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16 Chalcot Square
Proposed Schedule of Works & Repairs for Listed Building Purposes
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1. Background

This schedule relates to planning applications 2015/7222/P & 2016/0138/L for works to 16 Chalcot Square. The subject property is a townhouse of four storeys plus basement, listed at grade II within a terrace of five properties. The property was converted into four flats in the 1960s, and is now three flats following the unification of the lower two units. The proposal is to convert the property to two units – a family home over the ground-third floors and a self-contained lower ground floor flat.

It is considered that very few original interior features remain. Doors, skirting and architraves throughout are considered to be 20th century additions. Recent works by the residing owner to the lower three floors have been carried out under Listed Building Consent and have reinstated these features in styles appropriate to the hierarchy of each room. New cornicing to the ground and first floors was matched to surviving fragments of original cornicing, and the ceiling roses are original.

The existing flats to the second and third floors remain in the unsympathetic condition imposed by the 1960s conversion works. Interior and decorative features are non-original, including plasterboard partitions and ceilings. However the floors, including joists and floorboards are original, as detailed in the enclosed *Condition Survey of Historic Fabric*.

2. Method

In this document, “removal” refers to careful removal of elements by a professional contractor with no damage to original walls, floors, window frames, ceiling joists, stairs or chimney breasts. “Installation” refers to the addition of new building fabric by a professional contractor with the least possible impact on original walls, floors, ceiling joists, stairs or chimney breasts.

Flat B: Lower Ground Floor

3. Entrance Porch & WC

- 3.1. Removal of existing non-original inner door in entrance location.
- 3.2. Replacement of non-original outer door with new paneled door in entrance location. Style of new door appropriate to age of house and hierarchy of light well entrance.
- 3.3. Removal of sanitaryware in existing ensuite.
- 3.4. Installation of new WC with new stud partition, paneled door, sanitaryware, tiling and paint wall finish.
- 3.5. Replacement of existing floor tiles with new engineered timber flooring to entrance porch.
- 3.6. Paint finish to walls of entrance porch.
- 3.7. Replacement of existing plasterboard ceiling with new plasterboard ceiling.

4. Hall & Utility

- 4.1. Retention of existing non-original panel door from existing bedroom into utility, in same location.
- 4.2. Building out of lateral wall nib and installation of paneled door from proposed living area into utility. Reuse of non-original panel door from existing master bedroom in this new location.
- 4.3. Replacement of existing carpet & non-original timber floor with new engineered timber flooring.
- 4.4. Paint finish to walls.
- 4.5. Replacement of existing plasterboard ceiling with new plasterboard ceiling.

5. Bedroom & Ensuite

- 5.1. Removal of non-original partition walls to existing wardrobe, boiler/water tank cupboard and master ensuite.
- 5.2. Infilling of existing doorway in lateral structural wall to existing master ensuite.
- 5.3. New stud partitions to create proposed bedroom and ensuite area.
- 5.4. Replacement of existing plasterboard ceilings with new plasterboard ceilings.
- 5.5. New sanitaryware, floor tiles, wall tiles and paint finish to proposed ensuite.
- 5.6. Modest new cornice to bedroom, appropriate to the hierarchy of the lower ground floor.
- 5.7. New painted timber skirting to bedroom as required to match existing.
- 5.8. Paint finish to bedroom walls.
- 5.9. Replacement carpet to bedroom floor.

6. Living Room, Dining Room & Kitchen

- 6.1. Stopping up of existing staircase to ground floor with new stud partition and painted finish. Original stair flight to be left inaccessible, in situ.
- 6.2. Removal of non-original partition wall between existing hall and master bedroom.
- 6.3. Removal of non-original partition wall infill between existing bedroom 3 and master bedroom.
- 6.4. Removal of non-original partition wall, shortening of wall nibs and widening of opening into closet wing from existing hallway, to create open plan kitchen and dining room with the retention of downstands giving legibility of historic plan form.
- 6.5. Replacement of existing rear windows and doors with glass swing door to closet wing and glass swing door with fixed side panel to single-storey infill. No change to extent of existing openings. New doors to have slim aluminium profiles with powder-coated finish.
- 6.6. Installation of new, traditional-style fire surround and register grate to living room chimney breast.
- 6.7. Replacement of existing carpet & non-original timber floor with new engineered timber flooring.

