






68 Highgate Road – Schedule of Internal and External Features Rev B (March 2019)

	Previously existing	As built	Proposed
<b>Ground Floor Front Room</b>			
Window	No close up photo available. Window was a metal framed unit with louvers in the upper section (see photo of existing retained window to rear ground floor room)		Sash box to be retained. Existing sliding sashes to be retained and modified. Double glazed sealed units replaced with 4mm single glazing and ovolo glazing bars. PVCu parting bead to be replaced with timber. See section drawing from Caledonian Joinery. Architraves to be replaced to match pre existing profile.
Internal door from hallway and architrave			Door to be replaced with replica replacement four panel timber door with moulding details to each side. Painted finish. See door specification sheet.

		<p>Photo is of the installed rear room architrave but the same profile has been used throughout the ground floor.</p> 	<p>Architrave to be replaced to match original pre-existing profile.</p>
<p>Skirtings</p>	<p>Various height and profile to pre existing skirtings, see also picture below.</p> 	<p>Replacement skirtings not yet fitted.</p>	<p>Profile of the third plank in the pile to be used.</p> 

<p>Flooring</p>	<p>Concrete floor pre existing.</p> 	<p>New concrete floor.</p> 	<p>New insulated concrete floor slab to be retained. New timber engineered floorboards to be fitted. See timber flooring specification sheet.</p>
<p>Fireplace</p>			<p>Stone fire surround and cast iron insert relocated from 2<sup>nd</sup> floor front bedroom – to be retained at ground floor level.</p>

Wall and ceiling finishes




Evidence of damp walls which caused damage to plaster finishes. Wall and ceiling finishes were not original.




Modern cement and gypsum plaster and skim coat used throughout.



Modern plaster finishes to the walls and ceiling to be retained.

<p>Ground Floor Rear Room</p>			
<p>Window</p>		<p>Window has been retained.</p>	<p>Window will be removed and a new opening will be created through to the proposed rear extension.</p>
<p>Internal door from hallway and architrave</p>			<p>Door to be replaced with replica replacement four panel timber door with moulding details to each side. Painted finish. See door specification sheet.</p>

			<p>Pre existing architrave in this location was different to those of the front room. Proposed to retain the installed architrave to the rear room door opening.</p>
<p>Skirtings</p>	<p>Variety of different skirting heights and profiles in this room, some of which were timber and others concrete.</p> 	<p>Replacement skirtings not yet fitted .</p>	<p>Profile of third plank in the pile to be used.</p> 



Pre existing concrete floor



New concrete floor



New insulated concrete floor slab to be retained. New timber engineered floorboards to be fitted. See timber flooring specification sheet.

Flooring

Wall and ceiling finishes

Plasterboard ceiling








Modern cement and gypsum plaster and skim coat used throughout.





Modern plaster finishes to walls and ceiling to be retained.



<p><b>Ground Floor hallway and bathroom</b></p>			
<p>Staircase</p>	<p>See drawing of pre existing staircase and accompanying photo sheet</p>	<p>See drawing of 'as built' staircase and accompanying photo sheet.</p>	<p>Retain new timber staircase from ground to 2<sup>nd</sup> floor level. Existing sockets for balusters will be reduced in size so that the new balusters are the same thickness as the pre existing balusters.</p>
<p>Internal door from hallway to side wing.</p>	<p>No pre-existing photo available however the door was a 20<sup>th</sup> century flush design.</p>		<p>Door to be replaced with replica replacement four panel timber door with moulding details to each side. Painted finish. See door specification sheet.</p> <p>Architrave to be retained as installed.</p>

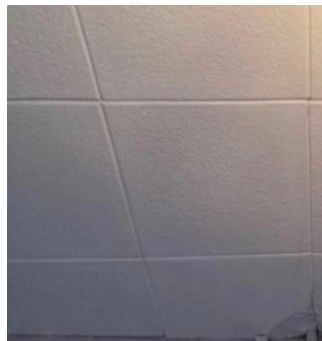
<p>Skirting</p>	<p>Square edged 20<sup>th</sup> century skirting in very poor condition.</p> 	<p>Replacement skirtings not yet fitted.</p>	<p>Profile of third plank in the pile to be used.</p> 
<p>Flooring</p>	<p>Softwood floorboards.</p> 	<p>New concrete floor.</p> 	<p>New insulated concrete floor slab to be retained. New timber engineered floorboards to be fitted. See timber flooring specification sheet.</p>

<p>Wall and ceiling finishes</p>	<p>Mixture of modern and 20<sup>th</sup> century finishes.</p>	<p>Modern cement and gypsum plaster and skim coat used throughout.</p>	<p>Modern plaster finishes to walls and ceiling to be retained.</p>
<p>Downstairs bathroom and partition to hallway</p>			<p>Retain new plastered stud partition in current position. Previous partition was modified following granting of listed building consent in 2005.</p> <p>Modern plaster finishes to be completed to walls and ceiling with new tiling and sanitary fittings.</p>

Concrete floor to downstairs bathroom.






