

Listed Building Application

APPENDIX A:

Detailed Schedule of Work

35 Willow Road London.

NW3 1TN

August 2019

2.5 Internal: Lower Ground Level

General Strip Out

1. Strip out and remove floor finishes and substrate layers (carpet to existing dining area and linoleum floor finish to existing kitchen area). Prepare for new floor.
2. Strip out and remove all existing built in kitchen units services etc. Set aside fridge-freezer and protect during the works
3. Strip out and remove sanitaryware, floor and wall linings to existing WC to underside of external steps. Cap off services.
4. Strip out under stair hollow board cupboards and cart away.
5. Strip out existing radiators, brackets and pipework. Cart away.
6. Opening up works and structural alterations
7. Opening up works and structural alterations: Partial removal of existing structural wall between existing dining area and kitchen. Insertion of new structural high-level steelwork at first floor level to be supported on existing structural wall nibs.
8. Opening up works: Strip out and remove existing boarding and flat panelled hollow door to open up existing staircase.

Kitchen

Floor:

1. New engineered timber parquet flooring on electric underfloor heating mats.
2. New tiled marble flooring to be laid on existing concrete substrate on electric underfloor heating mats.

Walls:

3. Damp treat wall to full height.
4. Make good nib walls following removal of structural dividing wall.
5. Fit new skirting.
6. Decorate.

Ceiling:

1. Make good plasterboard ceiling following removal of walls, chimney breast & kitchen units.
2. Install 6no. recessed, dimmable, adjustable downlights (to be plastered into ceilings to give a seamless appearance).
3. Install 3no. ceiling dimmable pendant luminaires over new kitchen island unit.
4. Skim and decorate ceiling following making good and lighting installation.
5. Fix traditional decorative cornice

Specialist Joinery & fittings:

1. Make good plasterboard ceiling following removal of walls, chimney breast & kitchen units.
2. Install 6no. recessed, dimmable, adjustable downlights (to be plastered into ceilings to give a seamless appearance).
3. Install 3no. ceiling dimmable pendant luminaires over new kitchen island unit.
4. Skim and decorate ceiling following making good and lighting installation.
5. Fix traditional decorative cornice

Stair to lower ground:

1. Strip and remove existing carpet to stair.
2. Install new stair banisters, handrail, newel and string capping following opening up works at Basement floor level.
3. Decorate.

2.5 Internal: Ground Level

General Strip Out

1. Lift existing floor boards to allow for insertion of new steel work for works below.
2. Strip out and remove existing carpet and underlay.
3. Remove existing faulty boiler, boiler cupboard and external vent. Remove and cap of services.
4. Strip out and remove existing non-original hollow doors and architraves to Bedroom R.03 and Shower Room R.04
5. Strip out and remove non-original existing skirting throughout.

Stair to First Floor

1. Install new stair following opening up works and removal of lower section.
2. New sisal carpet runner to stair.
3. Decorate.

Sitting Room

Floor:

1. Level existing floor joists throughout following lifting of existing floor boards.
2. Install acoustic insulation between existing joist.
3. Lay reclaimed timber floorboards with acoustic insulation to Sitting Room.

Walls

1. Make good and decorate ceiling following stair works.
2. Fit new skirting.
3. Decorate.

Ceiling:

1. Make good plasterboard ceiling following stair works.
2. Install 6no. recessed, dimmable, adjustable downlights (to be plastered into ceilings to give a seamless appearance).
3. Skim and decorate ceiling following making good and lighting installation.
4. Fix traditional decorative cornice

Specialist Joinery & fittings:

1. Install new stair, handrail and balustrades.
2. New traditional 4 panelled solid timber fire-rated door through Guest Bedroom with new traditional architraves.
3. Install new decorative marble mantel piece

2.5 Internal: Ground Level (cont.)

Bedroom

Floor:

1. Install acoustic insulation between existing joist.
2. Lay new sisal carpet and underlay.

Walls:

1. Fit new skirting.
2. Decorate.

Ceiling:

1. Fix traditional decorative cornice
2. Decorate.
3. Lighting TBC

Specialist Joinery & fittings:

1. New small pair of traditional 4 panelled solid timber fire-rated door through Shower Room with new traditional architraves.

