

Scope of Works		Stage:	Planning	RevB	
Room	Works	Notes			
External					
Front	Expose and restore original stone step copings	any new paving to be natural stone			
	Re-paint front door	colour TBC			
	Replace existing fanlight	design as per elevation			
	Re-paint existing stucco surrounds (white)				
	Refurbish and re-paint existing windows	colour as per existing			
	Repair and repoint brickwork where necessary	Bricks & mortar to match existing London Stock Brick			
	Re-paint existing metal railings & gate	colour as per existing			
	Replace existing stair treads	cast iron to match railings			
	New timber single part-glazed doorset to no.4a with left-hand pane obscured glass and right-hand door pane clear				
	Rear	New timber door with fanlight in existing opening to closet wing	design as per elevation		
		New full height timber sash window to closet wing	colour as per existing		
		New openable hatch/vent in existing opening reduced in size to closet wing	metal grill as per elevation		
Strip paint to existing closet wing and expose original brickwork. Repair and repoint where necessary					
Re-paint existing stucco surrounds (white)					
Remove existing render to upper and lower ground wall and re-finish with lime render		colour TBC			
Refurbish and re-paint existing windows		colour as per existing			
Repair and repoint brickwork where necessary		Bricks & mortar to match existing			
New stone steps		new paving to be natural stone			
Excavate portion of the garden in front of closet wing to form new lightwell to lower ground bathroom					
Re-pave rear garden throughout		any new paving to be natural stone			
Re-paint existing metal railings		colour as per existing			
Re-build boundary wall with no.3 to existing height		bricks to match existing London Stock Brick			
Repair and re-build raised parapet to boundary wall with no.5		bricks to match existing London Stock Brick			
Roof	Minor repair works, replacement of synthetic tiles	as per timber&damp survey, new tiles to be slate			
	upgrade of insulation				
	installation of 4 x solar panels to butterfly roof	all to be hidden from street view and black framed			
	New conservation rooflight (egress) 888x1114mm SO in existing enlarged opening	Existing timbers to be re-used where cut to form larger opening			
Internal Upper Ground					
Entrance Hallway	Restore existing timber flooring	srub & lye			
	Re-introduced stair access in existing location with new door				
	Replace radiators with appropriate alternative				
	Remove existing modern dado rail				
	Remove existing modern door under stair to new stair				
Front Kitchen	Restore existing timber flooring	srub & lye			
	Refurbish existing fireplace				
	Hand & re-hinge existing door				
	Replace radiators with appropriate alternative				
	Remove existing electrical boxing to opening between kitchen/dining rooms				
Refurbish and re-paint existing window	colour as per existing				
Rear Dining Room	Restore existing timber flooring	srub & lye			
	Refurbish existing fireplace				
	Re-hinge existing door on parliament hinge				
	Replace radiators with appropriate alternative				
	Refurbish and re-paint existing window	colour as per existing			
Closet Wing	New partition to form WC				
	New part double glazed timber door to WC with fanlight	design as per elevation			
	New conservation steel lantern/rooflight to WC	to be no taller than 900mm as per existing water tank behind closet wing parapet. colour TBC.			
	New openable hatch/vent in existing opening reduced in size to WC	metal grill as per elevation			
	New full height timber sash double glazed window to closet wing	colour as per existing			
	New timber door with fanlight in existing opening to closet wing	colour as per existing			
	Relocate existing RWP to run on party wall side of closet wing				
New radiator or UFH	TBC				
Internal Lower Ground					
General	new 150mm thick insulated floor slab at existing level to basement with delta PT membrane cavity drain system with UFH throughout				

