

design-NA architects



## **SCHEDULE OF WORKS**

Grove Lodge, Admiral's Walk,  
Hampstead, London, NW3 6RS  
July 2015 (corrected)

# Basement

## 1 Demolition works:

- 0.1.1 Lowering of the floor level by approx. 1100 mm
- 0.1.2 Underpinning of the existing basement walls
- 0.1.3 Removal of coal shaft and blocking up rooflight
- 0.1.4 Removal of stairs

## 2 Construction works:

- 0.2.1 Blocking up the existing stairs
- 0.2.2 Temporary underpinning of the existing two storey extension above
- 0.2.3 New basement extension

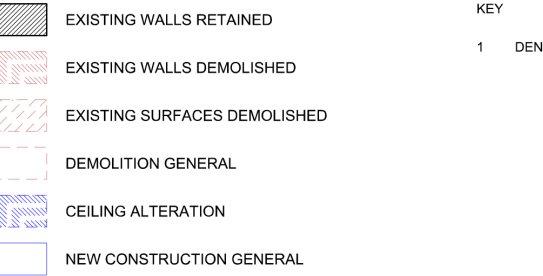
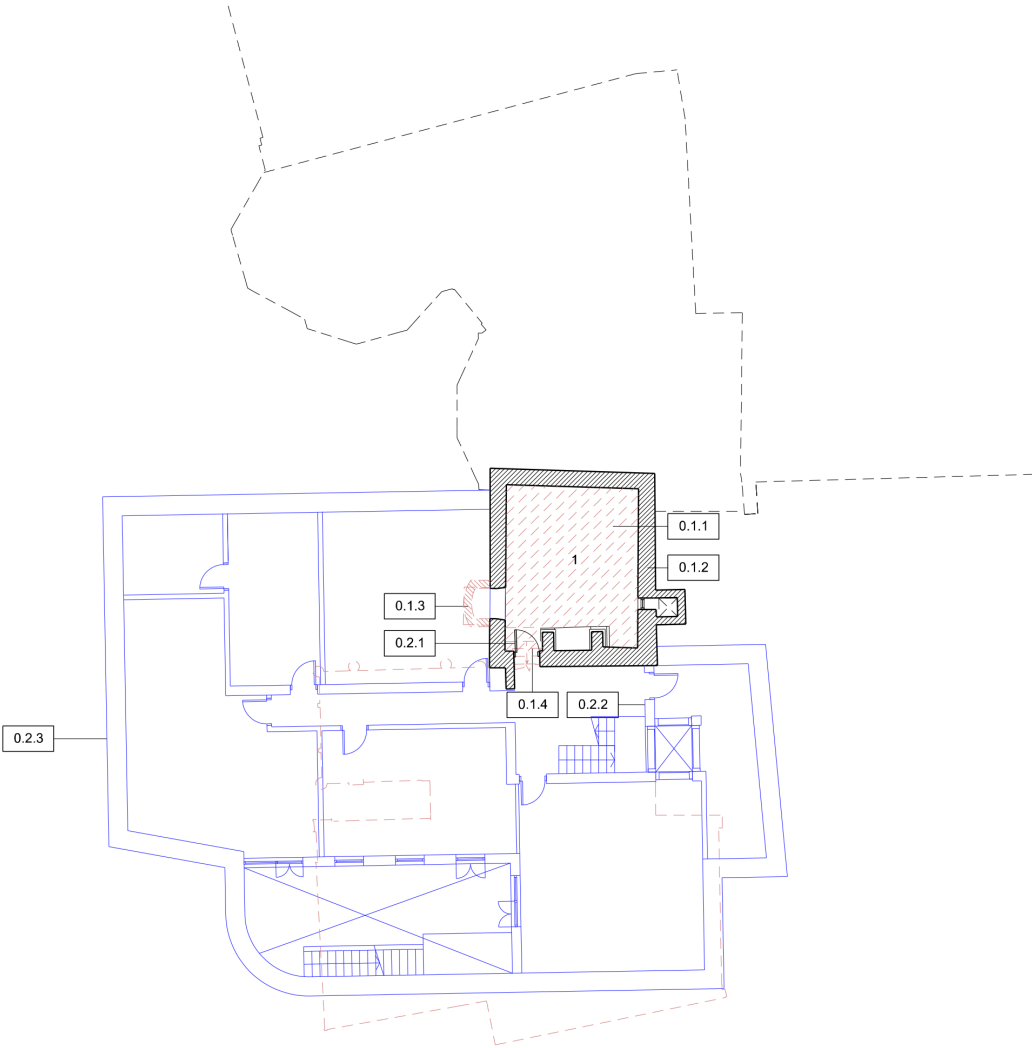


