

## Schedule of Works for House of Ho, 1 Percy Street

To be read in conjunction with the accompanying design and heritage statement and schedule of materials

Location	Works which require Listed Building Consent	Works which will not require Listed Building Consent
<b>1. General</b>		<p>1.a Joinery. i. All remaining original joinery to be retained and repaired All repairs to be like-for-like with matching materials used and completed to a matching profile, appearance and finish as the original.</p>
		<p>1.b Floors. i. Original flooring kept and covered or repaired. Any repair to the floor will be like-for-like with matching materials and completed to a matching appearance and finish as the original. The original floors are to be preserved with minimal impact.</p>
		<p>1.c Roof. i. Patch repair to zinc roof, the repair will be like for like with matching materials used and completed to a matching profile, appearance &amp; finish as original.</p>
		<p>1.d. Stairs i. The stairs are to be stripped, restored and a carpet (Westex Hatfield 100% Wool) extending the width of the stairs is to be used. ii. Handrail to be stripped and lacquered. Spindles to be painted White (9010 – Eggshell finish) iii. New bronze nosing for carpet on the stairs (CAT BN2 Brass) iv. Original ironmongery to be kept v. Entire stairwell to be wall papered. (Tectura – Rock Steady – ROC 0777)</p>
<b>2. Ground Floor Exterior</b>	2.a. The front of the building is to be repainted white (9010 – Eggshell finish)	

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	<p>2.b. The front door is to be stripped &amp; given a lacquer finish</p> <p>2.d. The timber façade is to be repainted (White 9010 – Eggshell finish) and the new signage is to be painted.</p> <p>2.f. The floor tiles are to be replaced with black &amp; white carrara stone.</p>	<p>2.c. The outdoor railing is to be repainted (Black Satin – metal paint) and modesty panel removed (as long as railings are painted black as existing)</p> <p>2.e. Outdoor canopies are to be replaced on like-for-like basis Pistachio coloured canopy. The 2 central awnings to be combined into one. Awning housing to stretch across central wooden pillar. Wooden pillar to be protected.</p>
<p><b>3. Ground Floor Interior</b></p>	<p>3.c. The interior door is to be closed and covered with plaster board.</p>	<p>3.a. Repairs to walls &amp; joinery. All original fabric retained where possible. Repairs to be like for like. If replacement required because repair not feasible. Replacements to match material, profile, appearance &amp; finish of original. Decorative features protected.</p> <p>3.b. Redecoration (Walls = Grey “Dash of Soot” – Diamond Matt Finish / Wood = white 9010 – eggshell finish / Ceiling = white 9010 – vinyl matt emulsion )</p> <p>3.d. WC - The original flooring is to be retained; the non-original vinyl flooring is being replaced with linear metallic jet ceramic tiles with a herringbone effect flooring with no physical alterations being made to the original flooring. No original or decorative features in the WC are to be altered or damaged. The door furniture is not original and is to be replaced. This includes replacing the non-original toilet pan. The lighting is to be replaced. The plaster work is being retained. All historic features are to</p>

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	<p>3.f. The new lighting to replace existing, some holes in ceiling/walls for new lighting</p> <p>3.g. The original flooring is to be kept and covered with plywood and then Carrara white &amp; black stone.</p> <p>i. the entrance lobby will have black coir matting 17mm thick with brass trimmings</p> <p>3.i. The kitchen area walls are to be boarded up (to protect the original wall) &amp; will be tiled with white metro style tiles.</p>	<p>be retained and not damaged or physically altered.</p> <p>3.e. Coving to be restored around the room-to match the original in materials, appearance and profile. The original Coving is to be preserved.</p> <p>3.h. Part of the entrance hall has no skirting, the new skirting boards to match existing skirting in materials, appearance and profile.</p>
<p><b>4. First Floor</b></p>		<p>4.a. Repairs to walls and joinery The original fabric is to be retained where possible, if replacement is required because it cannot be repaired, then matching materials will be used and completed to a matching profile, appearance and finish as the original. Any decorative features are to be protected.</p> <p>4.b. Redecoration The redecoration refers to painting. The walls are to be Grey “Dash of Soot” – Diamond Matt Finish. The wood is to be white 9010 – eggshell finish and the ceiling is to be painted white 9010 - vinyl matt emulsion.</p> <p>4.c. WC layout – Works to the restroom include: new lighting / the window above cubicle door is to be blacked out / the marble vanity unit top is to be repaired / toilet furniture to be replaced and a new hand dryer installed. Replace sink with silver bowl/vanity units. The non-original vinyl flooring is being</p>

