



Issued in Confidence to Planning & Development Ltd

78 Guilford St, WC1N 1DF

Schedule of Works

January 2018

Introduction

This document has been prepared by Re (Regional Enterprise) Ltd in support of an application for the refurbishment and conversion of No 78 Guilford Street, LONDON, WC1N 1DF to form 5no flats together with the restoration of the front door. This document will consider the proposed method, as well as providing a schedule of the proposed works (including the location, extent and character of items to be removed, retained and replicated) and an overview of any structural implications.



Structural Report

The property is currently a 5 storey (Basement to 3rd) former Georgian townhouse designed by James Burton c1793-1799 currently being occupied as residential use. The building has been designed as part of a terrace of 5 essentially identical units.

As per Approved Document A (structure), residential buildings greater than 4 storeys are defined by class 2b.

Provided Measures:

- The building is to be designed and constructed in accordance with the rules given in approved document A.
- The existing building will not comply with the A3 requirement for a class 2B building.
- The proposed design is to ensure the works do not involve alterations resulting in the existing structure being more unsatisfactory in relation to A3 than it is at present.
- This proposal to be confirmed as acceptable to the building control authority before works commence on site.

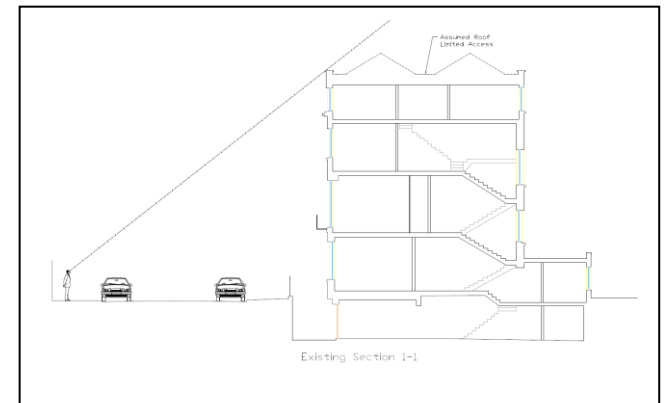
To safeguard the heritage of the original architectural design and style, all structural works to be carried out are to be agreed by the conservation officer prior to commencement. Any defects in the building's structural integrity found during construction must also be reported to the conservation officer if such alterations might affect its architectural appearance.

Where openings are to be created within structural load bearing walls or if they are to be removed entirely, particularly with the lower levels, box frames are to be considered with satisfactory joint rigidity in order to retain lateral sway stability/robustness to the structure. This will not include any contribution measures to the stability of adjacent properties when considering the stability of the proposal. A party wall agreement must also be in place prior to commencement of the works.

The client is to appoint a competent contractor to control the construction phase of the entire project, to oversee and manage all other sub-contractors.

It will be the contractor's responsibility to appoint a temporary works engineer [should one be required] prior to construction to prevent collapse during development and will provide advice on site where structural elements are to be altered or removed. All works should be carried out in accordance with CDM regulations.

Existing front façade is made of soft red brick with a soft mortar. These are not as hard as bricks used in modern construction and are vulnerable to weather damage and deterioration. Precautions will need to be put in place to ensure that the development does not put the façade at any greater risk of deterioration.

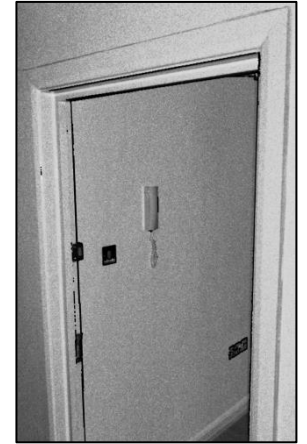


Schedule of Works

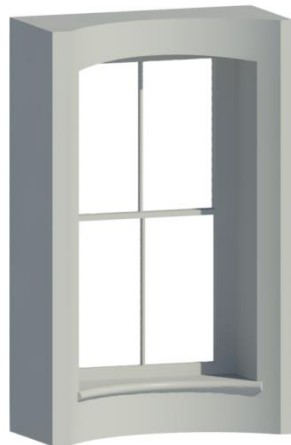
Existing Features:



Original ground floor front entrance has been replaced with a sash window to match the original fenestration on the front façade



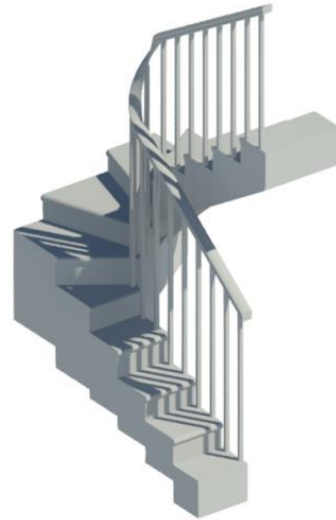
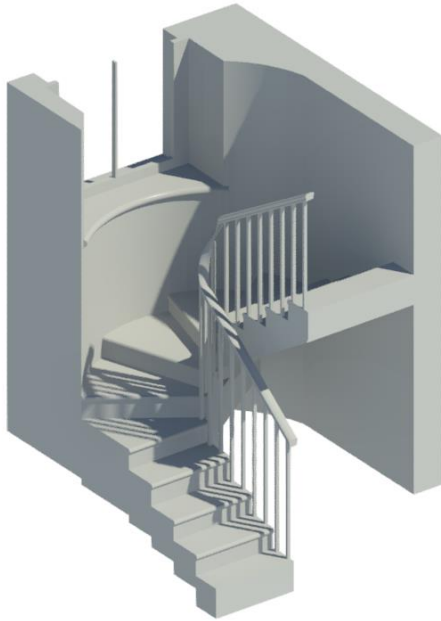
All Floors: Typical moulded doorframe



