



THE COCK TAVERN, 23 PHOENIX ROAD, LONDON,
NW1 1HB

REPAIR & RENEW SCHEDULE

OCTOBER 2016, Rev A

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1. Cock Tavern Phoenix Road

INTRODUCTION

This Repair and Renew Schedule was prepared by Mark Fairhurst Ltd on behalf of Flamestrike Ltd for the refurbishment, conversion and extension of the existing three storey public house to create new public house facilities at ground and basement and five new residential apartments at first, second and third floor.

The Cock Tavern is a Grade II listed building situated beside a block of council flats forming part of the Ossulston Estate built in 1929-30. The site is located North East of Euston railway station toward St. Pancras Station. The building forms part of a 1930's LCC social housing development fronting Phoenix Road. The building and Walker House were Grade II group listed in 1996 along with Chamberlin House opposite and Levita House Ossulston Street.

The building features load-bearing brickwork rendered with coloured roughcast, hipped plain tiled roofs and tall chimney-stacks. It is comprised of three storeys and a cellar. The Public house has a frontage of transom and mullion windows with plate glass between pillars with the main entrance on a chamfered ground floor angle. Access to the building is restricted to the commercial entrance on the corner of Phoenix Road and Chalton Street, with an entrance to the floors above further up Chalton Street adjacent to the vehicular access to the courtyard behind.

This report comments on the condition of various elements of the exterior and interior of the building, alongside photographic evidence, and details the proposed work to be carried out for each element. These are organised in the document in sections for exterior works to each elevation, works to the pub shopfront and interior works to each floor. References are made within the report to architectural drawings submitted with the approval of conditions.

1.0 EXTERNAL WORKS

The two main facades are punctured by regular sash windows with expressed boxes set within a rough cast rendered masonry. There is projecting signage to both elevations and a curved signboard positioned to the corner. The fenestration to Chalton Street is equally divided into six windows at first and second floor, to Phoenix Road two pairs of two sash windows are centrally justified. Painted steel down pipes with hoppers are located to the ends of the facades.

The flank elevation is plain without windows, the chimney projecting at second floor level projecting high above the parapet line and stone coping. The rear elevation contains smaller windows more randomly spaced lighting the bathrooms, WC's, function room and kitchen behind. The rainwater pipes soil stacks and drainage are more randomly placed with plastic pipes as well as painted steel used.

The pitched roof consist of a terracotta interlocking tile with a wave profile. The roof is hipped to the flank wall and abuts the larger party wall to Walker House. Chimney stacks are located at both ends of the building and centrally to the bedrooms, the stacks are surmounted with distinct glazed terracotta chimney pots.



South West and South East Elevations



North East and North West Elevations



North East and North West Elevations

1.1 SOUTH WEST ELEVATION



ELEMENT

First and second floor sash windows south west façade

REFERENCE



DESCRIPTION

Original sash windows with timber boxes and cills. 12 no. on south west elevation facing Chalton Street. Refer to Window Condition Survey for details.

PROPOSED WORK

2 No. replacement sash windows proposed in new listed building application to match existing with timber single glazed sashes. All existing sash boxes to be replaced with new timber boxes to match existing to allow the existing sash windows to be restored and correctly mounted, weighted and preserved. Existing catches and handles to be salvaged and preserved, new brass window pullies, ropes and weights to be installed.

Exterior wall



Roughcast rendered exterior wall on masonry, painted. Dirty and damaged in places.

Existing render to be surveyed. Roughcast render cleaned, and patch repaired where blown and repainted. Render to be repaired with a suitable render repair system based on hydraulic lime, white cement with sand and mineral fibre fillers by Keim or similar approved.

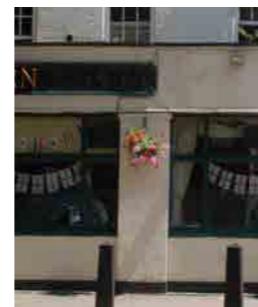
Stone Coping



Stone coping surmounted on roof parapet.