- 6.8. Paint finish to walls.
- 6.9. Replacement of existing plasterboard ceiling with new plasterboard ceiling.

Flat A: Ground-Third Floors

7. GF Entrance Hall

- 7.1. Restoration of front entrance to include recessing original door leaf back to original position, and replicating original joinery with two side lights, to match neighbour. See also *Design & Access Statement*.
- 7.2. Removal of non-original secondary communal staircase to first floor, to include cupboard beneath stair and internal entrance door at GF level.
- 7.3. Removal of non-original partition spine wall separating existing hall from kitchen. Replacement with new stud partition wall to location of original spine wall. Paint finish.
- 7.4. New cornicing to match and complete existing, as required.
- 7.5. Enlargement of existing double-door opening in rear stretch of spine wall between hall and dining room. Installation of crittall-style glazed screen to new opening.
- 7.6. Replacement of existing non-original timber floor with new tile flooring in traditional style.
- 7.7. Paint finish to walls.
- 7.8. Replacement of existing plasterboard ceiling with new plasterboard ceiling.

8. GF Kitchen & Dining Room

- 8.1. Removal of part of existing kitchen units to allow reconfiguration of kitchen. Joinery works to complete existing units where removals have occurred. Installation of new kitchen island.
- 8.2. New cornicing to match and complete existing, as required.
- 8.3. Repairs to plasterboard ceiling following removal of existing spine wall, as required.
- 8.4. Replacement of existing non-original timber floor with new engineered timber flooring.
- 8.5. Replacement of existing non-original glass double-doors onto terrace. No change to extent of existing opening. New doors to have slim aluminium profiles with powder-coated finish.

9. GF Garden Room

- 9.1. Replacement of existing non-original glass door onto terrace with frameless obscure-glazed fixed picture window. No change to extent of existing opening.

10. GF Terrace

- 10.1. Installation of frameless obscure-glazed walkover roof light to terrace, including trimming of non-original timbers.
- 10.2. Removal of existing timber decking and replacement to match existing.

11. Main Staircase & Landings Throughout

- 11.1. Removal of non-original wall at first floor level currently partitioning off communal stair. Reinstatement of original stair route.
- 11.2. Installation of replacement balusters to match original balusters.
- 11.3. Making good of paint and stain-work to timber balusters and handrail.
- 11.4. New carpet throughout stairway and landings to match existing at ground and first floor levels.
- 11.5. New timber skirting to match existing at each level, as required.
- 11.6. Removal of non-original entrance to existing second floor flat (existing flat B) and partition walls from landing area.
- 11.7. Removal of non-original partition walls to entrance of existing third floor flat (existing Flat C) to reinstate original landing space.
- 11.8. Installation of new handrail to staircase between second and third floors following removal of non-original partition walls at second floor level.

12. First Floor Closet Wing

- 12.1. Removal of existing family bathroom to include sanitaryware and tile finishes.
- 12.2. Removal of non-original doors and partition walls to existing family bathroom and linen cupboard, to create an open study to closet wing.
- 12.3. New carpet to match that of existing ground and first floor stair/landings.
- 12.4. Paint finish to walls.
- 12.5. New timber skirting as required, to match existing.
- 12.6. Replacement of existing plasterboard ceiling with new plasterboard ceiling.

13. First Floor Music Room

- 13.1. No proposed changes. Temporary protection to seal room from construction dust.

14. First Floor Drawing Room

- 14.1. Partial removal of non-original storage joinery over communal staircase.
- 14.2. Removal of existing carpet.
- 14.3. Installation of new timber floor joists and floorboards matching original structural system to restore complete first floor following removal of secondary communal stair.
- 14.4. Infilling of original partition between drawing room and restored hall/landing with new stud wall.
- 14.5. Replacement new carpet.
- 14.6. New timber skirting and joinery as required, to match existing.
- 14.7. Making good of paint finishes.