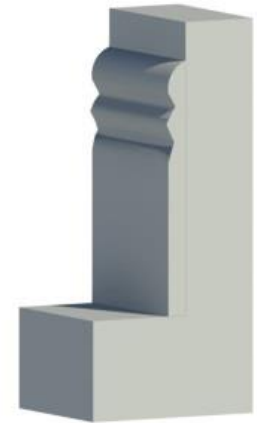
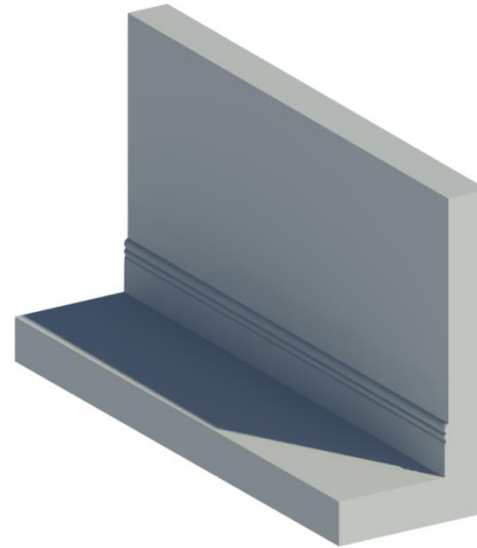
Rear Elevation: Typical sash windows with vertical glazing bars



Existing Features:



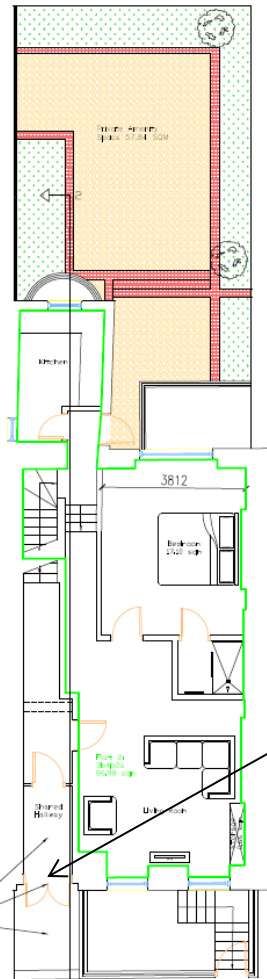
Original staircase and
bannister/balustrade



All Floors: Typical Skirting
Boards

Proposal – Proposed ground Floor main entrance reinstatement of original features

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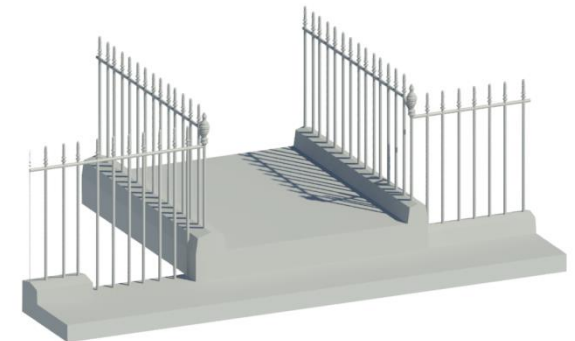
Proposed Ground Floor



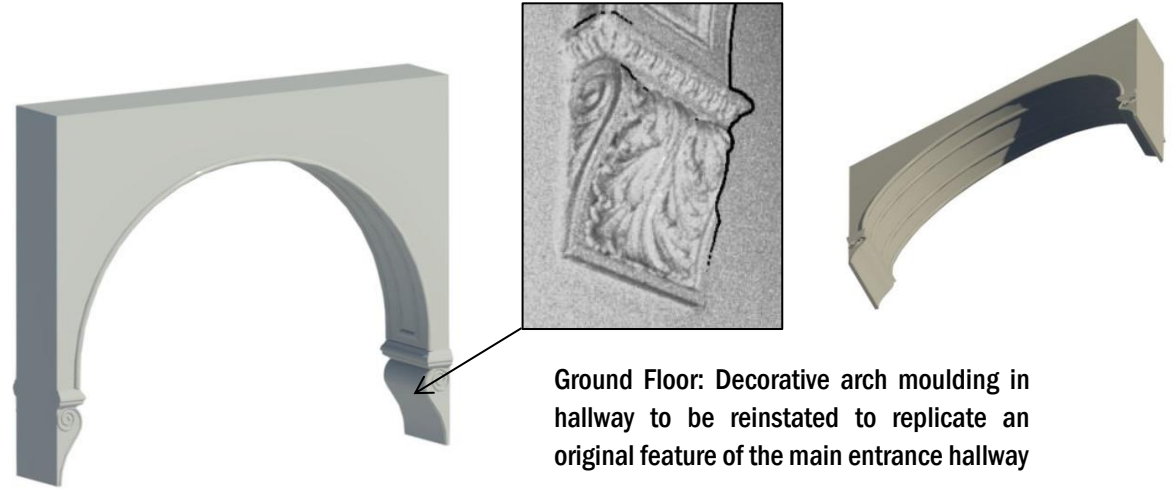
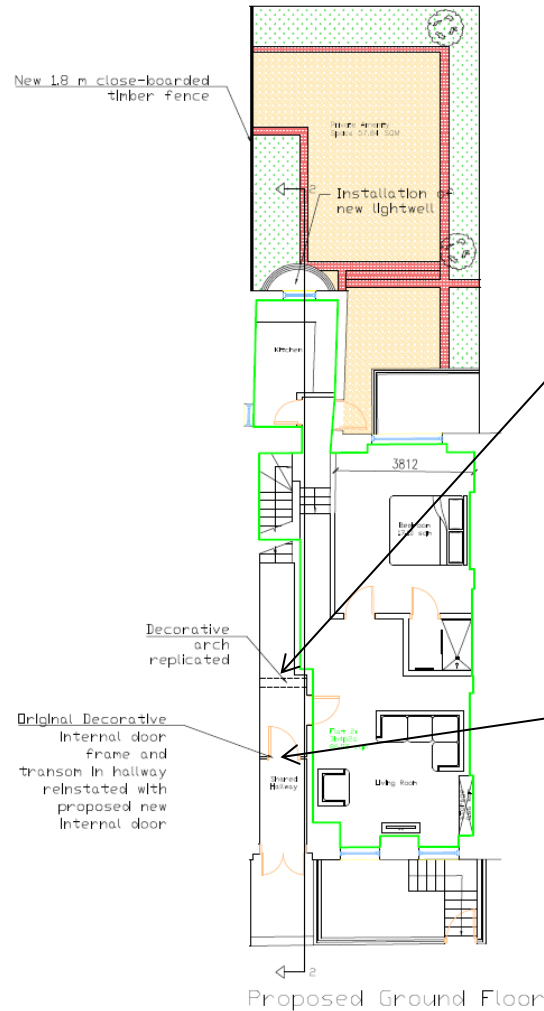
Original ground floor front entrance has been replaced with a sash window to match the original fenestration on the front façade