Soiled stone copings and mortar to be cleaned with a weak (2-8%) hydrofluoric acid. Windows, paints and polished surfaces must be fully protected, the scaffold capped. The coping to be cleaned should be pre-wetted to limit the activity of the acid to the surface and treatment and thoroughly washed off to prevent streaking. Scope and specification to be in accordance with BS 8221-1 Code of Practice for Cleaning & Surface Repair of Buildings. Cleaning of Natural Stone Terracotta and Concrete and specialist consultant specification. A sample panel is to be prepared to the rear elevation prior to an inspection by the CA. (Further roof details on p.7)

Piers on ground floor shopfront



Piers to the frontage and walls below ground floor glazing stuccoed. Feint signs of faience tiling obscured beneath layers of paintwork, including beneath window cills.

Paint carefully stripped back to investigate condition of faience tiling. Remedial work to be assessed by restoration specialist. Apply sodium hydroxide based liquid to a small sample area to reveal and investigate condition of faience underneath layers of paint. (Further shopfront details on p.8.)

Rainwater pipes



Rainwater pipe on both corners of elevation.

Rainwater pipes retained, painted to match exterior wall. Cast iron metal work to be prepared and decorated. Flaked paintwork to be removed, sound paintwork to be prepared primed and repainted with full gloss metal paintwork system to manufacturer's recommendations with CA approval in accordance to BS ISO 27831: 2008: Metallic and other Organic Coating Cleaning and Preparation of Metallic Ferrous Metals and Alloys, BS EN ISO 12944: 1998, Paint and Varnishes. Corrosion Protection of Steel Structures by Protective Paint Systems.

1.2 SOUTH EAST ELEVATION



ELEMENT

REFERENCE

DESCRIPTION

PROPOSED WORK

First and second floor sash windows on south east façade



Original sash windows with timber boxes and cills. 8 no. on south east elevation facing Phoenix Road. Refer to Window Condition Survey for details.

4 No. replacement sash windows proposed in new listed building application to match existing with timber single glazed sashes. All existing sash boxes to be replaced with new timber boxes to match existing to allow the existing sash windows to be restored and correctly mounted, weighted and preserved. Existing catches and handles to be salvaged and preserved, new brass window pullies, ropes and weights to be installed.

Exterior wall



Roughcast rendered exterior wall on masonry, painted. Dirty and damaged in places.

Existing render to be surveyed. Roughcast render cleaned, repaired where blown and repainted. Render to be repaired with a suitable render repair system based on hydraulic lime, white cement with sand and mineral fibre fillers by Keim or similar approved.

Stone Coping



Original stone coping surmounted on roof parapet.

Soiled stone copings and mortar to be cleaned with a weak (2-8%) hydrofluoric acid. Windows, paints and polished surfaces must be fully protected, the scaffold capped. The coping to be cleaned and treatment and thoroughly washed off to prevent streaking. Scope and specification to be in accordance with BS 8221-1 Code of Practice for Cleaning & Surface Repair of Buildings. Cleaning of Natural Stone Terracotta and Concrete and specialist consultant specification. A sample panel is to be prepared to the rear elevation prior to an inspection by the CA. (Further roof details on p.7)

Piers on ground floor shopfront



Piers to the frontage and walls below ground floor glazing stuccoed. Feint signs of faience tiling obscured beneath layers of paintwork, including beneath window cills.

Paint carefully stripped back to investigate condition of faience tiling. Remedial work to be assessed by restoration specialist. Apply sodium hydroxide based liquid to a small sample area to reveal and investigate condition of faience underneath layers of paint. (Further shopfront details on p.8)

Rainwater pipe



Rainwater pipe on eastern corner of elevation facing Phoenix Road.

Rainwater pipes retained, painted to match exterior wall. Cast iron metal work to be prepared and decorated. Flaked paintwork to be removed, sound paintwork to be prepared primed and repainted with full gloss metal paintwork system to manufacturer's recommendations with CA approval in accordance to BS ISO 27831: 2008: Metallic and other Organic Coating Cleaning and Preparation of Metallic Ferrous Metals and Alloys, BS EN ISO 12944: 1998, Paint and Varnishes. Corrosion Protection of Steel Structures by Protective Paint Systems.