Ceiling and walls were plasterboard with polystyrene tiles to the ceiling and modern tiling to the walls.



Door to be replaced with replica replacement four panel timber door with moulding details to each side. Painted finish. See door specification sheet.

Floor to have a tiled finish above the existing retained concrete floor.

			
<b>Ground Floor side wing</b>			
<b>Flooring</b>	<p>Modern concrete floor.</p> 	<p>New concrete floor</p> 	<p>New insulated concrete floor slab to be retained. Tiled finish to be installed.</p>

Wall and ceiling finishes





Pre existing roof was corrugated plastic with no solid ceiling.



Modern cement and gypsum plaster and skim coat used throughout.

New roof constructed with timber joists and a waterproof membrane roof covering. Internally the ceiling is lined in plasterboard with a skim coat finish.

New roof and internal modern plaster finishes to walls and ceiling to be retained.

<p><b>1<sup>st</sup> Floor</b> <b>Front and Rear</b></p>			
<p>Windows</p>			<p>Sash boxes to be retained. Existing sliding sashes to be retained and modified. Double glazed sealed units replaced with 4mm single glazing and ovolo glazing bars. PVCu parting bead to be replaced with timber. See section drawing from Caledonian Joinery. Architraves to be replaced to match pre existing profile.</p>
<p>Internal doors from landing; doors in spine wall and architraves</p>	<p>Front room</p> 	<p>Front room</p> 	<p>Doors to be replaced with replica replacement four panel timber door with moulding details to each side. Painted finish. See door specification sheet.</p> <p>Architraves to be replaced to match pre-existing.</p>

Rear room



Rear room



Spine wall



Pre existing panelled timbers doors in spine wall have been retained on site.

Pre existing doors to be re-installed into the spine wall at 1<sup>st</sup> floor level.

New architrave to be installed to match others at 1<sup>st</sup> floor level.



Skirtings

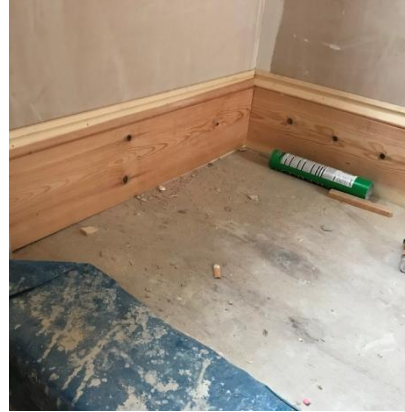
Front room







Rear room



Photo of 1<sup>st</sup> floor landing skirting but same profile has been installed throughout the 1<sup>st</sup> floor.



Retain skirting board as installed.

<p>Flooring</p>	<p>Original timber joists and softwood floorboards.</p> 	<p>Pre existing joists have been retained and new plywood panels installed above them.</p> 	<p>Plywood panels to be replaced with salvaged 19<sup>th</sup> century pine floorboards. See timber flooring specification sheet.</p>
<p>Fireplace</p>			<p>Original fireplace to be retained in situ.</p>

Wall and ceiling finishes

Finishes believed to be modern.

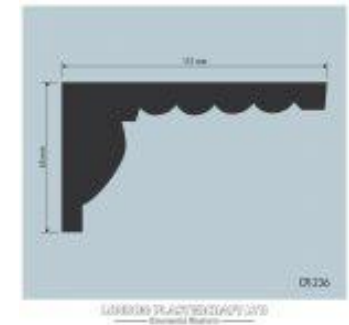
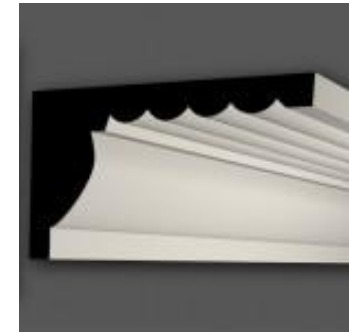
Simple plaster cornice. Builder's opinion was that this was not original and it was consequently removed.





Modern cement and gypsum plaster and skim coat used throughout. See walls in other photos of the building at 1<sup>st</sup> floor level.



Modern plaster finishes to be retained.

Plaster cornice (CR236) from London Plastercraft Ltd to be reinstated to both rooms to a similar profile as the pre-existing cornice.





