



Client Jane Johnson		adA	
Job 33 Willow Road, London NW3 1TN		Studio 4, Old School Rooms, Round Chapel, Powerscroft Road London E5 0PU	
EXISTING		M 07708864322 E studio@aoifedonnelly.com	
Date 20.08.19	Drawn: ad	Drawing No. 055_EX_05	
Scale 1:50 @ A3		Drawing Title	
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Remedial works to gable and roof including chimney

Windows to upper levels retained and sensitively repaired and restored and rendered fully working
 Ironmongery replaced as necessary to match existing
 Strip off paint layers to woodwork, make good timber and sensitively redecorate in micro-porous Heritage paint
 Internal window sets audited- non-original fabric removed and shutters replaced
 Strip back sills and remove any loose material and prep for redecoration

Remove render/ tanking band to base of gable wall
 Locally repair loose render to match original and redecorate thereafter in exterior grade heritage colours paint from Paper & Paint or similar
 Patch repair water damaged render
 Strip out existing service pipes, vents, retain structural ties
 Minor Helifix repairs to damaged areas (technical justification by SF S Engineers)

Remove and cart away timber garden shed

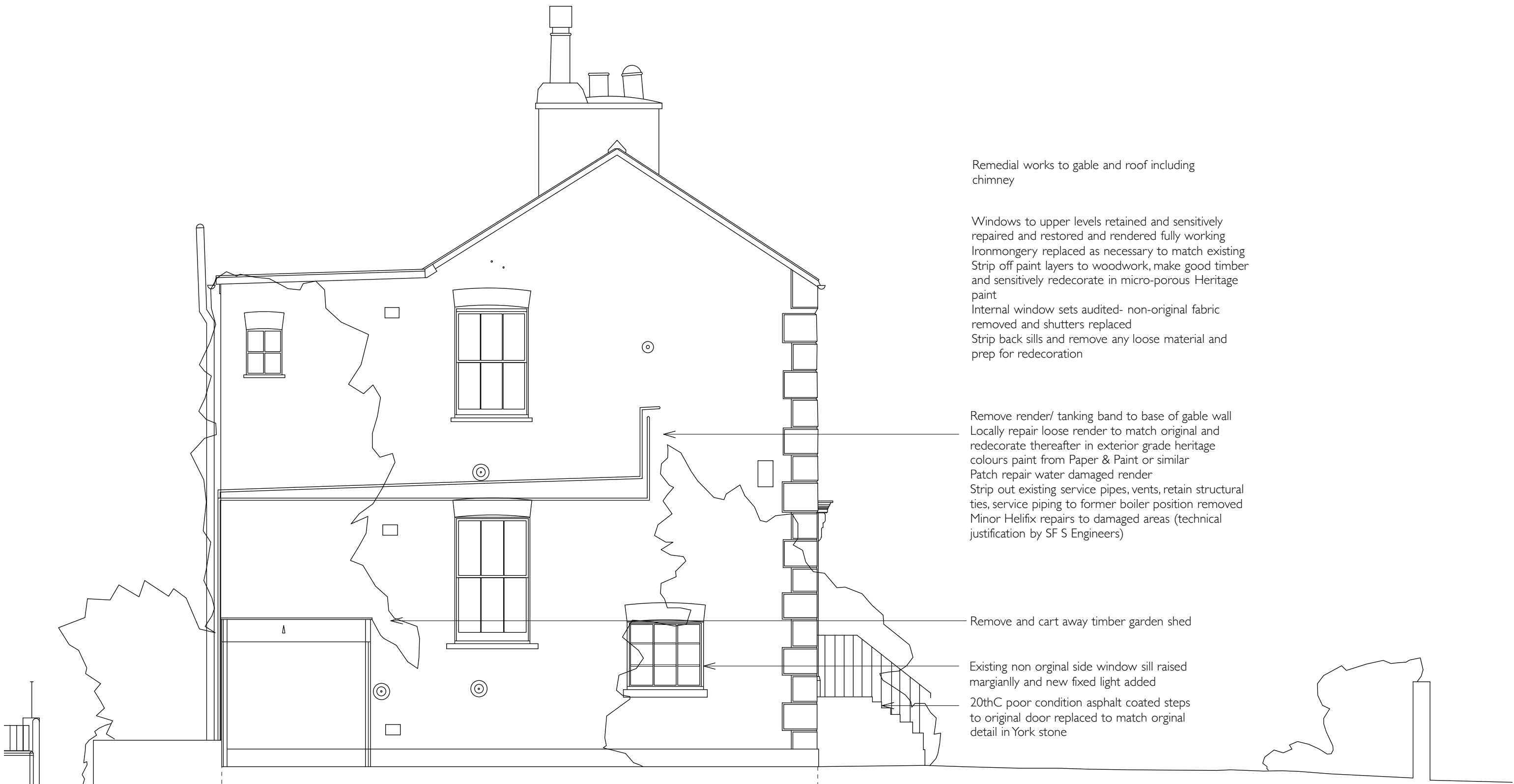
Lower Ground floor door and fanlight retained, sensitively restored and redecorated
 Two small, openable sash windows to be replaced with micro- double-glazed timber framed sash & ironmongery to match original historic detail



