



**Listed Building Consent Works**  
(as detailed in the Heritage and Design & Access statements)

1. Strip out and cart away non-structural nib, expose and investigate any concealed service runs to conceal in alcove
2. Strip out and cart away all 1980's built in kitchen and pantry units, supporting brackets, services etc. Set aside cooker and protect during the works
3. Strip out and cart away sanitaryware, floor and wall linings to existing wc, damp treat wall to full height refer details
4. Refurbish (Rev A) carefully existing windows and doors to rear (alley) elevation). Locking to be Secured by Design/ Pas 24 standards.
5. Remove and cart away storage radiator, remove brackets
6. Strip out understair area and carry out damp treatment to full height refer details
7. Strip out store to underside of external steps to entrance door remove capped off service pipe, damp treat to full height refer details
8. strip out and cart away existing non-original sheving and associated brackets and fixings
9. remove and cart away existing floor finishes and substrate layers to provide clean, level surface to receive new floor
10. Opening up works to the front lightwell to expose the original door opening likely to be positioned under the steps rising to the main front entrance door
11. Opening up works to reveal historic core to internal doors, which it is suspected have had additional fireproofing layers added.
12. Inspection and possible investigative work to the external garden boundary wall to ascertain original and non-original extents.

- KEY:**
- remove non-original nib to wall
  - strip out non-original kitchen and bathroom areas
  - \*\* denotes area of opening up

<b>Rev:</b> Rev A: August 2017- windows & door to rear to be refurbished and not replaced	Client Jane Johnson		aoife donnelly architects 1 Leagrave Street London E5 9QX M 07708864322 E studio@aoifedonnelly.com
	Job 33 Willow Road, London NW3 1TN		
	Date 27.04.17	Drawn: ad	Drawing No.
	Scale 1:50 @ A3 approx	Checked: ad	055_LBC_01
<b>LISTED BUILDING CONSENT</b>	FOR INFORMATION & DISCUSSION ONLY DO NOT SCALE FROM DRAWING ALL DIMENSIONS IN MM ALL DIMENSIONS TO BE CHECKED ON SITE COPYRIGHT Aoife Donnelly		Drawing Title Existing Lower Ground Floor Plan