1.3 NORTH WEST ELEVATION



ELEMENT

Rendered exterior wall on north east and north west façade

Stone Coping

Chimney Stack

REFERENCE



DESCRIPTION

Roughcast rendered exterior wall on masonry, painted. Dirty and flaking in places.

Original stone coping surmounted on roof parapet.

Chimney Stack on north western elevation.

PROPOSED WORK

Existing render to be surveyed. Roughcast render cleaned, repaired where blown and repainted. Render to be repaired with a suitable render repair system based on hydraulic lime, white cement with sand and mineral fibre fillers by Keim or similar approved.

Soiled stone copings and mortar to be cleaned with a weak (2-8%) hydrofluoric acid. Windows, paints and polished surfaces must be fully protected, the scaffold capped. The coping to be cleaned should be pre-wetted to limit the activity of the acid to the surface and treatment and thoroughly washed off to prevent streaking. Scope and specification to be in accordance with BS 8221-1 Code of Practice for Cleaning & Surface Repair of Buildings. Cleaning of Natural Stone Terracotta and Concrete and specialist consultant specification. A sample panel is to be prepared to the rear elevation prior to an inspection by the CA. (Further roof details on p.7)

Chimney stacks to be surveyed and pots checked and re-seated to base where loose. (Further roof details on p.7)

1.4 NORTH EAST ELEVATION



ELEMENT

REFERENCE

DESCRIPTION

PROPOSED WORK

First floor sash windows on north east elevation



Original sash windows with timber boxes and cills. 5 no. of various sizes at first floor level. Refer to Window Condition Survey for details.

Sash windows removed to accommodate first floor extension. Openings bricked up, though shape of window retained as feature on the interior.

Second floor sash windows on north east elevation



Original sash windows with timber boxes and cills. 3 no. of various sizes at second floor level. Refer to Window Condition Survey for details.

All existing sash boxes to be replaced with new timber boxes to match existing to allow the existing sash windows to be restored and correctly mounted, weighted and preserved. Existing catches and handles to be salvaged and preserved, new brass window pullies, ropes and weights to be installed.

Rendered exterior wall on north east façade



Roughcast rendered exterior wall on masonry, painted. Dirty and flaking in places.

Existing render to be surveyed. Roughcast render cleaned, repaired where blown and repainted. Render to be repaired with a suitable render repair system based on hydraulic lime, white cement with sand and mineral fibre fillers by Keim or similar approved.

Stone Coping



Original stone coping surmounted on roof parapet. Further roof details on p.7.

Soiled stone copings and mortar to be cleaned with a weak (2-8%) hydrofluoric acid. Windows, paints and polished surfaces must be fully protected, the scaffold capped. The coping to be cleaned should be pre-wetted to limit the activity of the acid to the surface and treatment and thoroughly washed off to prevent streaking. Scope and specification to be in accordance with BS 8221-1 Code of Practice for Cleaning & Surface Repair of Buildings. Cleaning of Natural Stone Terracotta and Concrete and specialist consultant specification. A sample panel is to be prepared to the rear elevation prior to an inspection by the CA. (Further roof details on p.7)

Rainwater pipe and SVP pipes on north east elevation



Painted plastic rain pipe with painted cast iron hopper.

Plastic rainwater pipe removed and new painted steel pipe work installed retaining original hopper location.

Painted plastic and steel SVP pipes, heavily rusted.

SVP pipes removed and new painted steel SVP's installed as indicated on drawings WD133 in elevation and WD115 and WD116 in plan.

1.5 REAR NORTH WEST ELEVATION



ELEMENT

REFERENCE

DESCRIPTION

PROPOSED WORK

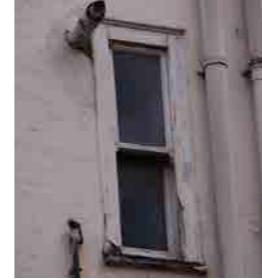
First floor sash window on north west elevation



Original sash window Ref: W1 14 with timber box and cill. 1 no. at first floor level. Refer to Window Condition Survey for details.

