

# Flat 3, 10 Lyndhurst Gardens NW3 5NR

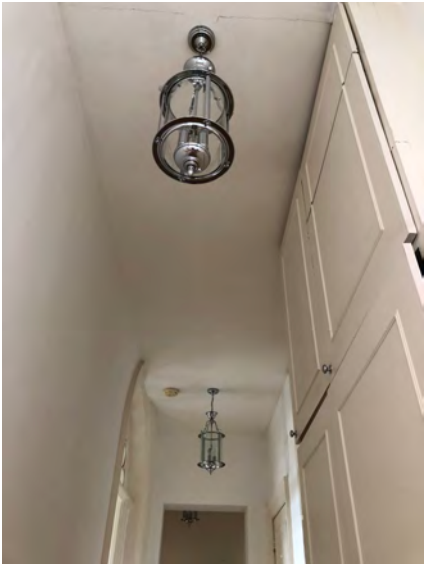
Planning and listed building  
consent application

Room photo report document

3rd September 2019

# Room Photo Report

Hallway Entrance



**Window 1**  
2.45 (h) x 1.05 (w) m



**Window 1**  
2.5 (h) x 1.05 (w) m

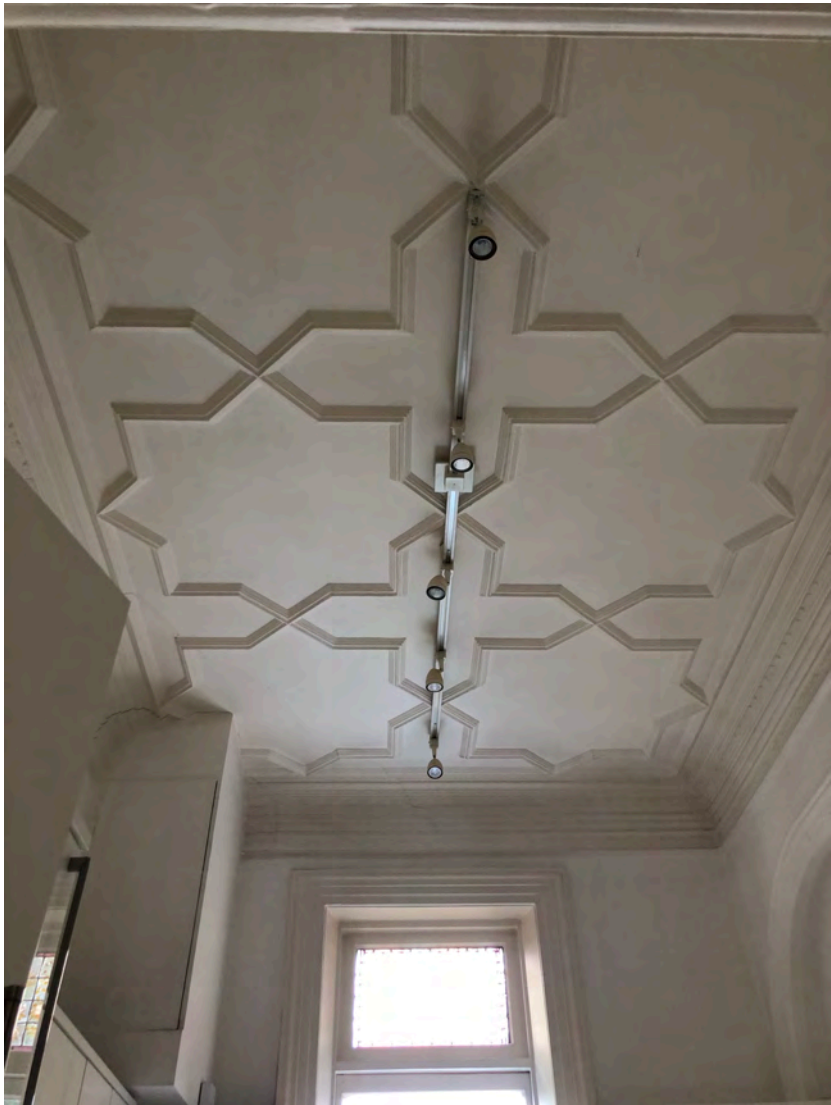


| Works               | Notes   |
|---------------------|---|
| Windows             | Replace like for like materials with double glazing, frosting and tilt opening (security) |
| Decoration          | Repair and paint  |
| Electrics           | Rewire to meet modern standards   |
| Plumbing            | Re-plumb outdated pipes and add UFH   |
| Flooring            | Wooden flooring with acoustic underlay  |
| Ceiling             | Repair and paint as per existing  |
| Internal Front door | Replace with new electric lock (security)   |



Kitchen (+ New Stairs)

Window 1  
2.18 (h) x 0.7 (w) m



| Works     | Notes  |
|-----------|--|
| Windows   | Replace like for like with the same materials. Double glazed.  |
| Layout    | Kitchen flipped, to allow for the entrance to be symmetrical under the existing period 'fan' feature. See proposed layout for changes. |
| Electrics | Rewire to meet modern standards  |
| Plumbing  | Re-plumb outdated pipes and add UFH  |
| Flooring  | Wooden flooring with acoustic underlay   |
| Ceiling   | Repair and paint as per existing   |
| Add       | Staircase from flat 1 with internal walls and a new door to kitchen  |