<p><b>1<sup>st</sup> Floor Bathroom</b></p>			
<p>Window</p>	<p>No pre-existing photo exists.</p>		<p>Sash box to be retained. Existing sliding sashes to be retained and modified. Double glazed sealed units replaced with 4mm single glazing and ovolo glazing bars. PVCu parting bead to be replaced with timber. See section drawing from Caledonian Joinery. Architraves to be replaced to match pre existing profile.</p>
<p>Internal door from landing</p>	<p>Hallway side of the pre existing door.</p> 		<p>Door to be replaced with replica replacement four panel timber door with moulding detail to the landing side and simple recessed panels to the room side. Painted finish. See door specification sheet.</p> <p>Architrave to be replaced to match pre existing profile on landing side. Architrave to room side to be retained as this is a wholly modernised and tiled bathroom space.</p>

	<p>Room side of the pre existing door showing no mouldings to the panels.</p> 		
<p>Skirtings</p>	<p>No pre existing skirtings. Skirting line was painted directly onto the wall.</p> 	<p>Modern tiled finish installed. See photo below in 'flooring' section.</p>	<p>Retain flooring detail as installed.</p>

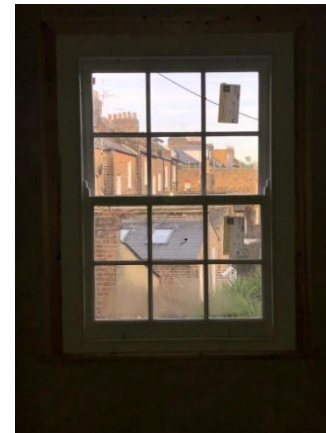
<p>Flooring</p>	<p>Modern chipboard flooring.</p> 	<p>Modern tiling installed above new chipboard panels and retained original joists.</p> 	<p>Retain new tiled finish.</p>
<p>Wall and ceiling finishes</p>	<p>C20th tiled wall finish with plaster beneath.</p>	<p>The pre existing finishes were removed and the walls and ceiling re-plastered and then the walls re-tiled.</p>	<p>Retain plastering and new tiled finishes.</p>

<p>1<sup>st</sup> Floor landing</p>			
<p>Skirtings</p>			<p>Intalled skirting to be retained.</p>
<p>Flooring</p>	<p>Original timber joists and softwood timber flooring.</p> 	<p>Pre existing joists have been retained and new plywood panels installed above them.</p> 	<p>Plywood panels to be replaced with salvaged 19<sup>th</sup> century pine floboards. See timber flooring specification sheet.</p>

<p>Walls and ceiling finishes</p>	<p>Modern finishes to walls and ceiling.</p>	<p>Modern cement and gypsum plaster and skim coat used throughout.</p>	<p>Modern plaster finishes to be retained.</p>
<p><b>2<sup>nd</sup> Floor Front and Rear rooms</b></p>			
<p>Windows</p>	<p>Pre existing 20<sup>th</sup> century window to front room</p> 		<p>Sash boxes to be retained. Existing sliding sashes to be retained and modified. Double glazed sealed units replaced with 4mm single glazing and ovolo glazing bars. PVCu parting bead to be replaced with timber.</p> <p>Window configuration to revert to 3 over 6 sash rather than 6 over 6.</p>



Pre existing metal 20<sup>th</sup> century window to rear room.



See section drawing from Caledonian Joinery. Architraves to be replaced to match pre existing profile.

Internal doors from landing and architraves

Pre existing door from landing to front room – four simple recessed panels with no mouldings.



Door to be replaced with replica replacement four panel timber door with simple recessed panels to both sides. Painted finish. See door specification sheet.

Architrave to be replaced to match pre existing profile.

Skirtings



Mixture of heights and profiles.



Reduced height version of ground/1<sup>st</sup> floor skirting installed at this floor level.



Installed skirting to be retained.

<p>Flooring</p>	<p>Original timber joists and softwood timber flooring.</p> 	<p>Pre existing joists have been retained and new plywood panels installed above them.</p>	<p>Plywood panels to be replaced with salvaged 19<sup>th</sup> century pine floboards. See timber flooring specification sheet.</p>
<p>Wall and ceiling finishes</p>	<p>Plasterboard ceiling and modern wall finishes.</p> 	<p>Modern cement and gypsum plaster and skim coat used throughout.</p>	<p>Modern plaster finishes to walls and ceilings to be retained.</p>

Pink gypsum plaster beneath wallpaper to rear room.



Fireplace





Original stone surround and cast iron insert relocated to ground floor front room to replace 20<sup>th</sup> century gas fire and tiled surround.





Salvaged stone surround and cast iron insert has been purchased for this location but not yet installed.