NO. 34

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Date 20.08.19	Drawn: ad	Drawing No.
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Remedial works to gable and roof including chimney

Windows to upper levels retained and sensitively repaired and restored and rendered fully working
 Ironmongery replaced as necessary to match existing
 Strip off paint layers to woodwork, make good timber and sensitively redecorate in micro-porous Heritage paint
 Internal window sets audited- non-original fabric removed and shutters replaced
 Strip back sills and remove any loose material and prep for redecoration

Remove render/ tanking band to base of gable wall
 Locally repair loose render to match original and redecorate thereafter in exterior grade heritage colours paint from Paper & Paint or similar
 Patch repair water damaged render
 Strip out existing service pipes, vents, retain structural ties, service piping to former boiler position removed
 Minor Helifix repairs to damaged areas (technical justification by SF S Engineers)

Remove and cart away timber garden shed

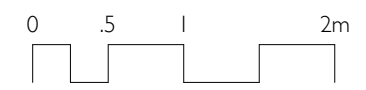
Existing non original side window sill raised marginally and new fixed light added

20thC poor condition asphalt coated steps to original door replaced to match original detail in York stone

Willoughby Road

NO.33

existing floor level to lower ground



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		Existing Side Elevation/ Section D-D

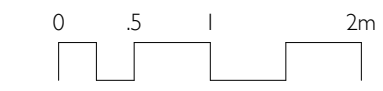
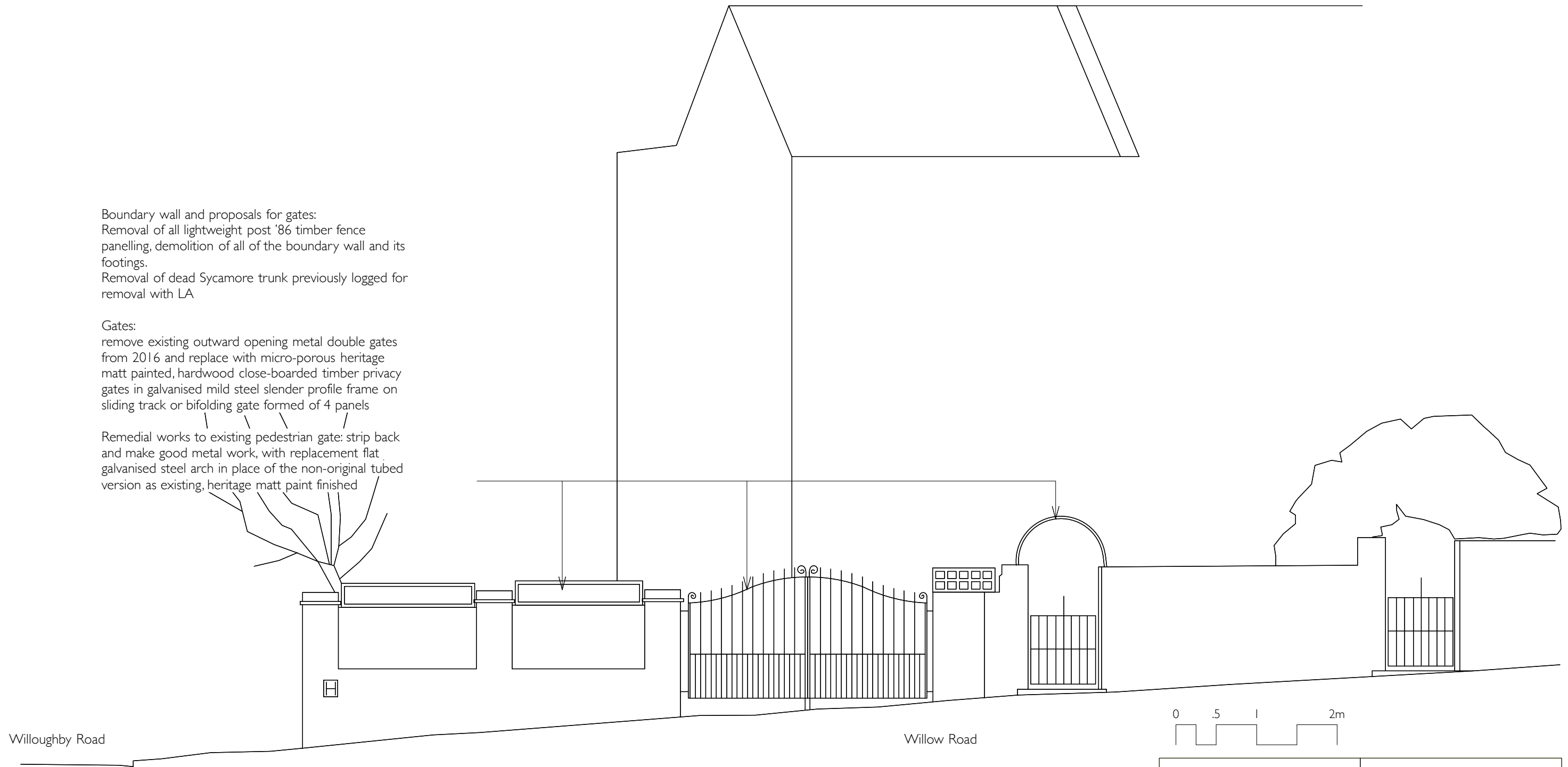
NO. 33

NO. 34

Boundary wall and proposals for gates:
 Removal of all lightweight post '86 timber fence
 panelling, demolition of all of the boundary wall and its
 footings.
 Removal of dead Sycamore trunk previously logged for
 removal with LA

Gates:
 remove existing outward opening metal double gates
 from 2016 and replace with micro-porous heritage
 matt painted, hardwood close-boarded timber privacy
 gates in galvanised mild steel slender profile frame on
 sliding track or bifolding gate formed of 4 panels

Remedial works to existing pedestrian gate: strip back
 and make good metal work, with replacement flat
 galvanised steel arch in place of the non-original tubed
 version as existing, heritage matt paint finished



