

Proposed Gas Meter Relocation & Existing Meter Room Roof repair & replacement.

Project; 15A Well Walk, Hampstead, London NW3 1BY.

General Description.

The proposals are part of general refurbishment works to the existing basement & ground floor flat, 15A Well Walk, in particular the relocation of the existing gas meters which serve all 4 flats set within the existing property from the present basement meter room which is accessible only through flat A, to a new ground floor level location immediately above which is readily accessible to all flats with direct access via the common side gate from Well Walk Passage to the existing communal garden.

As part of the works proposed, the existing meter room roof, which is not properly waterproofed & is in very poor condition along with an integral steel perimeter beam again which is badly corroded, is to be replaced on a like-for like basis. It will be reinstated at the same finished roof level as existing & will comprise new 150mm concrete slab bearing on a new perimeter beam & the existing retained brick solid walls to the meter room at basement level. The roof will be finished in paving to match that of the existing steps bedded onto the new waterproofing.

The proposed works shown on the Architects drawings are for a new rendered masonry parapet wall to be built off the ground floor roof to the present meter room replacing a section of existing railings. The new wall will support 4 no. gas meter cabinets but will be only 1.1 m high to match the existing railings. This low wall will screen the meter cabinets from the basement patio area of the property which will also be screened from Well Walk Passage by the existing 1.7m high timber boundary fencing.

It is proposed that all construction access for the works will be via the front bay window direct onto Well Walk to avoid any construction activities restricting the public use of Well Walk Passage. As part of the existing roof is used communally a temporary hoarding (to be agreed with the other owners in advance) will be installed to segregate the building works during the short construction period (10 working days) so that a safe route to the communal garden can be maintained for the other owners.



View of existing Meter Room Roof

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- Retain the existing brick outside walls to the basement gas meter room. Install a new steel lintel above to support the reconstructed roof slab & upstand which is for the repositioned gas meters enclosure at ground level. All screened by the timber boundary fencing to Well Walk Passage.
- Construct new rendered masonry meter parapet wall on meter room roof perimeter replacing a length of existing railings.
- Install 4 no. new gas meter cabinets & reconnect gas supplies to the flats



View of existing meter room from existing Patio