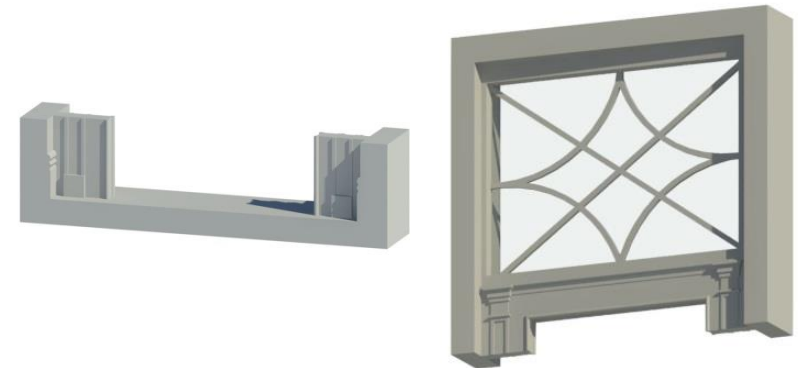
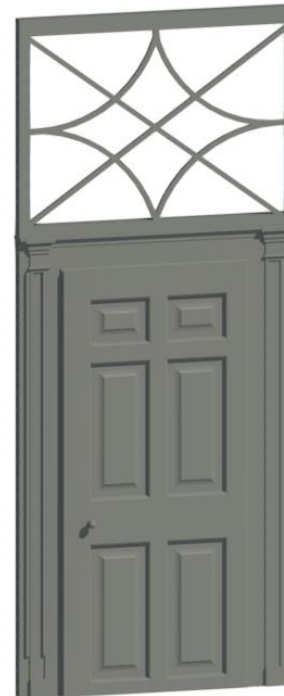
Ground floor external main front door and entrance with large interlaced fanlight to be reinstated and to be consistent within the terrace of 77-81 Guilford Street. The door to be recessed within a rounded brick semi-circular arch, soldier course segmental arch and embellishment on fluted architraves. Materials and finishes to match those existing within the terrace including those of proposed cast iron railing and urn finials to railings.



**Proposal – Proposed ground Floor main entrance
reinstatement of original features**

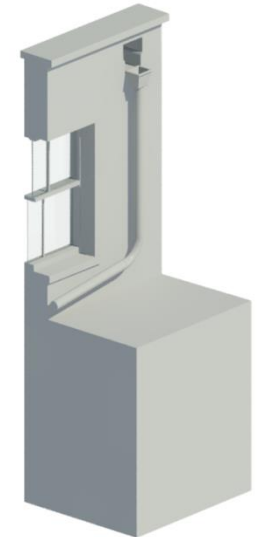
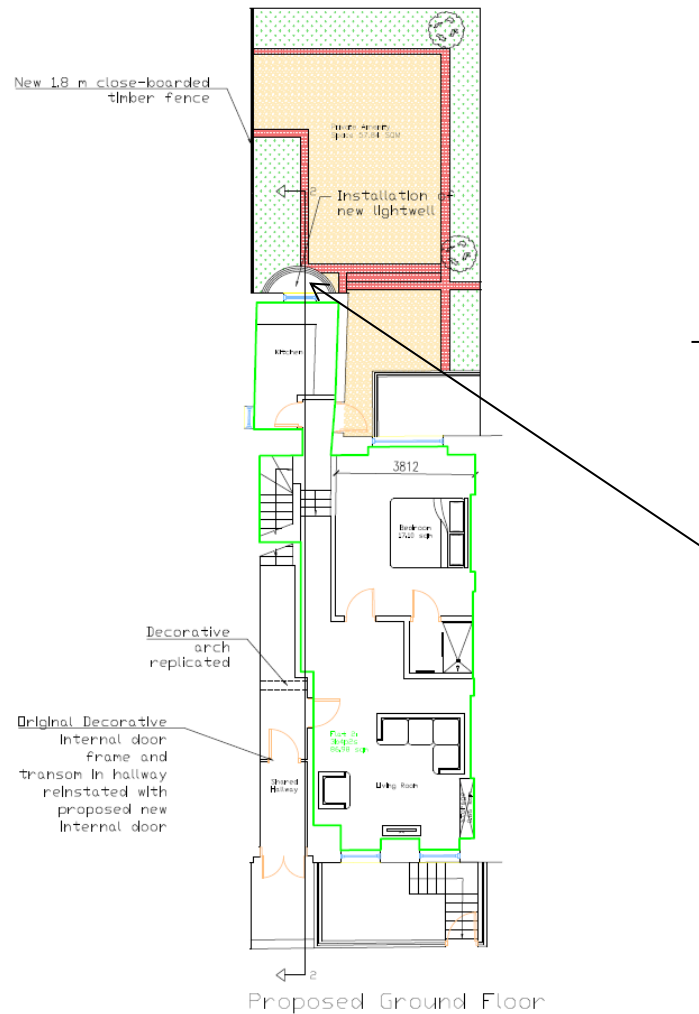


Ground Floor: Decorative arch moulding in hallway to be reinstated to replicate an original feature of the main entrance hallway

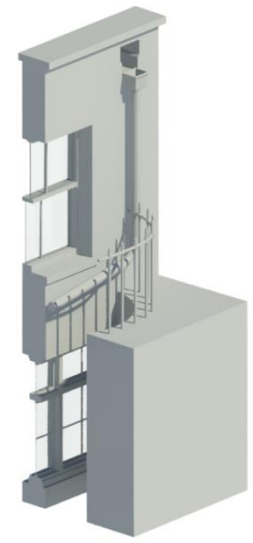


Ground Floor: Decorative internal door frame and transom in hallway to be installed and complete with mock Georgian internal door (Door code DR01)