15. Second Floor Bedrooms 1&2

- 15.1. Stopping up of existing double-doors with stud wall to reinstate lateral wall and form two bedrooms.
- 15.2. Levelling of floor by insertion of secondary joists between original joists to re-support original floorboards, as per *engineer's method statement*. The existing floor slopes dramatically and levelling will give rise to a change in level to be accommodated by a step at the doorway to each bedroom.
- 15.3. Installation of new, traditional-style paneled doors and architraves to bedrooms.
- 15.4. Replacement of existing water damaged plasterboard ceilings with new plasterboard ceilings.
- 15.5. Installation of new cornicing and ceiling roses appropriate to the hierarchy of the second floor.
- 15.6. New timber skirting as required, to match existing skirting to second floor landing.
- 15.7. Installation of new traditional-style fire surrounds to chimney breasts, with new register grate to bedroom 1 and retained existing register grate to bedroom 2. Style appropriate to hierarchy of third floor.

16. Second Floor Family Bathroom & Shower Room

- 16.1. Removal of existing bathroom, to include sanitaryware and tile finishes.
- 16.2. Removal of existing kitchen, to include joinery, appliances and boiler.
- 16.3. Removal of non-original partition wall between existing kitchen and bathroom.
- 16.4. Removal of non-original partition wall between existing kitchen and living room. Replacement with new stud wall in position of original partition wall to separate proposed bedroom 2 from new family bathroom.
- 16.5. New stud partition walls to create family bathroom and separate shower room.
- 16.6. New sanitaryware, heated towel rail, tile finishes and wall paint to family bathroom and shower room.
- 16.7. Replacement of existing plasterboard ceilings with new plasterboard ceilings.

16.8. Replacement of top right glass pane to front sash window following removal of extract fan.

17. Third Floor Master Bedroom & Dressing Room

- 17.1. Stopping up of doorways from landing into to existing rear study and bathroom with new stud wall.
- 17.2. Levelling of floor by insertion of secondary joists between original joists to re-support original floorboards, as per *engineer's method statement*. The existing floor slopes dramatically and levelling will give rise to a change in level to be accommodated by a step at the doorway to the bedroom.
- 17.3. Removal of non-original partition walls to existing study and kitchen and installation of replacement stud partitions to original locations to reinstate original four-room plan with correct proportions.
- 17.4. Enlargement of existing double doorway in lateral wall including removal of non-original double doors. Retention of wall nibs and downstand.
- 17.5. New traditional-style fire surround and register grate to front chimney breast. Style appropriate to hierarchy of third floor.
- 17.6. New shadow-gap MDF skirting as required.
- 17.7. Replacement of existing water-damaged plasterboard ceilings with new plasterboard ceilings.
- 17.8. New flush door to spine wall between master bedroom and dressing room.
- 17.9. New flush door to spine wall between master bedroom and dressing landing.
- 17.10. New spray-lacquered MDF joinery to dressing room.

18. Third Floor Master Ensuite

- 18.1. Removal of existing bathroom, to include sanitaryware and tile finishes.
- 18.2. Removal of existing kitchen, to include joinery, appliances and boiler.
- 18.3. Removal of non-original partition wall between existing kitchen and bathroom.

External

19. Roof

- 19.1. Addition of extra insulation between roof rafters.
- 19.2. Repairs to roofing materials and slates as required.
- 19.3. Repointing and making good to brickwork at roof level as required.
- 19.4. Removal of non-original roof timbers and installation of new structural steels spanning between party walls as per *engineer's method statement* to re-support original roof. No intervention on original roof timbers.
- 19.5. Installation of conservation style roof light to rear roof slope with sun tube between roof plane and ceiling plane to allow light to master bedroom. Trimming to rafters as necessary to facilitate roof light insertion. Retention of original ceiling joists.

20. Front Elevation

- 20.1. Removal of existing felted front steps to main entrance. Installation of stone front steps to match neighboring entrance. See also *Design & Access Statement*.
- 20.2. Removal of boiler flue at second floor level and making good of front façade.
- 20.3. Repairs and cleaning to gutter at third floor level to stop water ingress.
- 20.4. Repairs to downpipe to stop water ingress through front façade.
- 20.5. Making good of brickwork and render where damaged by water.
- 20.6. Redecoration of front façade to match existing.