

Appendix 1

SCHEDULE OF WORKS

For 40 Well Walk, NW3 1BX

LISTED BUILDING CONSENT APPLICATION

Re: 40 Well Walk, London NW3 1BX

Owners: James Dodd, Jane Corbin
 Floor Plan for New Bathroom: XUL Architects
 Building Survey: Howe Chartered Surveyors, June 2018
 Damp Survey/Remedial Plan: Crown Preservation
 Builders: M and R Sutton

A. EXTERIOR HOUSE

1. Rear Elevation:

- a) Replace corroded/leaking cast iron down pipe from roof to basement with like pipe, painted black as per existing
- b) Clean/apply waterproof clear coating to basement area brick work where water has stained
- c) Repair existing balcony at back to make it safe and stable, repaint railing black
- d) Fit cast iron support pole 100mm diameter and plate under corner of stone balcony at basement level to reinforce its safety and stability. To be in a simple style sympathetic to period of house, painted black (see Appendix 3)
- e) Repair exterior of all windows, paint in like for like off white colour
- f) Fit two exterior lights on back of house – one outside French windows to balcony at ground floor level (to allow safe descent down steps into garden) and one outside basement door level, style sympathetic to house
- g) Repair any damaged pointing to match existing front and back

2. Front Elevation:

- a) Fit one exterior light side of front porch to match existing lights of No. 38 & 36
- b) Repair and paint existing front door in like for like blue colour
- c) Repair broken railing finials on railings to street, paint black to match existing.
- d) Repair broken railing in front yard into basement well, paint black as existing.
- e) Repair roof of existing porch which is leaking
- f) Repair exterior wall at basement level where dampness has caused debonding and paint white as existing
- g) Remove toilet from existing outside shed/toilet and make a storage area
- h) Clean brickwork of two existing basement vaults under pavement
- i) Repair stopcock and plumbing in right hand vault - that lead into house

B. INTERIOR HOUSE

General:

3. Electrics:

Re-wire existing electrics/power points where necessary to meet safe modern standards. This has not been done for 30 years and the surveyor found it to be antiquated in places and recommended it be upgraded

4. Plumbing:

Re-plumb where necessary using existing pipe runs against the existing system that has been identified as generally outdated by the surveyor

5. Staircase/hallways from basement up to third floor:

- a) Repair damaged plasterwork and skirtings/woodwork with appropriate plaster/woodwork using like for like materials and colour
- b) Redecorate throughout

6. Wooden Floors:

- a) Repair all wide plank floorboards on first floor and some of second floor using like for like material
- b) Replace later added unoriginal floorboards on Ground Floor with aligned planks in like for like material and finish to match retained original existing floorboards

7. Windows:

All existing sash windows, French windows, their architraves and existing shutters to be repaired and refurbished using like for like materials

8. Radiators:

Except where indicated radiator positions remain the same but old and defective ones will be replaced by new

Basement Level:

- a) Remedial Damp Proof works to be carried out (see Appendix 3 report from specialists Crown Preservation) throughout to counter rising damp
- b) This will be by Injection method as traditional lime plaster method cannot work due to the exterior pointing being cement/concrete (?) mortar

9. Back Room:

- a) Remove unoriginal panelling to allow damp proof work to proceed and replace with plain plastered walls in keeping with original use of this room
- b) Repair, refurbish and redecorate in like for like materials and colours

10. Shower Room:

- a) Replace sanitary ware with new. Plumbing remains the same.
- b) Re-tile walls and re-decorate
- c) Replace tiled floor with stone to match existing utility/corridor floor finish

11. Front Utility Room:

- a) Remove all unoriginal later added kitchen units and replace with new to suit the existing character of the house
- b) Move hot water tank from first floor bedroom dressing area to basement utility room with necessary re-plumbing
- c) Relocate existing boiler and piping to right hand side wall and connect flue to existing external venting.
- d) Replace modern tiled floor with stone in utility room and corridor/understairs

12. Corridor/Understairs:

- a) Add a pendant light
- b) Fit wooden painted cupboards to understair area.
- c) Repair and refurbish existing staircase

Ground Floor level:

13. Front Porch Hall:

- a) Repair lead covered roof which shows signs of degradation/leaking
- b) Install weathering detail to rear of parapet upstand
- c) Repair split in cast iron downpipe serving porch roof
- d) Carry out remedial damp work to interior walls (see Appendix 1)
- e) Replace one broken pane of existing fanlight using old glass to match existing
- f) Redecorate hallway

14. Cloakroom:

- a) Replace existing sanitary ware, toilet and basin
- b) Redecorate cloakroom

15. Kitchen:

- a) Remove existing unoriginal kitchen units and replace with cabinets in keeping with the house
- b) Plumbing runs to be retained
- c) Remove shelving to the right of the unoriginal chimney breast and reveal original corncing
- d) Replace left hand window architrave and shutters (removed previously) to match original on right hand window
- e) Remove concrete plinth in chimney breast, replace with stone as original.
- f) Add two pendant lights in the kitchen
- g) Repair any defective plasterwork/woodwork using like for like material and colour
- h) Redecorate kitchen

16. Dining Room:

- a) Replace modern fireplace overmantle/surround
- b) Repair defective plasterwork/woodwork using like for like
- c) Redecorate

17. Ground Floor Hallway:

- a) Replace existing ceiling light with new ceiling pendant light
- b) Add two wall lights

First Floor Level:**18. Front reception room:**

- a) Replace lower (unoriginal) cupboards either side of fireplace. Keep existing (older) shelving above
- b) Repair damaged plaster work on walls/dado/ceiling using like for like materials.
- c) Replace existing large radiator on side wall with two smaller under windows
- d) Redecorate

19. Back reception room

- a) Remove existing unoriginal shelving either side of fireplace
- b) Redecorate

20. Hallway landing

Add one pendant light

Second Floor Level:

- a) Remove unoriginal internal shelving from existing cupboards each side of chimney breast but retain existing cupboards
- b) Redecorate

21. Dressing Room/Walk in Cupboard:

- a) Move hot water tank to basement utility room
- b) Keep existing cupboard opening, add new shelves
- c) Refit with joinery/rails and redecorate

22. Bathroom:

- a) Retain existing pipe runs but re-plumb with new fittings where necessary
- b) Remove existing shower, bath, basin and bidet – replace with shower in same position and double basins/vanity unit
- c) Move toilet to right into alcove and closer to existing soil pipe run
- d) Remove unoriginal cupboard and shelves in alcove above existing basin
- e) Remove free standing heated radiator/towel rack and replace with new
- f) Add two wall lights above vanity unit
- g) Re-tile and redecorate

Third Floor Level**23. Front Room:**

- a) To be converted into a bathroom (as per attached proposed floor plan)
- b) Existing cupboard to be retained
- c) Fit a new wooden/linoleum floor. Only half the existing floorboards are still there – the rest is chipboard infill. Use existing floor boards to repair elsewhere
- d) Fit new over-mantle, slips and stone hearth to existing fireplace grate
- e) Redecorate

24. Landing Hallway

- a) Repair and refurbish existing linen cupboard
- b) Add two pendant lights - there are none existing except one over the staircase

25. Back Room

- a) Move existing radiator under window to the left along same wall
- b) Repair damaged plaster under window with like for like
- c) Refurbish existing cupboard with new shelving inside
- d) Redecorate

C. ROOF/VOID

- a) Repair and improve ventilation system in roof void without disturbing existing roof structure – recommended by surveyor who noted damp staining and isolated decay on roof timbers due to condensation
- b) Replace one defective lead flashing on front pitch between upper and lower level of the mansard and fix lead cheeks to dormer windows which have become detached
- c) Repair mortar between parapet roof coping stones back elevation
- d) Repair crack in rear of chimney front elevation
- e) Replace any broken roof slates with like for like
- f) Repair coping to left and right of front elevation where gaps exist with neighbouring properties

D. PHOTOGRAPHIC RECORD

Exterior

Images from Savills



Interior

Ground Floor

Hallway



Kitchen



Kitchen; Floor Boards



Kitchen; Dado rail



Dining Room



First Floor

Back Reception Room



Second Floor

Dressing Room/Walk in Cupboard



Bathroom



Third Floor

Front Room



Back Room