Proposal – Proposed Basement to ground floor rear lightwell



Existing ground floor rear projection features a sash window with vertical glazing bars



Proposed basement to ground floor lightwell replicated in the same style as found at No. 77 Guilford Street, complete with matching multi-bar window and railing finials



Proposal – Existing Moulded doorframes

To be retained and re-used throughout:

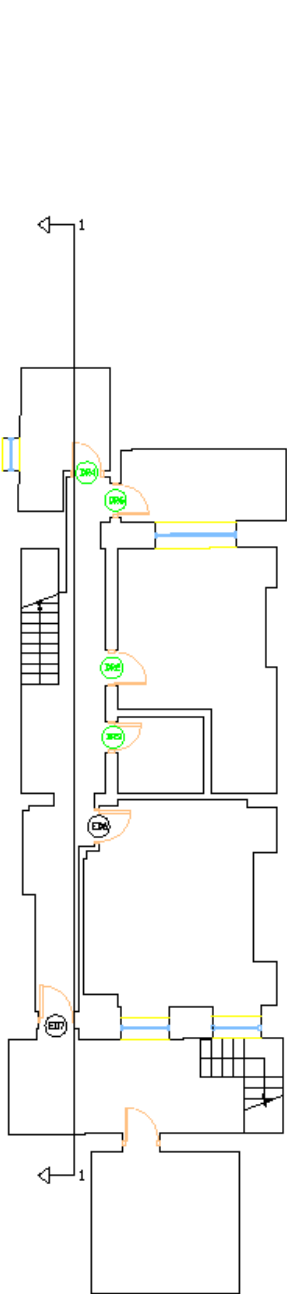


Typical existing moulded architrave doorframe and door

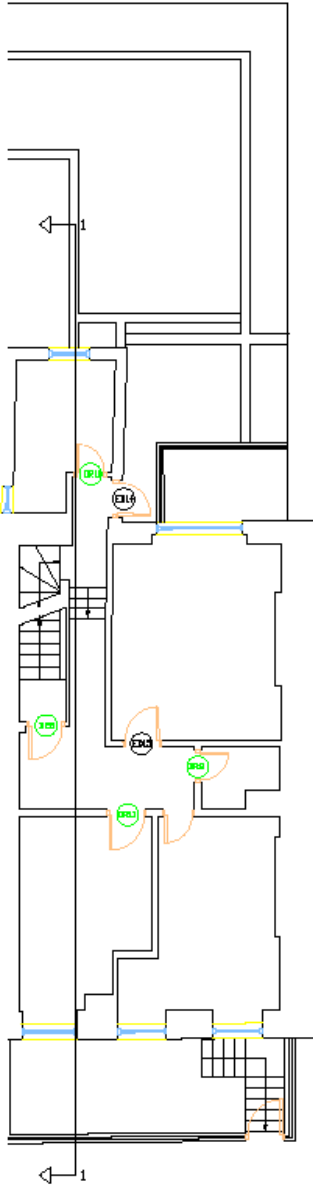
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Existing Doors & Doors Re-used

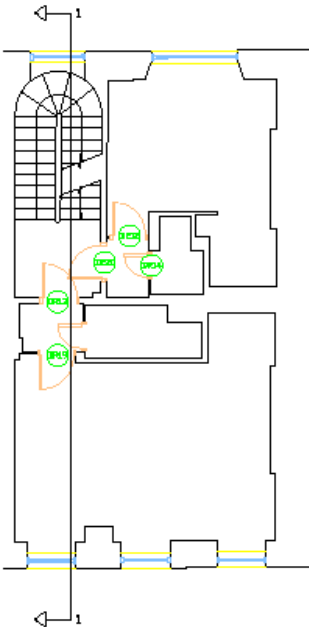
Floor	Door No.	
Basement	ED6	Retained as existing
	ED7	Retained as existing
	DR2	Retained & relocated @ B Level
	DR3	Retained & relocated @ B Level
	DR4	Retained & relocated @ B Level
	DR5	Retained & relocated @ B Level
	DR6	Retained & relocated @ B Level
Ground	ND1	New sliding door
	ED14	Retained as existing
	ED15	Retained as existing
	DR9	Retained & relocated @ G Floor
	DR10	Retained & relocated @ G Floor
	DR11	Retained & relocated @ G Floor
	DR12	Retained & relocated @ 1st Floor
First	DR13	Retained & relocated @ 1st Floor
	ND2	New front door
	ND3	New replicated hallway lobby door
	DR19	Retained & relocated @ 1st Floor
	DR20	Retained & relocated @ 1st Floor
	DR21	Retained & relocated @ 2nd Floor
	DR22	Retained & relocated @ 2nd Floor
Second	DR23	Retained & relocated @ 2nd Floor
	DR24	Retained & relocated @ 2nd Floor
	DR29	Retained as spare
	DR30	Retained & relocated
	DR31	Retained & relocated
	DR32	Retained & relocated
	DR33	Retained as spare
Thlrd	DR34	Retained as spare
	DR35	Retained as spare
	DR41	Retained as spare
	DR42	Retained as spare
	DR43	Retained as spare
	DR44	Retained as spare
	DR45	Retained as spare