Fig 1: Basement Plan



# Ground Floor Plan

## 1 Demolition works:

- 1.1.1 Removal of 9 trees, refer to Arboricultural Implications Report for details
- 1.1.2 Temporary opening in the brick boundary wall to Lower Terrace to enable construction access
- 1.1.3 Removal of the brick boundary wall parallel to Admiral's Walk
- 1.1.4 Widening existing opening of the brick wall between main and rear garden
- 1.1.5 Removal of the Northern part of the wall between main and rear garden
- 1.1.6 Removal of all garden outbuildings
- 1.1.7 Rearrangement of the garden layout with main garden levels retained and the rear garden terrace, lowered by 700mm
- 1.1.8 Removal of the retaining garden wall and steps to the main garden
- 1.1.9 Partial demolition of the wall in the front courtyard
- 1.1.10 Removal of the damaged parts of the retaining wall to site boundary with Admiral's Walk
- 1.1.11 Removal of rear conservatory
- 1.1.12 Removal of front garage
- 1.1.13 Removal of games room to the rear of garage
- 1.1.14 Demolition of the front porch, relocation of the existing door and window to follow one line in plan
- 1.1.15 Enlargement of the existing window opening for a new entrance door to the two storey extension, East elevation
- 1.1.16 New window opening to the two storey extension, East elevation
- 1.1.17 Relocation of the door to the Southern wall of the two storey extension
- 1.1.18 Removal of column in existing Room 7 Sitting Room, replaced with new beam and pillars on each side
- 1.1.19 Pushing up beam in existing Room 7 to be in one level with existing ceiling joists
- 1.1.20 Removal of beam in existing Room 8 Music Room, replaced with new extended beam pushed up to level of existing ceiling joists