M Bedroom 04



From Left - Right

Window 1  
3.4 (h) x 0.9 (w) m

Window 2  
3.4 (h) x 0.9 (w) m

Window 3  
3.4 (h) x 1.10 (w) m

Window 4  
3.4 (h) x 1.10 (w) m

Window 5  
3.4 (h) x 0.9 (w) m

Window 6  
3.4 (h) x 0.9 (w) m

| Works     | Notes  |
|-----------|--|
| Windows   | Replace like for like with the same materials. Double glazed   |
| Layout    | Add bath to centre of the room.  |
| Electrics | Rewire to meet modern standards  |
| Plumbing  | Re-plumb outdated pipes and add UFH  |
| Flooring  | Wooden flooring with acoustic underlay   |
| Ceiling   | Retain existing ceiling, add demountable acoustic suspended ceiling, reinstate ceiling as per original under new suspended ceiling |
| Add       | Wall for the ensuite + new window for en-suite (number 19 on the plan)   |



Master 04 Ensuite



Window 1  
1.3 (h) x 0.6 (w) m

| Works      | Notes   |
|------------|---|
| Windows    | Replace like for like with the same materials. Double glazed.     |
| Layout     | Change as per layout floorpan. Replace all tiling, sanitary ware. |
| Electrics  | Rewire to meet modern standards                                   |
| Plumbing   | Re-plumb outdated pipes and add UFH.                              |
| Flooring   | Tiled flooring with acoustic underlay                             |
| Ceiling    | Retain existing ceiling newly painted                             |
| Decoration | Painted in light colours  |