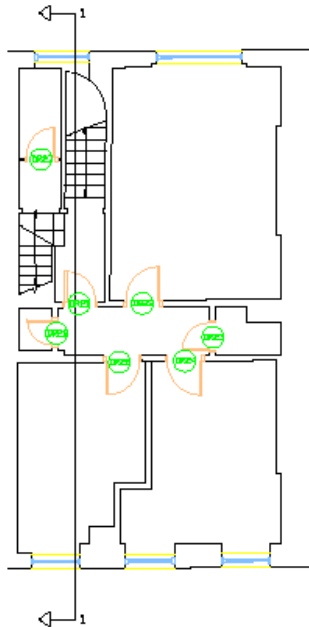
Doorframe Schedule
- Existing Basement



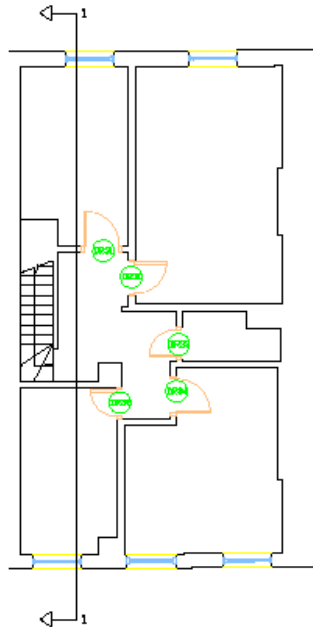
Doorframe Schedule
- Existing Ground



Doorframe Schedule
- Existing First



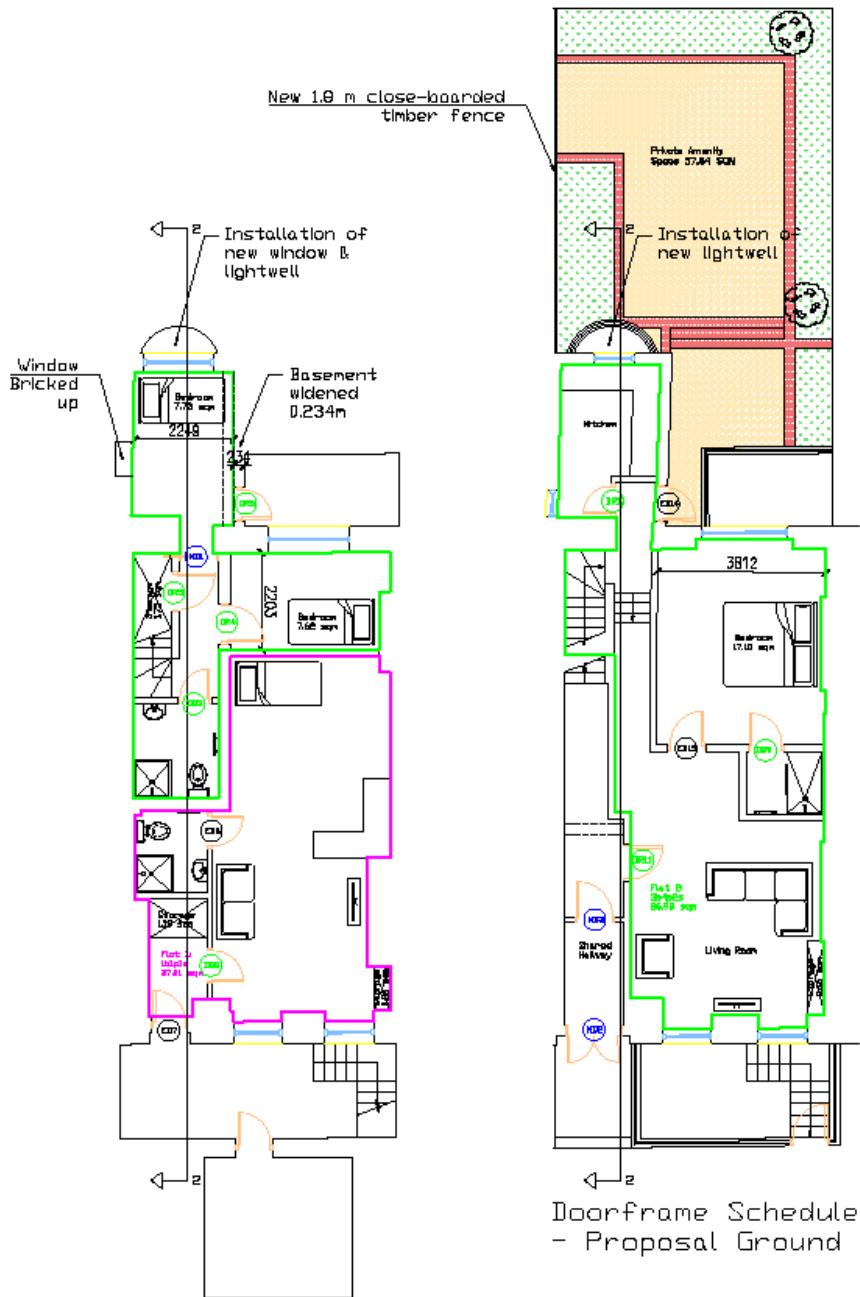
Doorframe Schedule
- Existing Second



Doorframe Schedule
- Existing Third

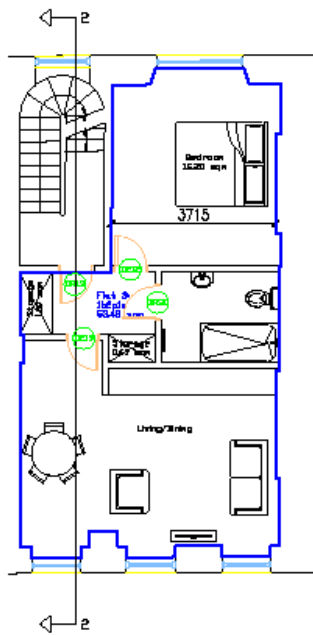
Proposal - Proposed Moulded doorframes

To be retained and re-used throughout:

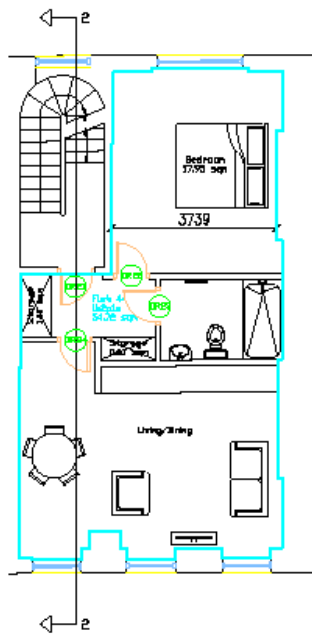


Doorframe Schedule - Proposal Basement

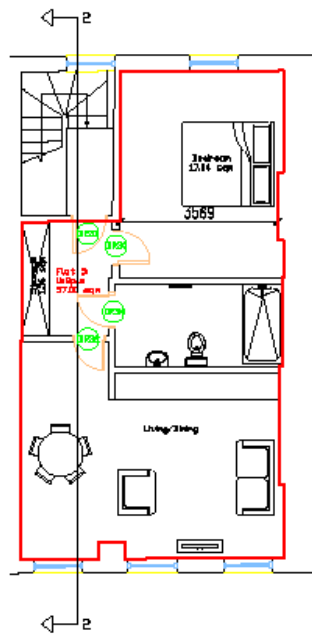
Doorframe Schedule - Proposal Ground



Doorframe Schedule - Proposal First



Doorframe Schedule - Proposal Second

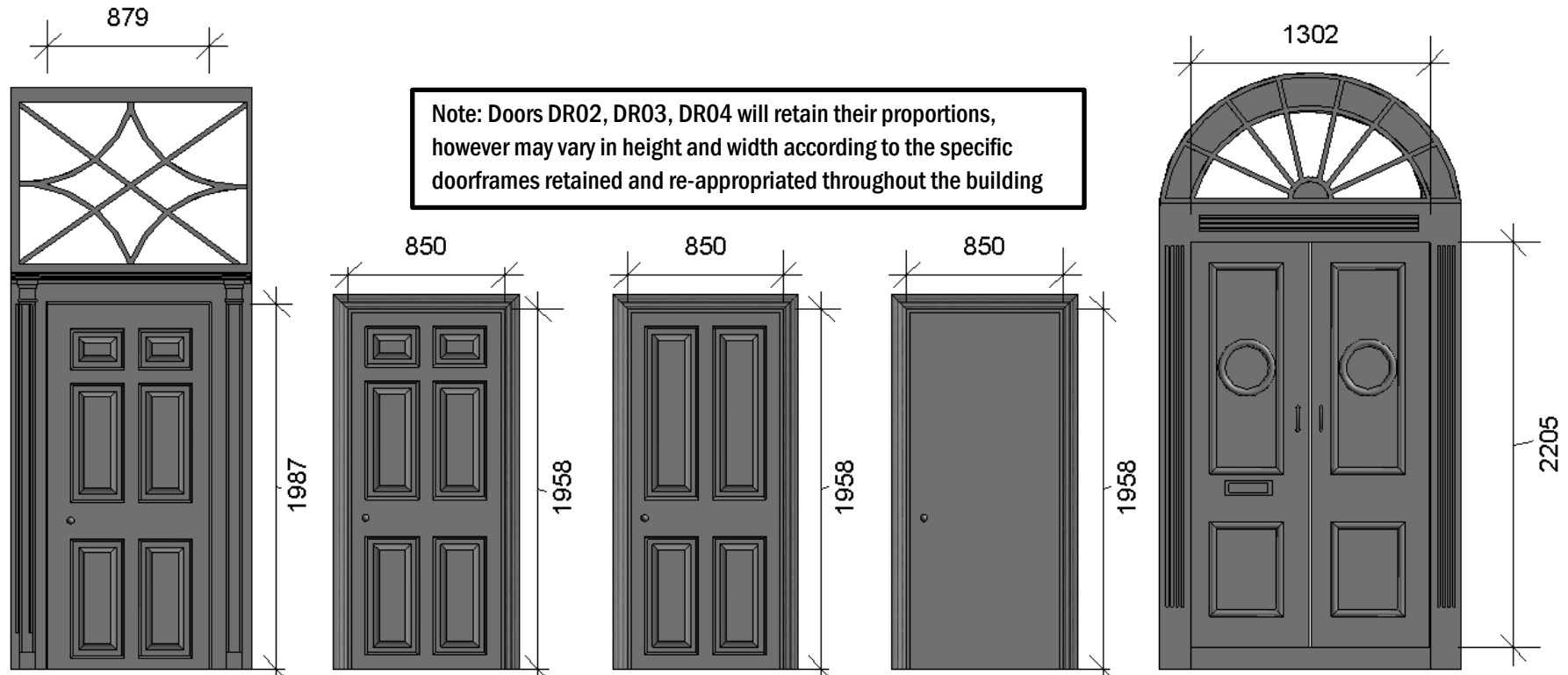


Doorframe Schedule - Proposal Third

Existing Doors & Doors Re-used

Floor	Door No.	
Basement	ED6	Retained as existing
	ED7	Retained as existing
	DR2	Retained & relocated @ B Level
	DR3	Retained & relocated @ B Level
	DR4	Retained & relocated @ B Level
	DR5	Retained & relocated @ B Level
	DR6	Retained & relocated @ B Level
Ground	ND1	New sliding door
	ED14	Retained as existing
	ED15	Retained as existing
	DR9	Retained & relocated @ G Floor
	DR10	Retained & relocated @ G Floor
	DR11	Retained & relocated @ G Floor
	DR12	Retained & relocated @ 1st Floor
First	DR13	Retained & relocated @ 1st Floor
	ND2	New front door
	ND3	New replicated hallway lobby door
	DR19	Retained & relocated @ 1st Floor
	DR20	Retained & relocated @ 1st Floor
	DR21	Retained & relocated @ 2nd Floor
	DR22	Retained & relocated @ 2nd Floor
Second	DR23	Retained & relocated @ 2nd Floor
	DR24	Retained & relocated @ 2nd Floor
	DR29	Retained as spare
	DR30	Retained & relocated
	DR31	Retained & relocated
	DR32	Retained & relocated
	DR33	Retained as spare
Third	DR34	Retained as spare
	DR35	Retained as spare
	DR41	Retained as spare
	DR42	Retained as spare
	DR43	Retained as spare
	DR44	Retained as spare
	DR45	Retained as spare

Proposal – Internal Doors



DR01 - Ground floor hallway decorative frame and transom to have a new bespoke draft lobby 6 panel fire rated door built in.

DR02 - Largely the ground and first floors will feature bespoke 6 panel doors with architrave details retained as existing or re-used from other areas of the building to match. Door to be fire rated where necessary.