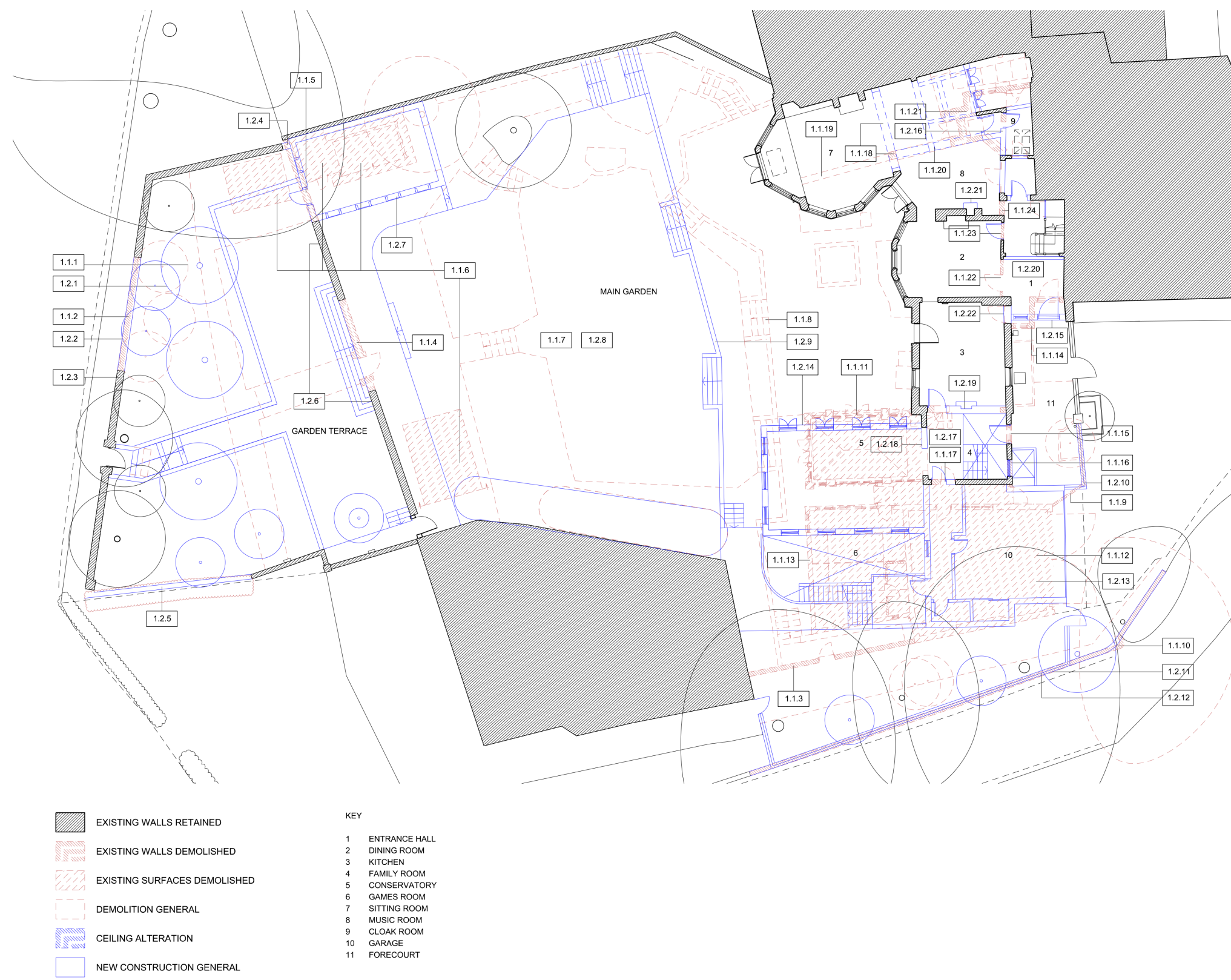


Fig 2: Ground Floor Plan

- 1.1.21 Partial removal of the courtyard infill, including removal of glass roof, number of partitions and doors
- 1.1.22 Partial removal of partition wall and door between existing Room 2 Dining Room and Stair Hall
- 1.1.23 New door opening between existing Room 2 Dining Room and Stair Hall
- 1.1.24 New opening between Room 8 Music Room and Stair Hall

## 2 Construction works:

- 1.2.1 Planting of 11 new trees, refer to Arboricultural Implications Report for details
- 1.2.2 Reinstatement of the brick boundary wall to Lower Terrace
- 1.2.3 Increase of the level of the brick boundary wall to Lower Terrace by 650 mm
- 1.2.4 Extension of northern boundary wall to the rear garden east by 420mm
- 1.2.5 Erection of a new brick boundary wall to the boundary with Terrace Lodge in place of the existing hedge
- 1.2.6 Underpinning of the brick wall between main and rear garden, brick to match existing
- 1.2.7 Construction of new one storey orangery
- 1.2.8 Rearrangement of the garden layout, including construction of new steps and hard surfacing
- 1.2.9 Rebuilding of the retaining garden wall and steps in a different place
- 1.2.10 Construction of a new part of the front courtyard wall, mounting of metal railing to match existing
- 1.2.11 Reinstatement of the damaged part of the retaining wall to site boundary along Admiral's Wall, raising its level to the level of the wall at Terrace Lodge, brick to match existing
- 1.2.12 Mounting of new railing on top of the boundary wall to Admiral's Walk
- 1.2.13 Construction of new garage as part of new Southern extension
- 1.2.14 Construction of new room as part of two storey rear extension
- 1.2.15 Reconstruction of the front porch, relocation of the existing door and window to follow one line in plan
- 1.2.16 Reinstatement of what it is assumed to