Sash window to be repaired and retained refer to WD/308 with new stud work compartmentation installed behind to apartment. Existing sash box to be replaced with new timber boxes to match existing to allow the existing sash windows to be restored and correctly mounted, weighted and preserved. Existing catches and handles to be salvaged and preserved, new brass window pullies, ropes and weights to be installed.

Second floor sash windows on north west elevation



Original sash windows with timber boxes and cills. 2 no. at second floor level. Refer to Window Condition Survey for details.

All existing sash boxes to be replaced with new timber boxes to match existing to allow the existing sash windows to be restored and correctly mounted, weighted and preserved. Existing catches and handles to be salvaged and preserved, new brass window pullies, ropes and weights to be installed.

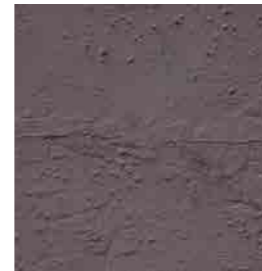
Second floor casement window on north west elevation



Original casement window Ref: W2 12 on second floor level. Window in very poor condition and beyond possibility of repair.

Non-original casement windows to to be removed and replaced with a new double sash window to match existing with timber single glazed sashes.

Rendered exterior wall on north west façade



Roughcast rendered exterior wall on masonry, painted. Dirty and flaking in places.

Existing render to be surveyed. Roughcast render cleaned, repaired where blown and repainted. Render to be repaired with a suitable render repair system based on hydraulic lime, white cement with sand and mineral fibre fillers by Keim or similar approved.

Rainwater pipe and SVP pipes on north west elevation



Painted plastic rain pipe with painted cast iron hopper.

Plastic rainwater pipe removed and new painted steel rainwater pipe installed retaining hopper location.

Painted plastic and steel SVP pipes, heavily rusted.

New soil vent pipe installed, position shown in drawings WD132 in elevation and WD115 and WD116 in plan.

1.6 ROOF



ELEMENT

REFERENCE

DESCRIPTION

PROPOSED WORK

Roof Tiles



Clay roof pantiles and lead flashings.

Roof tiles surveyed, retain pantiles and replace where damaged to match existing. Tiles carefully cut and removed in positions where new zinc clad dormer windows to be installed. See drawings WD130, WD131, WD132 and WD133 for further details.

Lead flashings to be checked and replaced where deteriorated with code 3 lead in accordance with Lead Association Hand book details.

Handrail to south-west façade



Painted steel handrail for access hatch along roof on south west elevation.

Handrail removed and brickwork made good parapet.

Parapet gutters and gutter boards



Parapet gutters and gutter boards

Parapet gutters to be surveyed and repaired. Gutter boards to be checked and replaced with WPB plywood if required.

Asphalt linings to be renewed with new sealed up stands and flashings in accordance with BS 6925:1988 and Lead Association flashing details.

Chimney Stacks



Chimney stacks with terracotta chimney pots. 3 no. at centre and either extremes of south west elevation.

Chimney stacks to be surveyed and pots checked and re-seated to base where loose.

Non-standard chimney pot to be removed.

Antenna and satellite dish



Television antenna and satellite dish attached to chimney stacks.

Antenna and satellite dish to be removed.

2.0 SHOPFRONT

A continuous glazed projecting bay at ground level wraps around the two main elevations and is divided by two and three bays to Phoenix Road and Chalton Street respectively. The glazing expressed with a continuous fixed fanlight with obtrusive electric ventilation fans above fixed glazed panels. The rear lounge is accessed via a pair of double glazed doors, the front lounge via the pair of double glazed doors to the corner. There is a further pair of double doors and a single door located to the bays facing Phoenix Road however these are no longer serviced.

The stuccoed piers to the frontage have faint signs of faience tiling which appear to have been obscured by layers of paintwork. The piers are surmounted by simple stepped capitals supporting a heavy fascia along both main facades surrounded by miniscule beading. Signage boards for the pub are attached to the three facets of the fascia along with spot lighting, additional signage has been fixed to some of the piers lower down. The fascia is surmounted by a concrete coping creating a parapet to the bay window.