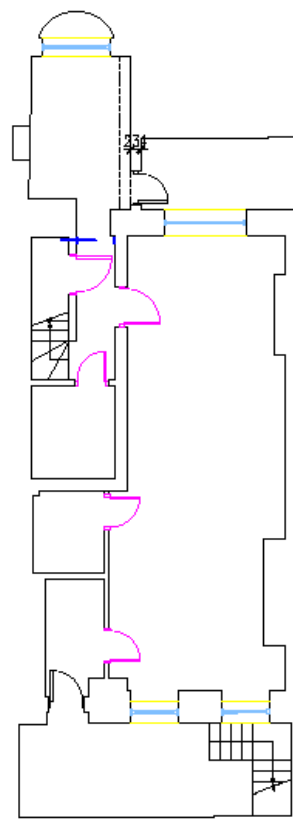
DR03 - Basement, second and third floors will feature bespoke 6 panel doors with architrave details retained as existing or re-used from other areas of the building to match. Door to be fire rated where necessary.

DR04 - Basement, second and third floors, in various locations such as cupboards, will feature single panel sliding pocket doors with architrave details retained as existing or re-used from other areas of the building to match.

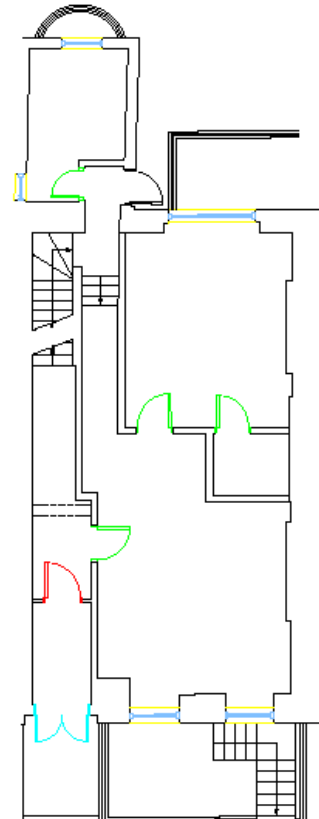
DR05 – Ground floor external main front door will feature a bespoke 4 panel set of double doors consistent within the terrace of 77-81 Guilford Street.

Proposal - Internal Door Locations

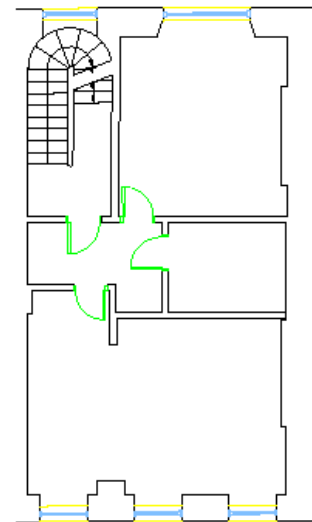
Internal doors to be replaced with mock Georgian style doors and to be fire protected where necessary. Colour cod



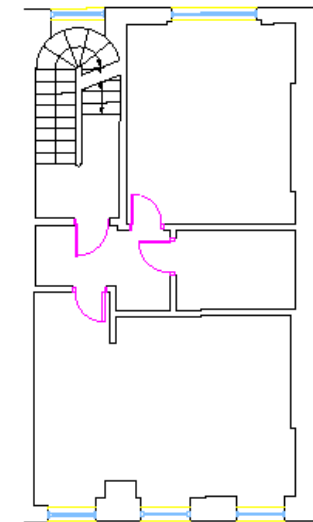
Internal Door
Location - Proposed
Basement



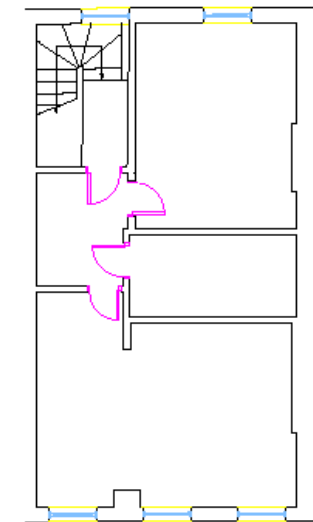
Internal Door
Location - Proposed
Ground



Internal Door
Location - Proposed
First



Skirting Board Detail
Location - Proposed
Second



Internal Door
Location - Proposed
Third

Key:

Remain as
Existing

DR01

DR02

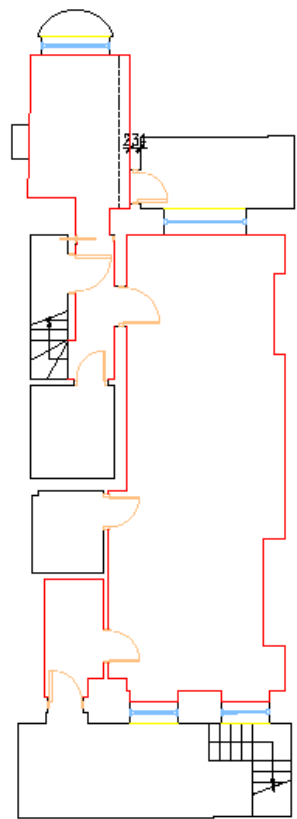
DR03

DR04

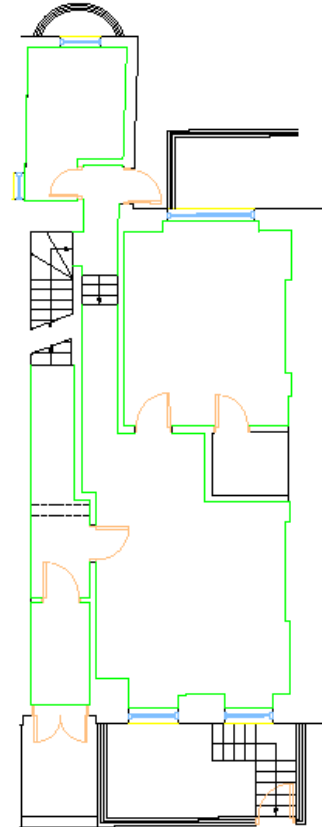
DR05

Proposal - Skirting Board detail

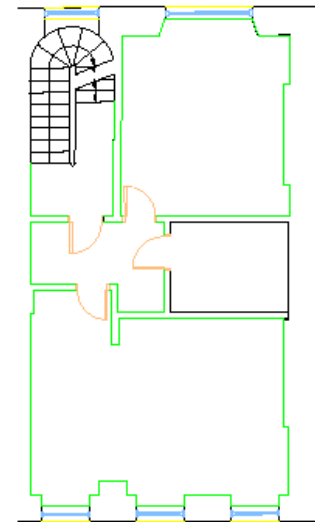
- Skirting board to be retained in rooms which are not altered due to internal reconfiguration.
- Existing skirting around the stairs to be retained
- Skirting boards to be installed where demonstrated via the colour coded drawings.
- Full height skirting with the most elaborate detailing to be installed at ground and first floors
- Lower height skirting with less elaborate detailing to be installed at second floor
- Basement & third skirting to be identical to second floor skirting, however with a shallower flat (85mm instead of 95mm)