- be an earlier shape of the internal courtyard with new glass roof covering and addition of new doors
- 1.2.17 Rearrangement of the two storey extension to form a new stairwell from Basement to the First floor
- 1.2.18 Partial reinstatement of the Western wall of the two storey extension
- 1.2.19 Reinstatement of the wall and the fireplace between existing Room 4 Family Room and Room 3 Kitchen, addition of a new door
- 1.2.20 New partition wall to the existing Stair Hall
- 1.2.21 Reinstatement of the fireplace to the existing Room 8 Music Room to its original location
- 1.2.22 Blocking up door in Room 3 Family Room/ Kitchen

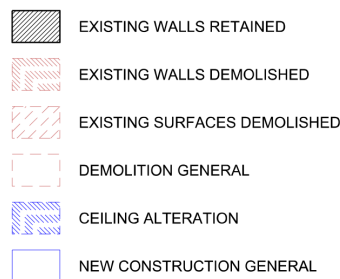
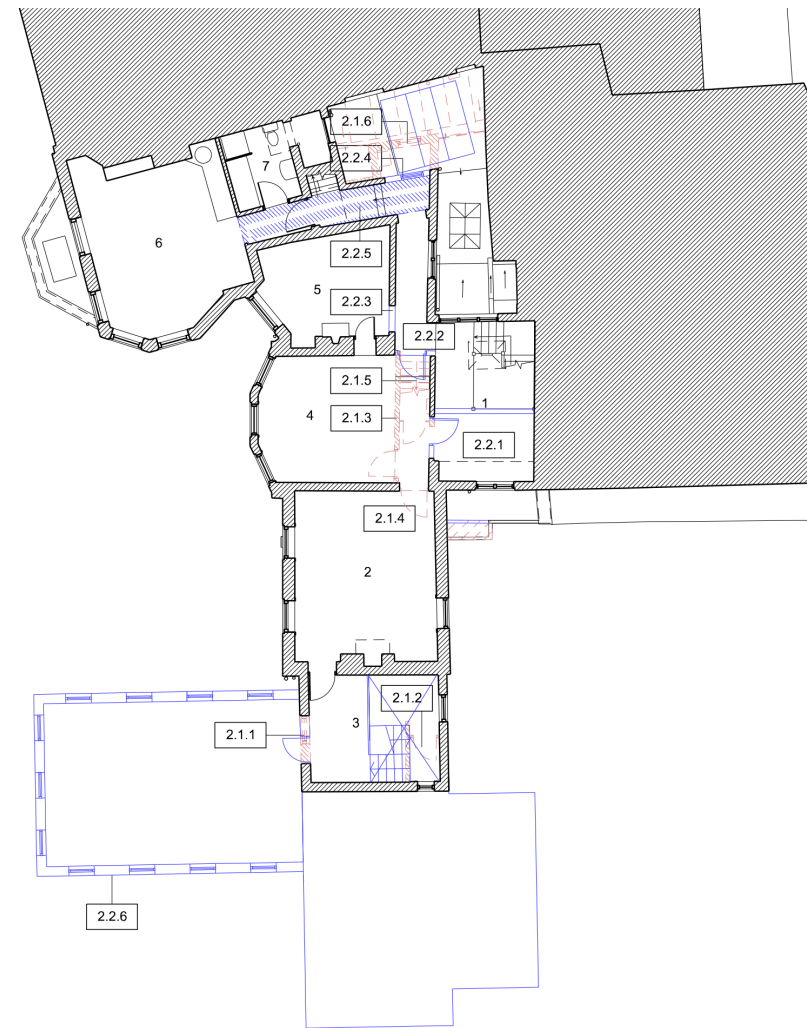
# First Floor Plan

## 1 Demolition works:

- 2.1.1 Relocation and enlargement of the existing window opening to the West elevation of the existing two storey extension to form a door
- 2.1.2 Removal of WC enclosures to the existing Room 3 Master En suite
- 2.1.3 Removal of partition and door to existing Room 4 Bedroom 1
- 2.1.4 Removal of door to existing Room 2 Master Bedroom
- 2.1.5 Removal of staircase in the corridor between First and Second floors
- 2.1.6 Removal of lean-to addition to the courtyard

