

boundary and garden above with pedestrian access to Willow Road and vehicular parking, unchanged

Listed Building Consent Works

1. new painted timber floor on insulation and wet underfloor heating layer to kitchen and sleeping area- manifold located concealed to understair area
2. new freestanding kitchen units at low level along 1980's stair wall
3. new folding door bespoke acoustic joinery item to divide rear sleeping area
4. remodelled wc with new sanitaryware and new tiled floor and walls with underfloor heating and heated towel rail to provide wet room/ wc shower, employing existing drainage runs. Door swing altered, new ironmongery added allowing emergency opening.
5. existing rear windows and doors- refurbish (RevA).
6. new free-standing dresser joinery units to alcoves either side of the existing chimney breast
7. damp treatment to limited area of external walls indicated with redline- comprising lime plaster solution appropriate to listed building fabric
8. upgraded existing and new lighting to suit new layout employing existing circuits and new electrical sub-board
9. remedial works to walls and ceilings and decoration throughout
10. new timber floating floor on underfloor heating system layer- to be Overlay TM, low build-up, from Polypipe, to be scribed around existing window set panel

NO. 34

NO. 33



Rear sunken yard/ alley serving cottages

external stair linking shared alley to rear with Willoughby Road

Rev: Rev A: August 2017- windows & door to rear to be refurbished and not replaced Note amended re damp treatment and added re floor and scribing around window & panel	Client Jane Johnson		aoife donnelly architects 1 Legrave Street London E5 9QX M 07708864322 E studio@aoifedonnelly.com
	Job 33 Willow Road, London NW3 1TN		
LISTED BUILDING CONSENT	Date 27.04.17	Drawn: ad	Drawing No.
	Scale 1:50 @ A3 approx	Checked: ad	055_LBC_02
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 Proposed Lower Ground Floor Plan