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	<p>4.d. New lighting holes in ceiling/walls for new lighting and 2x feature ceiling lights</p> <p>4.f. The glass above the door facing the stairs is to be replaced with green glass (Pyro glass with House of Ho manifestation )</p>	<p>replaced with linear metallic jet ceramic tiles with a herringbone effect flooring with no physical alterations being made to the original flooring. The door furniture is not believed to be original and is to be replaced.</p> <p>4.e. The original flooring is to be kept and covered with existing flooring which will be stripped and polished.</p>
<p><b>5. Second Floor</b></p>		<p>5.a. Repairs to walls and joinery The original fabric is to be retained where possible. If replacement is required because it cannot be repaired, then matching materials are to be used and completed to a matching profile, appearance and finish as the original. Any decorative features are to be protected.</p> <p>5.b. Redecoration Paint type includes: Walls = Grey “Dash of Soot” – Diamond Matt Finish / Wood = white 9010 – eggshell finish / Ceiling = white 9010 – vinyl matt emulsion</p> <p>5.c. WC layout – works include: replacing toilet seats and the non-original sink with a narrow wall hung sink/vanity units/ the non-original vinyl flooring is to be replaced with linear metallic jet ceramic tiles with a herringbone effect. The original flooring is to be protected. The door furniture is not believed to be original and is to be replaced.</p>

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	<p>5.e. New lighting, holes in ceiling/walls for new lighting and 2 x feature ceiling lights</p> <p>5.f. Original flooring is to be kept and covered with new flooring</p>	<p>5.d. The Coving to be restored around the room where missing the materials, appearance and profile are to match the existing. The original Coving is to be preserved.</p>
<p><b>6. Third Floor</b></p>	<p>6.c. New lighting holes in ceiling/walls for new lighting</p> <p>6.e. Original flooring kept and covered with new flooring</p>	<p>6.a. Repairs to walls and joinery. All original fabric is to be retained where possible. If replacement is required because it cannot be repaired, then matching materials are to be used and completed to a matching profile, appearance and finish as the original. All repairs are to be like-for-like. All decorative features are to be protected.</p> <p>6.b. Redecoration Paint type includes: Walls = Grey “Dash of Soot” – Diamond Matt Finish / Wood = white 9010 – eggshell finish / Ceiling = gold – striking Crown –metallic glamorous shine emulsion</p> <p>6.d. WC The original flooring is to be retained; the non-original vinyl flooring is being replaced with linear metallic jet ceramic tiles with a herringbone effect flooring with no physical alterations being made to the original flooring. No original or decorative features in the WC are to be altered or damaged. The door furniture is not original and is to be replaced. The toilet seats are to be replaced, and the sink is to be replaced with a bespoke vanity unit to be installed. The lighting is to be replaced.</p>

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		<p>6.f. Low level lightweight partition wall to be removed, the partition wall is non-original.</p>
<p><b>7. Fourth Floor</b></p>		<p>7.a. Repairs to walls The original fabric is to be retained where possible. If replacement is required because it cannot be repaired, then matching materials are to be used and completed to a matching profile, appearance and finish as the original. All repairs should be like-for-like. All decorative features are to be protected.</p> <p>7.b. Redecoration The paint types include: Walls = Grey “Dash of Soot” – Diamond Matt Finish / Wood = white 9010 – eggshell finish / Ceiling = white 9010 – vinyl matt emulsion.</p> <p>7.c. The ceiling is to be repaired where there has been water damage caused by leaking. The repairs undertaken will be like for like in materials, appearance and finish.</p>