Shopfront Entrance



South West Elevation



South West Shopfront Elevation

2.0 SHOPFRONT



ELEMENT

Pub Signage at High Level and on shopfront piers

Fascia

Spotlights and Surface Wiring

External doors to bar areas

External doors to first floor staircase

External door to primary bar on chamfered entrance

REFERENCE



DESCRIPTION

Non-original pub signage above fascia.

Non-original signage at ground level on piers.

Fascia on south west and south east elevations in poor condition. Thin beading along edges. Material underneath paintwork behind fascia unclear.

Spotlights above pub lettering with surface wiring along fascia.

Double timber framed, glass panel doors to secondary bar area on south west elevation and to primary bar on south east elevation.

External single flat panel timber door to staircase to first floor accommodation

Double timber framed, glass panel doors to primary bar on chamfered entrance.

PROPOSED WORK

Non-original signage removed with wall made good and repainted.

Ground floor signage on piers to be removed.

Fascia removed and background assessed through investigation to determine original material beneath paintwork. Beading around fascia removed.

Surface wiring relocated. New lighting to be installed on main fascia.

Existing doors to bar areas to be retained. Paintwork to be carefully removed from the existing frames and doors. Paint to ironmongery to be carefully removed and ironmongery protected. Door and frame to be carefully repaired. Door and frame to be primed and painted with full semi-gloss paintwork system to manufacturer's recommendations with CA approval.

External flat panel door to staircase to be replaced with solid hardwood paneled door to match original doors with glazed fan light above refer to WD/272 for details. New door and frame to be primed and painted with full semi-gloss paintwork system to manufacturer's recommendations with CA approval.

Existing door to be retained. Paintwork to be carefully removed from the existing frames and doors. Paint to ironmongery to be carefully removed and ironmongery protected. Door and frame to be carefully repaired. Door and frame to be primed and painted with full semi-gloss paintwork system to manufacturer's recommendations with CA approval.

2.0 SHOPFRONT



ELEMENT

REFERENCE

DESCRIPTION

PROPOSED WORK

Shopfront glazing



Glazing expressed with a continuous fixed fanlight with electric ventilation fans above fixed glazed panels. Windows with painted timber framing.

Ground floor windows to be retained. Paint to be carefully removed from frames and extract grilles removed from windows. Frames to be repaired, primed and repainted with full semi-gloss paintwork system to manufacturer's recommendations with CA approval. . Investigation to determine condition of faience tiling beneath cills to be undertaken by restoration specialist. Refer to p.2 for details on investigation.

Ironmongery



Iron hanging basket brackets

Paint carefully removed and ironmongery protected. Brackets retained.

Asphalt frontage



Rendered panel and skirting

Existing render to be surveyed. Render cleaned, repaired where blown and repainted. Render to be repaired with a suitable render repair system based on hydraulic lime, white cement with sand and mineral fibre fillers by Keim or similar approved.

Concrete Coping



Precast concrete coping surmounting piers on shopfront.

Pointing to be retained. Patch pointing to be used when repair is required. Soiled copings and mortar to be cleaned.

Soiled stone copings and mortar to be cleaned with a weak (2-8%) hydrofluoric acid. Windows, paints and polished surfaces must be fully protected, the scaffold capped. The coping to be cleaned should be pre-wetted to limit the activity of the acid to the surface and treatment and thoroughly washed off to prevent streaking. Scope and specification to be in accordance with BS 8221-1 Code of Practice for Cleaning & Surface Repair of Buildings. Cleaning of Natural Stone Terracotta and Concrete and specialist consultant specification. A sample panel is to be prepared to the rear elevation prior to an inspection by the CA.

3.0 INTERNAL WORKS

The basement is formed under the main building above facing Chalton Street setting back from the neighbouring building on Phoenix Road. Large brick piers project into the space supporting the set-back facades on the two frontage elevations above, retaining walls following the shop front façade. A simple down stand steel grid structure supports an insitu concrete slab to the ground floor with circular steel columns creating an open storage area. The existing ceiling height is 2 metres below the down stand beams making it too shallow for public use.