Ensuite Shower Room

Floor:

1. Install acoustic insulation between existing joist.
2. New tiled flooring.
3. New raised shower tray in marble slab.

Walls:

1. Install new side hung metal casement window. New timber sill internally. Make good wall.
2. Fix wall tiles floor to ceiling in shower cubicle and floor to dado height elsewhere.

Ceiling:

1. Install 6no. recessed downlights (to be plastered into ceilings to give a seamless appearance). Including IP rated shower downlight.
2. Fix traditional decorative cornice
3. Decorate.

Specialist Joinery & fittings:

1. Install new boxing to conceal wc pan cistern and brackets and pipework to basin.
2. New wall mounted mirror over basin
3. Fix heated towel rail. Refer to sanitary Appliances + Fittings Schedule.

2.5 Internal: First Floor Level

General Strip Out

1. Strip out & making good associated with stair works. Trimming to new staircase opening.
2. Open up existing boarded up fireplace & open flue if deemed necessary.
3. Strip out and remove existing carpet and underlay.
4. Strip out and remove existing linoleum flooring to shower room
5. Strip out and remove sanitary ware to existing shower room.
6. Strip out and remove existing non-original hollow doors and architraves to existing Bedrooms and Shower Room
7. Strip out and remove non-original existing skirting throughout.
8. Removal of stud wall partition between existing small bedroom and bathroom.
9. Opening up stud wall partition in Master Bedroom at location of existing stair to create wardrobe.
10. Opening up ceiling and roof works for new skylight to new en-suite family bathroom.

Landing

Floor:

1. Install acoustic insulation between joists
2. Lay new sisal carpet and underlay.

Walls:

1. New full height plasterboard stud walls, with appropriate acoustic and fire ratings to be installed accordance with the British Gypsum White Book to form landing at top of new stair.
2. Decorate.

Ceiling:

1. Fix traditional decorative cornice
2. Decorate.
3. Install 1no. new skylight following opening up works and make good.

Bedroom 1

Floor:

1. Install acoustic insulation between existing joists.
2. Lay new sisal carpet and underlay over existing floorboards.

Walls:

1. Fit new skirting.
2. Decorate. Refer to finishes schedule

Ceiling:

1. Opening up works associated with installing new steel to support extra weight in loft.
2. Install 1no. loft hatch with drop down timber ladder.
3. Fix traditional decorative cornice
4. Decorate. Refer to finishes schedule.
5. Lighting TBC

Specialist Joinery + Fittings

1. 2no. new built-in painted timber wardrobes fitted either side of the existing chimney breast.
2. Install new wardrobe doors and wardrobe carcass in location of existing landing and existing staircase (top section to remain in place).
3. Install new marble Bolection marble mantel piece around fireplace opening and make good.

2.5 Internal: First Floor Level (cont.)

Bedroom 2

Floor: Specialist Joinery + Fittings

1. Install acoustic insulation between existing joist.
 2. Lay new sisal carpet and underlay.
1. 2no. new traditional 4 panelled solid timber fire-rated doors, from new landing and through to ensuite bathroom with new traditional architraves.

Walls:

1. New full height plasterboard stud walls, with appropriate acoustic and fire ratings to be installed accordance with the British Gypsum White Book with door opening to ensuite Jack & Jill bathroom.
2. Fit new skirting throughout.
3. Decorate. Refer to finishes schedule.

Ceiling:

1. Fix traditional decorative cornice
2. Decorate.
3. Lighting TBC

Jack and Jill Ensuite Bathroom

Floor: Specialist Joinery + Fittings

1. Install acoustic insulation between existing joist.
 2. New tiled flooring with new electric underfloor heating matt.
1. New wall mounted mirror over basin with electric demisting pads.
 2. Fix heated towel rail. Refer to sanitary Appliances + Fittings Schedule.
 3. New sanitaryware and brassware throughout. Refer to Sanitaryware schedule.

Walls:

1. Fix wall tiles floor to ceiling in shower cubicle and floor to dado height elsewhere.

Ceiling:

1. Install 1no. new skylight following opening up works and make good.
2. Install 6no. recessed downlights (to be plastered into ceilings to give a seamless appearance). Including 2no IP rated shower downlight.
3. Fix traditional decorative cornice as drawing, no *
4. Decorate. Refer to finishes schedule.