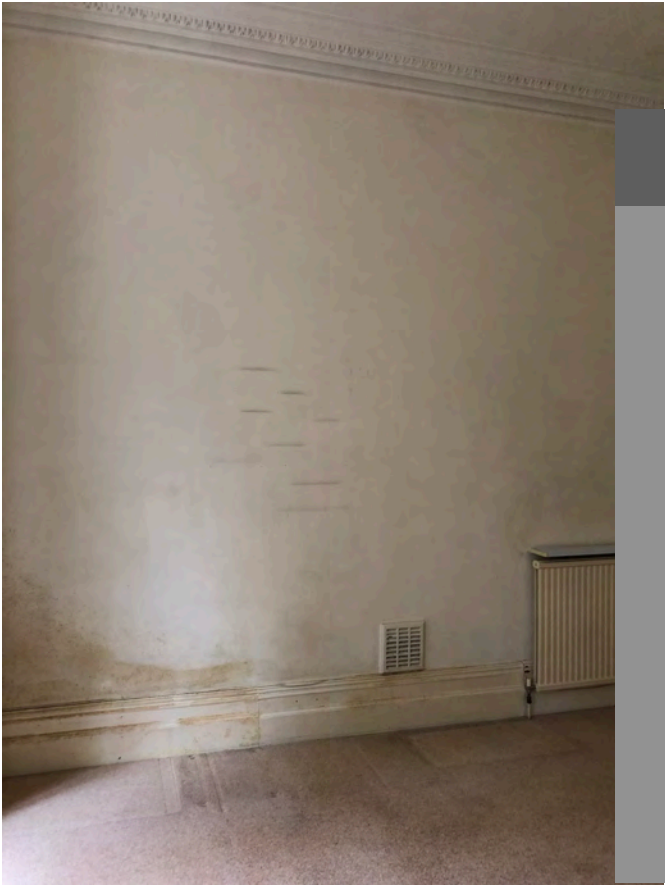
Bedroom 05



From Left to Right

Window 1  
2.5 (h) x 1.1 (w) m

Window 2  
2.5 (h) x 1.1 (w) m



| Works      | Notes  |
|------------|--|
| Windows    | Replace like for like with the same materials. Double glazed, with tilt for security and frosted for security  |
| Layout     | Existing layout, retaining all period features   |
| Electrics  | Rewire to meet modern standards  |
| Plumbing   | Re-plumb outdated pipes and add UFH.   |
| Flooring   | Wooden flooring with acoustic underlay   |
| Ceiling    | Retain existing ceiling, add demountable acoustic suspended ceiling, keep original under new suspended ceiling |
| Decoration | Painted in light colours   |



Bedroom 05 Ensuite



| Works     | Notes                                 |
|-----------|---------------------------------------|
| Windows   | No windows                            |
| Layout    | Extend the bathroom into bedroom 05   |
| Electrics | Rewire to meet modern standards       |
| Plumbing  | Re-plumb outdated pipes and add UFH.  |
| Flooring  | Tiles flooring with acoustic underlay |
| Ceiling   | Retain original ceiling               |
| Remove    | Internal wall                         |