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Hallway (no.4)	New timber stair with metal balustrade in original location	Balustrade to be subservient to main stair in design	
	New tile floor with UFH	Including necessary damp-proofing measures	
Soak room / Utility (no.4)	New timber door in existing opening		
	New timber sash double glazed window in existing opening	design as per elevation, colour as per existing	
	New tile floor with UFH	Including necessary damp-proofing measures	
Studio (no.4a)	Existing door opening to hallway closed off		
	New timber door in existing opening to shower room lobby		
	Full height boxing to conceal services from above to external wall between lobby door and front window in living/bedroom		
	New tile floor with UFH	Including necessary damp-proofing measures	
	Refurbish existing fireplaces with new mantelpiece and woodburner in living/bedroom	design TBC any modern brick inserts replaced with appropriate alternative	
	Refurbish existing fireplace in kitchen/dining	design TBC any modern brick inserts replaced with appropriate alternative	
	Re-introduce partition to re-instate hallway		
	Refurbish and re-paint existing window in kitchen/dining	colour as per existing	
	New timber sash single glazed window in existing opening in living/bedroom	design as per elevation, colour as per existing	
Shower Rm (no.4a)	New timber door to shower room lobby		
	New partition to shower room		
	New tile floor with UFH	Including necessary damp-proofing measures	
	New timber single part-glazed doorset with obscured glass	design as per elevation, colour TBC	
Front Lightwell	New timber single part-glazed doorset with left-hand pane obscured glass and right-hand door pane clear	design as per elevation, colour TBC	
	Re-pave lightwell throughout	Natural Stone Tile TBC	
	Re-paint existing metal railings	colour as per existing	
	Replace existing stair treads	cast iron to match railings	
Vaults	New timber access doors in existing openings to both vaults		
	Vault accessed internally lowered by 300mm. New 150mm thick concrete floor slab to basement with delta PT membrane cavity drain system with screed finish.		
	Vault accessed via lightwell lowered by 450mm. New 150mm thick concrete floor slab to basement with delta PT membrane cavity drain system with screed finish.		
	All incoming services for both no.4 & no4a to vault accessed via lightwell to form plant room	including boilers, gas, consumer units, solar panel unit etc.	
Rear Lightwell (Utility)	Refurbish and re-paint existing window	colour as per existing	
	Re-pave lightwell throughout	Natural Stone Tile TBC	
	Re-paint existing metal railings	colour as per existing	
Rear Lightwell (Bathroom)	Excavate portion of the garden to lower existing lightwell	colour as per existing	
	New paving	Natural Stone Tile TBC	
Internal First Floor			
Front Living Room	Restore existing timber flooring	srub & lye	
	Hand & re-hinge existing door		
	Refurbish existing fireplace with new surround & insert	Design TBC	
	Open-up existing opening to snug to be re-aligned with existing snug window. Proposed opening dimensions 1760mm (w) x 2525mm (h)	<i>Existing opening dimensions 1760mm (w) x 2325mm (h)</i>	
	Refurbish and re-paint existing windows	colour as per existing	
	Replace radiators with appropriate alternative		
	New plasterboard service walls to external wall eitherside of windows		
Rear Snug	Restore existing timber flooring	srub & lye	
	Refurbish existing fireplace		
	Open-up existing opening to snug to be re-aligned with existing snug window		
	Refurbish and re-paint existing windows	colour as per existing	
	Replace radiators with appropriate alternative		
	New plasterboard service walls to external wall eitherside of windows		
Landing	Restore existing timber flooring	srub & lye	
Internal Second Floor			
Front Bedroom	Restore existing timber flooring	srub & lye	

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	Hand & re-hinge existing door			
	Refurbish existing fireplace			
	New opening and timber jib door to form en-suite			
	Remove existing dado rail			
	Refurbish and re-paint existing windows	colour as per existing		
	Replace radiators with appropriate alternative			
Rear Bathroom	Restore existing timber flooring	srub & lye		
	Existing door closed off			
	New full height plasterboard service wall to bathroom/landing partition with built in cabinets above cistern height			
	Refurbish existing fireplace			
	New opening and timber jib door to form en-suite			
	Remove existing dado rail			
	Refurbish and re-paint existing windows	colour as per existing		
	Replace radiators with appropriate alternative			
Landing	Restore existing timber flooring	srub & lye		
	New bulkhead above bedroom door to conceal pipework from new shower/bathrooms above. Bulkhead to be concealed with shelving			
Internal Third Floor				
Front Bedroom	Restore existing timber flooring	srub & lye		
	Hand & re-hinge existing door			
	Refurbish existing fireplace			
	Refurbish and re-paint existing windows	colour as per existing		
	New radiators			
Front Bathroom	Restore existing timber flooring	srub & lye		
	Hand & re-hinge existing door			
	Refurbish existing fireplace			
	Refurbish and re-paint existing windows	colour as per existing		
	New radiators			
Rear Bedroom	Restore existing timber flooring	srub & lye		
	Hand & re-hinge existing door			
	Refurbish existing fireplace			
	New timber sash single glazed window in existing opening	design and colour to match existing		
	New radiators			
Shower Room	Restore existing timber flooring	srub & lye		
	New panelled partition with new timber jib door	Existing return balustrade to landing retained and concealed within partition		
	New openable conservation rooflight in existing opening	forms access hatch to roof		
	New radiator or UFH	TBC		
Landing	Restore existing timber flooring	srub & lye		
Internal General				
	Original floors retained where possible generally	srub & lye		
	Redecorate generally	Maintain and restore all original detail - cornice etc		
	Replace radiators with underfloor heating or appropriate alternative radiators			
	Re-plumb generally			
	Re-wire generally			
	Any modern brick inserts to fireplaces replaced with appropriate alternative	design TBC		
	Remove all ceiling roses to be replaced with simple pendants			