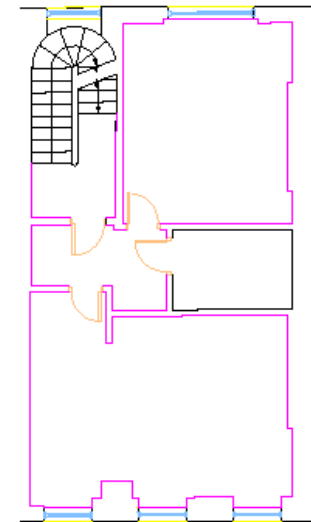
Skirting Board Detail Location - Proposed Basement



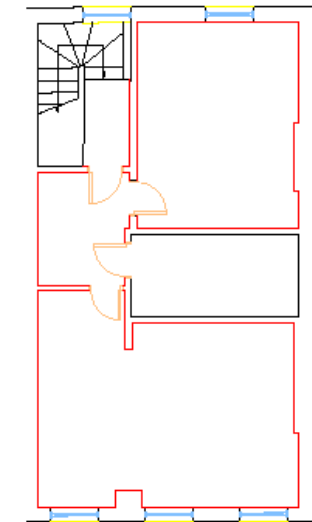
Skirting Board Detail Location - Proposed Ground



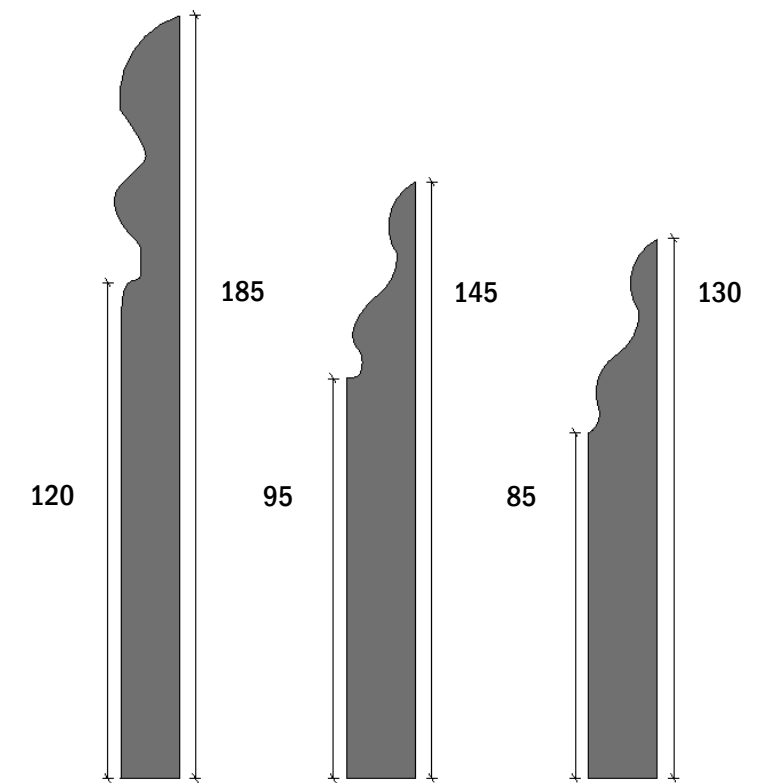
Skirting Board Detail Location - Proposed First



Skirting Board Detail Location - Proposed Second



Skirting Board Detail Location - Proposed Third



Ground & First

Second

Basement & Third



Skirting Boards to be replicated in Georgian style where internal configuration has been rearranged

Method Statement

A full structural investigation will be required to identify the load bearing walls within the existing structure. Where openings are to be created within structural load bearing walls or if they are to be removed entirely, trial pits are to be dug to inspect foundations. Foundations may need to be improved through underpinning with the addition of new structural columns to support the existing structure. A party wall surveyor will be appointed if excavations are within close proximity of the party wall(s) and/or where additional foundations are required to support any new columns.

Existing floorboards at all floors to be lifted for inspection of the structural integrity of the building. Existing timber joists are to be reused where possible, subject to visual inspection for determining the structural soundness of wood members. Timber will be inspected for rot, decay and the presence or absence of moisture. Timbers that will be adequate for reclamation and reuse within the proposal may be required to be treated/cured off site to ensure structural integrity.

Where required, the addition of new beams will be installed within the depth of existing floors where a download is to be avoided. This will reduce the impact of such beams protruding the face of the ceiling whilst maintaining the tall floor to ceiling height as with Georgian architectural style.

Existing walls will be treated and repaired to certify that loads from any proposed beams can be taken. A party wall surveyor will be appointed where any repair works relate to the existing party wall. To ensure the structural stability of the front and rear facades and to avoid collapse, both will be tied back and fixed to the party walls during construction/alteration of the structure. Where there are any alterations to the structure, such alterations must relate sensitively to the original building and required craftsmanship and professional skill of a very high standard.

With special regard to the reinstatement of the main front entrance, creating an opening within the existing façade and installing new brick tied in with existing brick, matching materials should be used in order to preserve the heritage of the listed building. It is also important in terms of maintaining the long term preservation of the structure, that matching materials are used, as the building will need to maintain its ability to balance its moisture content.

The type of construction in this building differs from most modern buildings as permeable materials have been used which allow moisture within the building fabric to evaporate away freely. E.g. Cement pointing will reduce the buildings moisture evaporation ability which can lead to build up of condensation, mould and damp. Therefore, where possible, the proposal of new materials during this operation should match those of existing.