Cellar

The ground floor is divided into two lounge areas linked via a central bar. The open plan areas are formed by down stand beams supporting the walls and floor above supported on hexagonal steel columns with larger piers to the windows. The ceilings are coffered to the steel beams with coving maximising the ceiling heights. The lounges have their own lobbied entrances one on the corner and one to Chalton Street, each lounge has their own original fire places to the flank walls. The accommodation at the upper levels is accessed from a separate door and hall leading to the staircase and rear terrace. A barrel drop is located to the Phoenix Road elevation with set-back used as unofficial parking area.



Ground floor main bar lounge

At first floor a function room is accessed via a stair direct from the front lounge. The room spans the full width of the building with small bar and access to toilets via a link corridor connecting with the accommodation staircase. There are three other rooms used as bedsits which also share the communal toilets and shower room. The second floor is more cellular with partitions dividing the original room layout creating a number of bedsits and bedrooms accessed via a central corridor. A kitchen is located to the front of the building adjacent to the party wall with Walker House.



Function space on first floor

3.1 BASEMENT

ELEMENT

REFERENCE

DESCRIPTION

PROPOSED WORK

Cellar



Brick piers project into the space support the set-back facades on the two frontage elevations above, retaining walls follow the shop front façade. A down stand steel grid structure supports an insitu concrete slab to the ground floor supported by circular steel columns.

A cold room to the centre of the plan houses the beer barrels constructed from common blockwork. The existing ceiling height is 2 metres below the down stand beams.

Existing cellar layout, structure and details retained.

Barrel drop and trap door from bar



Barrel drop opening to Phoenix Road. Trap door connecting cellar to bar area.

Barrel Drop and existing trap door to cellar to be retained and repaired.

3.2 GROUND FLOOR



ELEMENT

REFERENCE

DESCRIPTION

PROPOSED WORK

Interior walls within secondary lounge



Interior wall to the rear of secondary lounge with door openings to male and female toilets.

Openings to male and female toilets covered with new fire rated plasterboard partitions. Existing toilet and yard block to be demolished. Refer to plan drawings WD010 and WD110 for further information.

Interior walls and ceilings to be made good and redecorated.

Bars in main and secondary lounges



Central bar links main and secondary lounges together. Bar in secondary lounge painted, matching decoration of lounge.

Bars in both lounges retained.

Residential entrance hall



Residential hall with access to yard at the rear and secondary lounge.

New fire rated plasterboard partitions to be installed in current opening to yard and before doorway to lounge. Skirtings and architrave installed to match existing. Refer to plan drawings WD010 and WD110 for further information.

New surface mounted ceiling down lights to be installed to residential stair lobby refer to WD111.

Steel Columns



Hexagonal steel columns on ground floor support down stand beams supporting the walls and floor above. The ceilings are coffered to the steel beams with coving maximising the ceiling heights.

Steel columns on ground floor to be retained.

Fireplaces



Fireplace in main bar area along party wall with Walker House and to rear lounge bar.

Original fireplaces retained.

3.2 GROUND FLOOR cont.



ELEMENT

Stairs in lounge to function space

Stairs to first floor flats

REFERENCE



DESCRIPTION

Stairs from ground floor bar area to first floor function space. Carpeted with painted balustrades.

Stairs from second entrance on ground floor bar area to first floor flats. Stairs painted with painted balustrades and skirting.

PROPOSED WORK

Stairs from ground floor bar to first floor to be retained. Enhanced fire detection Fire Strategy to be agreed with Building Control and the London Fire Brigade.

Stairs and features retained.

3.3 FIRST FLOOR



ELEMENT

REFERENCE

DESCRIPTION

PROPOSED WORK

Walls, Architraves and Skirting



Original walls, architraves and skirting in first floor rooms.

Non-original partition walls on first second floor removed to restore original proportions of rooms. Walls between corridor and cupboard and male WC, and first floor bar to be demolished. Existing walls, architraves and skirtings to be retained and restored.

New walls built in existing building and extension as shown in first floor plan drawing WD112. Original features replicated on new studwork walls refer to WD305-8 for typical details.

First Floor Ceiling



First floor ceilings in poor condition and in need of repair.