Install salvaged fire surround and insert.

<p><b>2<sup>nd</sup> Floor bathroom (Conversion of former bedroom to bathroom).</b></p>			
<p>Window</p>			<p>Sash box to be retained. Existing sliding sashes to be retained and modified. Double glazed sealed units replaced with 4mm single glazing and ovolo glazing bars. PVCu parting bead to be replaced with timber. See section drawing from Caledonian Joinery. Architrave to be replaced to match pre existing profile.</p>
<p>Internal door from landing and architrave</p>	<p>Room side of the pre existing door showing simple recessed panels with no mouldings.</p> 		<p>Door to be replaced with replica replacement four panel timber door with simple recessed panels to both sides. Painted finish. See door specification sheet.</p> <p>Architrave to landing side to be replaced to match pre existing profile. Architrave to room side to be retained within modernised and tiled bathroom space.</p>

<p>Skirtings</p>	<p>Skirting very heavily damaged by water ingress.</p> 	<p>Skirtings have been removed and modern tiled finish installed. See photo below.</p>	<p>Retain flooring detail as installed.</p>
<p>Flooring</p>	<p>Original timber joists and softwood timber flooring.</p>	<p>Modern tiling installed above new chipboard panels and retained original joists.</p> 	<p>Retain new tiled finish.</p>

Wall and ceiling finishes





Mixture of plaster in very poor condition beneath window.






Walls replastered and modern tiled finishes to walls.

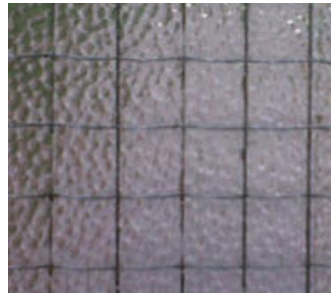
Retain plastering and new tiled finishes.



<b>2<sup>nd</sup> Floor landing</b>			
Skirtings	No pre existing photo available.	Reduced height version of ground and 1 <sup>st</sup> floor skirting installed at this floor level. 	Installed skirting to be retained.
Flooring	Original timber joists and softwood timber flooring. 	Pre existing joists have been retained and new plywood panels installed above them. 	Plywood panels to be replaced with salvaged 19 <sup>th</sup> century pine floboards. See timber flooring specification sheet.



<p>Walls and ceiling finishes</p>	<p>Water damage to modern finishes.</p> 	<p>Modern cement and gypsum plaster and skim coat used throughout.</p>	<p>Modern plaster finishes to be retained.</p>
<p>Rooflight</p>	<p>Timber frame with Georgian wired glass.</p> 	<p>Velux window with white painted internal finish installed.</p> 	<p>Velux window to be removed and replaced with a conservation grade rooflight.</p>

Example of the type of glass in the rooflight - not a picture of the pre existing window from 68 Highgate Road.



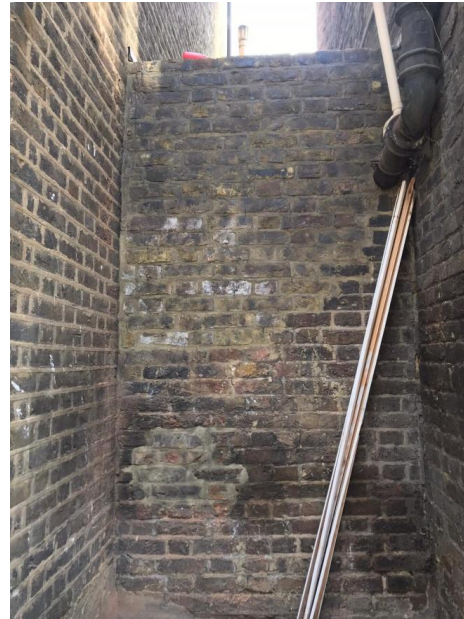
External works			
Replacement windows	<p>20<sup>th</sup> century metal framed windows of no inherent historic or architectural merit were removed.</p> 	<p>New painted timber double hung sashes were installed to all window openings.</p> 	<p>Sash boxes to be retained. Existing sliding sashes to be retained and modified. Double glazed sealed units replaced with 4mm single glazing and ovolo glazing bars. PVCu parting bead to be replaced with timber. See section drawing from Caledonian Joinery.</p> <p>Front 2<sup>nd</sup> floor window configuration to be altered from installed 6 over 6 to a 3 over 6 design.</p>

Brickwork repairs to front facade

Mismatched red and yellow brickwork to side wing front elevation.



Brickwork repaired on a like for like basis with matching brickwork.



Brickwork wall has been constructed approximately 30cm higher than the previously existing wall. Wall to be reduced in height so as to match pre existing.