Bedroom 06

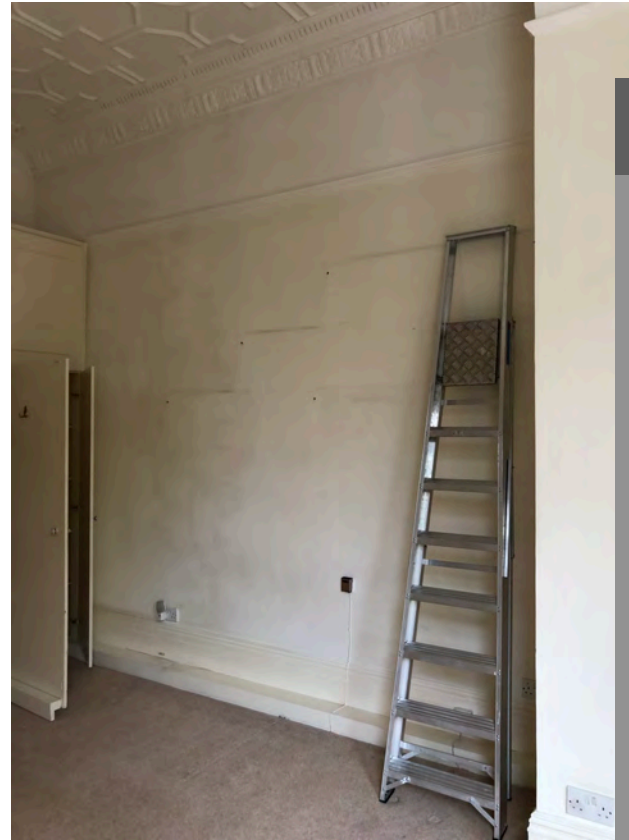


From Left - Right

Window 1  
2.5 (h) x 0.95 (w) m

Window 2  
2.5 (h) x 0.95 (w) m

Window 3  
2.5 (h) x 0.95 (w) m



| Works      | Notes  |
|------------|--|
| Windows    | Replace like for like with the same materials. Double glazed, with tilt for security and frosted for security  |
| Layout     | Existing layout, retaining all period features   |
| Electrics  | Rewire to meet modern standards  |
| Plumbing   | Re-plumb outdated pipes and add UFH.   |
| Flooring   | Wooden flooring with acoustic underlay   |
| Ceiling    | Retain existing ceiling, add demountable acoustic suspended ceiling, Keep original under new suspended ceiling |
| Decoration | Painted in light colours in keeping with the home  |



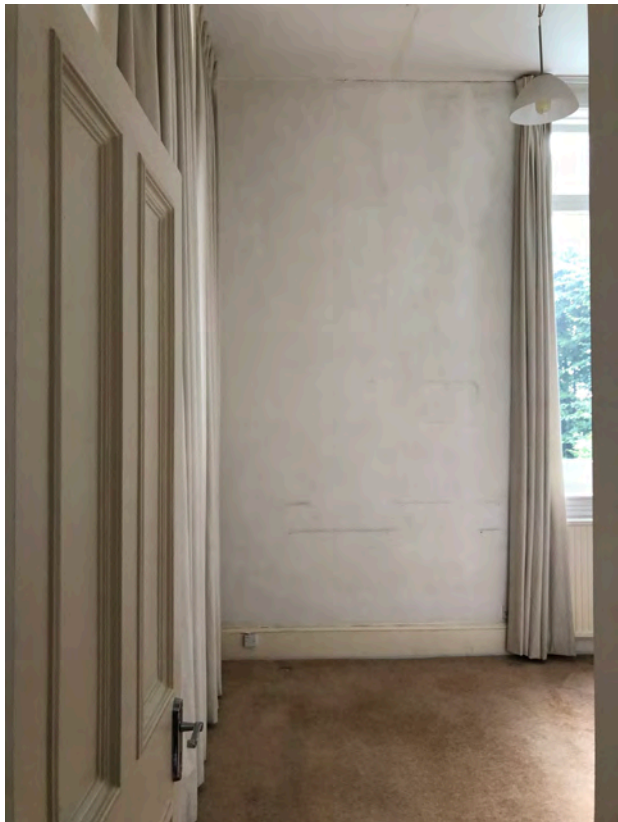
Bedroom 06 ensuite



| Works     | Notes   |
|-----------|---|
| Windows   | No windows  |
| Layout    | Retain original layout but extend the bathroom into the hallway to add a shower |
| Electrics | Rewire to meet modern standards   |
| Plumbing  | Re-plumb outdated pipes and add UFH.  |
| Flooring  | Tiles flooring with acoustic underlay   |
| Ceiling   | Retain original ceiling   |
| Remove    | Internal wall   |



Bedroom 7 (office)



Left to Right

Window 1  
2.77 (h) x 0.5 (w) m

Window 2 (Double)  
2.33 (h) x 1.44 (w) m

Window 3  
2.47 (h) x 0.88 (w) m



| Works     | Notes   |
|-----------|---|
| Windows   | Replace like for like with the same materials. Double glazed. |
| Layout    | Existing layout, retaining all period features                |
| Electrics | Rewire to meet modern standards                               |
| Plumbing  | Re-plumb outdated pipes and add UFH.                          |
| Flooring  | Wooden flooring with acoustic underlay                        |
| Ceiling   | Retain existing - painted in light colours                    |

## FLAT 1 - office - new stairs



| Works     | Notes   |
|-----------|---|
| Stairs    | 17 x floating steps - To be built on the left hand side of this office room |
| Layout    | Desk to be put under the stairs   |
| Electrics | Spotlight will be moved to the right  |
| Plumbing  | N/A   |
| Flooring  | N/A (remains)   |
| Ceiling   | Will be reduced to allow for the new stairs                                 |