## 2 Construction works:

- 2.2.1 Construction of new partition wall and door in the existing Stair Hall
- 2.2.2 Blocking up existing staircase in the corridor with a new partition and door
- 2.2.3 Blocking up existing door opening to existing Room 5 En suite Bathroom
- 2.2.4 Reinstatement of assumed original corridor wall to the courtyard with addition of a new window
- 2.2.5 Lowering of the ceiling in the corridor by 128-318mm
- 2.2.6 Construction of new bedroom, as part of the two storey rear extension



### KEY

- 1 STAIRS LANDING
- 2 MASTER BEDROOM
- 3 MASTER EN SUITE
- 4 BEDROOM 1
- 5 EN SUITE BATHROOM
- 6 BEDROOM 2
- 7 EN SUITE BATHROOM

Fig 3: First Floor Plan



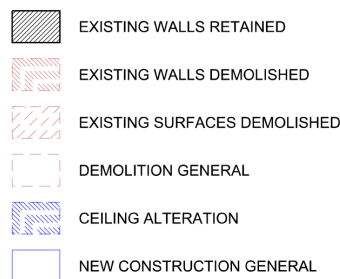
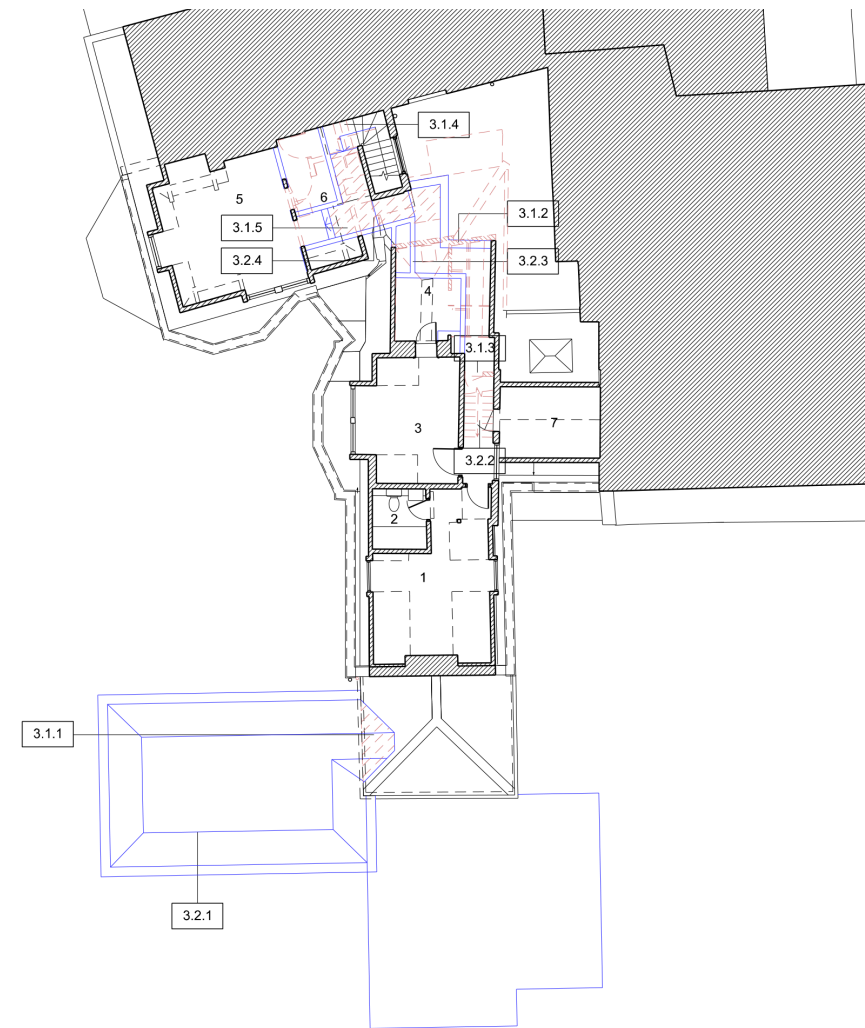
# Second Floor Plan

## 1 Demolition works:

- 3.1.1 Partial removal of roof structure of two storey extension
- 3.1.2 Partial removal of internal partitions and doors in the North-East corner
- 3.1.3 Removal of storage enclosures above the existing staircase in corridor
- 3.1.4 Alterations to the existing staircase in the North end
- 3.1.5 Partial removal of floor structure in existing Room 6 En Suite Bathroom and corridor