Existing ceiling to be restored and redecorated.

New pendant lighting to be installed to main habitable rooms.

Suspended ceilings to be installed to corridors, bathrooms and kitchens along with recessed down lighting and smoke detection. Refer to reflected ceiling drawing WD113.

First Floor Flooring



Original woodblock flooring in function room throughout first floor. Non-original carpet and tile in bedrooms.

Non-original flooring removed with original woodblock flooring retained throughout first floor. New floating flooring installed above original refer to WD203/3 for detailed floor buildup.

Fireplaces



2 no. fireplaces in function room: one on party wall with Walker House and one on shared wall with bedroom.

Existing fireplaces in function room and bedrooms retained and restored.

3 no. fireplaces in bedrooms to south-west of building, one in each room.

3.3 FIRST FLOOR cont.

ELEMENT

REFERENCE

DESCRIPTION

PROPOSED WORK



First floor bar



Bar in first floor function room.

Bar location retained with expanded kitchen space behind the bar.
New door to kitchen area beside bar to be installed. Refer to plan drawing WD112.

Stairs to function space from ground floor.



Stairs from ground floor bar area to first floor function space.

Stairs from ground floor bar to first floor to be retained. Enhanced fire detection Fire Strategy to be agreed with Building Control and the London Fire Brigade.

First Floor Sash and Casement windows on rear elevations



First floor sash windows, 6 no., at the rear of building with views into the courtyard. Refer to Window Condition Survey.

Sash windows on first floor North East elevation to be removed and openings bricked up, sash window ref: W1 14 to be restored and retained. Refer to plan drawing WD112 and WD308.

All existing sash boxes to be replaced with new timber boxes to match existing to allow the existing sash windows to be restored and correctly mounted, weighted and preserved. Existing catches and handles to be salvaged and preserved, new brass window pullies, ropes and weights to be installed.

3.4 SECOND FLOOR



ELEMENT

REFERENCE

DESCRIPTION

PROPOSED WORK

Walls, Architraves and Skirting



Original walls, architraves and skirting in first floor rooms.

Non-original partition walls on second floor removed to restore original proportions of rooms. Walls between corridor, cupboards, WC and bathroom to be demolished. Existing walls, architraves and skirtings to be retained and restored. New walls built as shown in second floor plan drawing WD114. Original features replicated on new studwork walls refer to WD305-8 for typical details.

Second Floor Ceiling



Second floor ceilings in poor condition.

Existing ceilings to be replaced with new acoustic ceiling to third floor refer to WD200 and 308 for detail. New pendant lighting to be installed to main habitable rooms, recessed down lighting and smoke detection to kitchens, corridors and bathrooms. Refer to reflected ceiling drawing WD115.

Second Floor Flooring



Original woodblock flooring beneath carpet or tiles in rooms throughout first floor.

Non-original flooring removed with original woodblock flooring retained throughout second floor. New flooring installed above original.

Fireplaces



3 no. fireplaces in bedrooms to south-west of building.

Existing fireplaces in bedrooms retained.

Stairs to second floor rooms



Stairs from second entrance on ground floor bar area to first floor flats.

Stairs retained and restored. New staircase from second to third floors built from corridor. Refer to WD114, 300, 301 for further details.

3.5 THIRD FLOOR

ELEMENT

Loft space



REFERENCE



DESCRIPTION

Empty loft space punctured by existing chimney stacks. The existing loft is accessed via a hatch and loft ladder in the corridor. The loft has a generous pitched roof form with roof access via a hatch leading to the external parapet and gutter for maintenance.

PROPOSED WORK

Structural steel beams to structural engineer design to be installed to support the new floor.

New timber stud work walls to be installed to create new apartments layout, refer to drawing WD116 and WD117.

Install new staircase to second floor refer to drawings WD300 and 301.

New apartment fit out to allow for acoustic floors and plasterboard ceilings to comply with the Building Regulations refer to WD200, and 201.

New Automatic Opening Vent to residential communal staircase WD204 to be applied for under a separate listed building application.

Openings for new dormer windows to be created and lined with plasterboard.