (opening subject to party wall agreement and confirmation of chimney flue run).
- 12.3. New opening in partition wall into 1.02 with timber sliding doors and architrave to match existing.
- 12.4. Existing floor not level and moving. New timber joists installed between existing joists, as per Structural Engineer's advice.
- 12.5. Existing floorboards to be retained and sanded ready for new carpet over. Broken floorboards replaced with floorboards to match existing.
- 12.6. Existing panelled door and architrave to be sanded and repainted.
- 12.7. Walls and ceiling repainted.

13. First Floor Bedroom (1.02)

- 13.1. Existing kitchen furniture, appliances and boiler removed.
- 13.2. New painted plasterboard partition and flush timber sliding door for new ensuite.

- 13.3. New flush timber hinged doors to boiler cupboard.
- 13.4. Existing sash window refurbished- refer to window schedule on drawings 030 and 031.
- 13.5. Existing floor not level and moving. New timber joists installed between existing joists, as per Structural Engineer's advice.
- 13.6. Existing floorboards to be retained and sanded ready for new carpet over. Broken floorboards replaced with floorboards to match existing.
- 13.7. Existing panelled door and architrave to be sanded and repainted.
- 13.8. New traditional skirting throughout.
- 13.9. Walls and ceiling repainted.

14. First Floor Ensuite (1.03)

- 14.1. Existing chimney breast retained with opening reinstated for basin (opening subject to party wall agreement and confirmation of chimney flue runs).
- 14.2. New lowered plasterboard ceiling.
- 14.3. Walls and floor fully tiled.
- 14.4. New sanitary ware with built in, spray lacquered boxing for cistern.

15. Second Floor Master Bedroom (2.01)

- 15.1. Existing sash windows refurbished- refer to window schedule on drawings 030 and 031.
- 15.2. Chimney breast retained with opening reinstated (opening subject to party wall agreement and confirmation of chimney flue run).
- 15.3. Existing floor not level and moving. New timber joists installed between existing joists, as per Structural Engineer's advice.
- 15.4. Existing floorboards to be retained and sanded ready for new carpet over. Broken floorboards replaced with floorboards to match existing.
- 15.5. Existing panelled doors and architraves to be sanded and repainted.
- 15.6. Walls and ceiling repainted.
- 15.7. New built in, spray lacquered MDF wardrobes.
- 15.8. New built in, spray lacquered MDF shelving.

16. Second Floor Master Ensuite (2.02)

- 16.1. Existing sanitary ware removed.
- 16.2. Existing sash windows refurbished- refer to window schedule on drawings 030 and 031.
- 16.3. Ensuite walls fully tiled.
- 16.4. Existing floor not level and moving. New timber joists installed between existing joists, as per Structural Engineer's advice. New floor tiles.
- 16.5. New sanitary ware with built in, spray lacquered boxing for cistern.
- 16.6. Existing panelled door and architrave to be sanded and repainted.
- 16.7. New wall mounted mechanical extractor to discrete rear elevation airbrick.

17. Third Floor Bedroom (3.01)

- 17.1. Existing sash windows refurbished- refer to window schedule on drawings 030 and 031.

- 17.2. Chimney breast retained with opening reinstated (opening subject to party wall agreement and confirmation of chimney flue run).
- 17.3. Existing floor not level and moving. New timber joists installed between existing joists, as per Structural Engineer's advice.
- 17.4. Existing floorboards to be retained and sanded ready for new carpet over. Broken floorboards replaced with floorboards to match existing.
- 17.5. Shared shower room partition replaced with new painted plasterboard partition for enlarged shower room.
- 17.6. Existing panelled door and architrave to be sanded and repainted.
- 17.7. Walls and ceiling painted.
- 17.8. New built in, spray lacquered MDF wardrobes.

18. Third Floor Bedroom (3.02)

- 18.1. Existing mansard roof amended for wider window. New, larger timber double glazed window to match existing.
- 18.2. Chimney breast (assumed) retained with opening reinstated (opening subject to party wall agreement and confirmation of chimney flue run).
- 18.3. Existing floor not level and moving. New timber joists installed between existing joists, as per Structural Engineer's advice.
- 18.4. Existing floorboards to be retained and sanded ready for new carpet over. Broken floorboards replaced with floorboards to match existing.
- 18.5. Existing panelled door and architrave to be sanded and repainted.
- 18.6. Walls and ceiling painted.

19. Third Floor Shower Room (3.03)

- 19.1. Shared bedroom partition replaced with new plasterboard partition for enlarged shower room.
- 19.2. Existing shower room double doors replaced with new flush timber sliding door.
- 19.3. Existing sanitary ware removed.
- 19.4. Shower room walls fully tiled.
- 19.5. Existing floor not level and moving. New timber joists installed between existing joists, as per Structural Engineer's advice. New floor tiles.
- 19.6. New opaque internal window to shower room wall.
- 19.7. New sanitary ware with built in, spray lacquered boxing for cistern.

20. Main Stair

- 20.1. Existing timber stair retained and refurbished. Carpet removed. Treads, risers, stringers, newel posts, spindles, handrails all sanded and painted.

21. Roof

- 21.1. Some making good to existing roof, mansard and dormer following works to third floor windows.

22. Front Elevation

- 22.1. Localised repointing to match existing where required to brick front elevation. Surface mounted intruder alarm units removed. Exposed cable runs removed.
- 22.2. Make good 20th century, shopfront (a 19th century reproduction).
- 22.3. Make good first floor cast iron balcony.
- 22.4. Make good third floor plain stucco sill band.
- 22.5. New metal railings and gate around new opening in pavement. To match that in surrounding area. Exact detail to be agreed with Camden planners.
- 22.6. Make good and clean window sills.
- 22.7. Existing timber bressumer deflecting. New steel posts at each end of the shop front on carefully formed concrete pad foundations, as per Structural Engineer's advice.

23. Rear Elevation

- 23.1. Localised repointing to match existing where required to brick front elevation. Surface mounted intruder alarm units removed. Exposed cable runs removed.
- 23.2. Stairwell windows. GL.1.04; existing top sash to be retained as assumed original. GL.2.04; existing sash window to be retained as assumed original. GL.3.04; new, larger timber double glazed window to match existing.
- 23.3. Repair window sills.
- 23.4. Replace existing black cast iron pipework with new black painted metal pipework.
- 23.5. Existing brick boundary walls made good and cleaned.
- 23.6. New lightwell to basement with high quality 'elefant' type metal grating over.