## 2 Construction works:

- 3.2.1 New roof to rear two storey extension
- 3.2.2 Blocking up staircase floor opening in the corridor
- 3.2.3 Reconstruction of internal partitions to the North-East corner to form a connecting corridor
- 3.2.4 Reconstruction of floor structure to the North-East corner to connect the two wings



KEY	
1	BEDROOM 3
2	ENSUITE BATHROOM
3	BEDROOM 4
4	ENSUITE BATHROOM
5	BEDROOM 5
6	ENSUITE BATHROOM
7	ATTIC STORAGE

Fig 4: Second Floor Plan

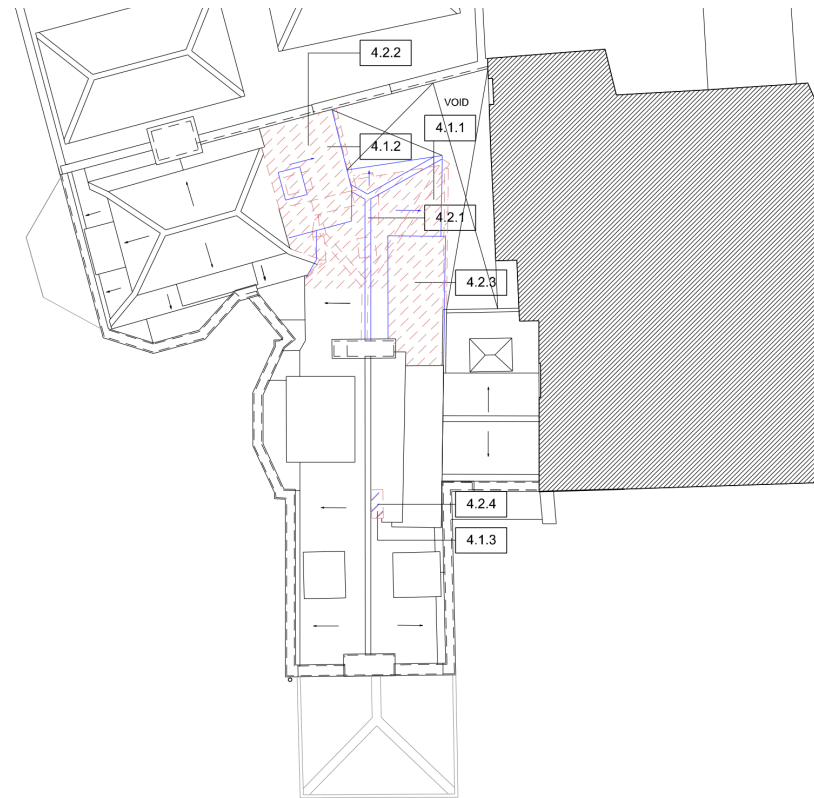
# Roof Plan

## 1 Demolition works:

- 4.1.1 Partial removal of roof structure to the North-East
- 4.1.2 Removal of lean-to roof structure and rooflight above the staircase and Room 6 En Suite Bathroom to the rear of the Northern wing
- 4.1.3 Removal of rooflight to East elevation

## 2 Construction works:

- 4.2.1 Reinstatement of roof structure to the North-East and extension of ridge to the North by 2670mm, new roof line and tiling of the new side extension to match the existing
- 4.2.2 Reconstruction of lean-to roof and rooflight above the staircase and Room 6 En Suite Bathroom to the rear of the Northern wing at a new pitch and extension to the South by 1000mm
- 4.2.3 Extension of existing dormer to East elevation to the North by 4000mm
- 4.2.4 Blocking up rooflight in the existing Room 1 Bedroom 3, reinstatement of roof tiling to match existing









-  EXISTING WALLS RETAINED
-  EXISTING WALLS DEMOLISHED
-  EXISTING SURFACES DEMOLISHED
-  DEMOLITION GENERAL
-  REINSTATED SURFACES
-  NEW CONSTRUCTION GENERAL

Fig 5: Roof Plan