

94 HAVERSTOCK HILL

Schedule of Proposed Internal and External Works

External

- No external works proposed to ground floor level
- Heavily overpainted façade detailing and features to be striped back to base material, repaired/restored as necessary and repainted like for like to match existing.
- Damage and deterioration to main roof Balustrade to be repaired prior to re painting like for like to match existing.
- Internal rendered face or roof parapet striped back and render replaced with new.
- Decayed and cracked pointing to external retained brickwork to be repointed.
- Structural cracking to head of front windows to be repaired and decorative features repaired to match existing. Triangular and flat pediments and surrounds repaired or replaced as necessary.
- Cracking to decorative bands and mouldings repaired prior to repainting.
- All external joinery to be striped back, repaired /refurbished as necessary and repainted.
- External rainwater pipes inspected and repaired to match existing as necessary.
- Damaged hoppers replaced in cast iron to match existing.
- Stained brickwork washed and repointed if necessary.
- Dropped brick arches propped, repaired and repointed.
- Decorative rear window metalwork striped, repaired as necessary and repainted.
- Rear external handrail and balustrade to access steps striped back to base, repaired as necessary and repainted.
- Rear lantern light replaced and roof membrane repaired/replaced as necessary.
- Small sections of missing or badly damaged brickwork to be replaced with reclaimed bricks and mortar to match existing.
- Repair and repaint window cill planters.
- Clean external stone access steps and associated coping units.
- Demolitions as identified on demolition drawings (PL26-28 inclusive).
- External gable/party wall, rebuilding, including new chimney stacks and pots, in stock brick and pointed to match existing.
- Rear projecting wall built up in reclaimed brick to match existing to form parapet to external terrace.
- Existing roof removed, to allow formation of new steel structural frame (helping to tie front and back elevations together) and to support new Third floor flat in Mansard roof construction with front and rear external terrace areas, as detailed on proposed drawings accompanying the application.

Overall miscellaneous

- External joinery repaired/refurbished as necessary, ironmongery replaced as necessary to suitable style to match construction period, weights and sash cords replaced where necessary.

- Side access route surface cleaned.
- TV and satellite aerials removed during works for reinstatement on completion.

Internal

Ground Floor and Basement

- No internal works proposed to ground floor level.

First Floor

Alterations to Existing:

- Cornices retained, stripped of overpainting and redecorated.
- Non-original/modern internal doors replaced with new doors or FD30 doors of a style to match period.
- Existing modern en-suite fittings, tiling and ductwork panelling removed and replaced with new.
- Existing modern bathroom fittings, tiling and ductwork panelling removed and replaced with new.
- Non-original Kitchen stripped out and replaced with new units and fittings.
- Existing floor deck inspected and repaired as necessary. Previously upgraded during earlier conversion works, therefore considered to be limited original timber on visible layer.
- Non-original flat entrance door replaced with new FD60S, of style to match period.

General decorating:

- Walls to be rubbed down and redecorated, like for like to match existing, colour to be chosen.
- Woodwork to be rubbed down and redecorated as existing, to include windows, doors, skirting's and communal staircase and balustrade.

Electrical:

- Light switches and sockets to be changed to polished chrome.
- All light fittings to be changed, but existing downlight positions retained.

Miscellaneous:

- Door handles throughout changed to new polished chrome units with associated locks/latches and other fittings.
- Natural stone or porcelain tiles laid in kitchen area, ensuite and bathroom.
- Sash windows to be repaired or replaced on a like for like basis if found to be rotten, or damaged beyond simple repair
- New carpet in communal areas and bedrooms. New solid wood engineered flooring layer in living space and hall to overlay existing.
- Radiators inspected and replaced to match existing where necessary.
- Boiler inspected and upgraded if necessary. Plumbing system inspected and upgraded as necessary.

- Existing modern fireplace and surround, in living room, removed and replaced with reproduction elements to match the Victorian period c.1860-70. Hierarchy of fireplace units respected between living and bedroom accommodation.
- Existing fireplace and surround in front bedroom retained and restored.
- Existing kitchen style fireplace in rear bedroom retained and restored.

Second Floor

Alterations to Existing:

- No existing cornices, new cornices of period style added.
- Non-original/modern internal doors replaced with new doors or FD30 doors of a style to match period.
- Existing modern en-suite fittings, tiling and ductwork panelling removed and replaced with new.
- Existing modern bathroom fittings, tiling and ductwork panelling removed and replaced with new.
- Non-original kitchen stripped out and replaced with new units and fittings.
- Existing floor deck inspected and repaired as necessary. Previously upgraded during earlier conversion works, therefore considered to be limited original timber on visible layer.
- Non-original flat entrance door replaced with new FD60S, of style to match period.
- Non-original kitchen/hall wall removed, front entrance wall adjusted to allow formation of new stair access to new third floor level. New timber stud and plasterboard internal partitions and metal stud and plasterboard party wall partitions installed as indicated on drawings. Includes cutting through existing ceiling locally to location of stair and reinstating/making good as necessary.
- Non-original existing tie rod cut, but ends retained to allow external elevation to remain undisturbed. New steels for third floor structure replace tie rod function.

General decorating:

- Walls to be rubbed down and redecorated like for like, colour to be chosen.
- Woodwork to be rubbed down and redecorated as existing, to include windows, doors, skirting's and communal staircase and balustrade.

Electrical:

- Light switches and sockets to be changed to polished chrome.
- All light fittings to be changed, but existing downlight positions retained.

Miscellaneous:

- Door handles throughout changed to new polished chrome units with associated locks/latches and other fittings.
- Natural stone or porcelain tiles laid in kitchen area, ensuite and bathroom.
- Sash windows to be repaired or replaced on a like for like basis if found to be rotten or beyond simple repair.

- New carpet in communal areas and bedrooms. New solid wood engineered flooring layer in living space and hall to overlay existing.
- Radiators inspected and replaced to match existing where necessary.
- Boiler inspected and upgraded if necessary. Plumbing system inspected and upgraded as necessary.
- Existing modern fireplace and surround, in living room, removed and replaced with reproduction elements to match the Victorian period c.1860-70. Hierarchy of fireplace units respected between living and bedroom accommodation.
- Blocked up fireplaces in front and rear bedrooms to be reinstated with new reproduction fireplace and surround, of simple style to match the period, and room hierarchy.