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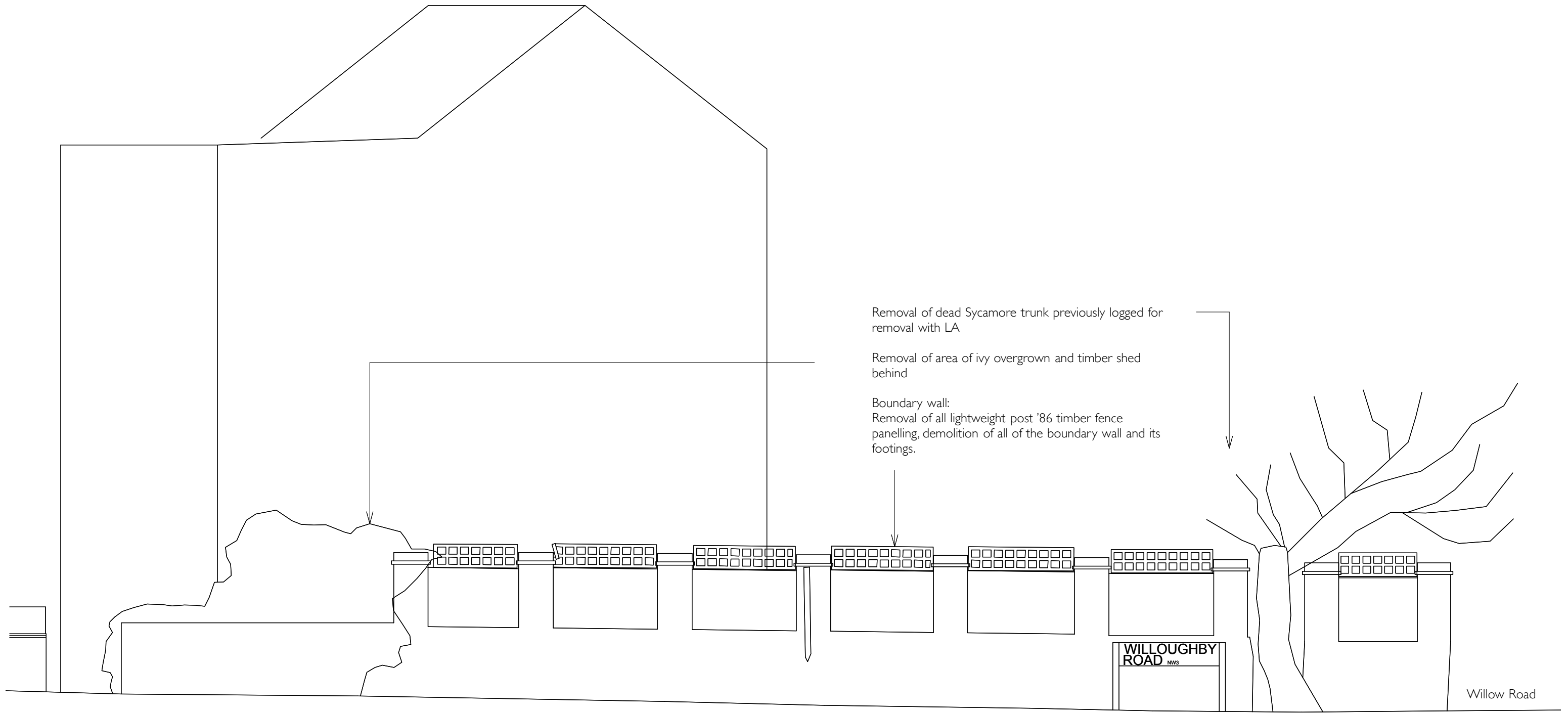


Internal works:

- ① Remove terracotta tiles on thick substrate to lower ground floor and replace with new insulated floating timber floor with integrated underfloor heating
Remove tiling and substrate to wc areas
Strip out all carpets and underlays
Skirtings to be retained where possible and replaced to match existing otherwise
- ② Replace existing marble fireplace to lower ground floor, as non-original, with surround to likely original detail
- ③ Stripping out of lower ground kitchen area, boxing, wc, partition wall, stair and its 30-minute enclosure
Removal of wc to ground floor and partition wall, retain structural nib
Removal of wc, boiler housing and boxings, wardrobes to level 1, retain structural beam overhead

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NO. 33



Removal of dead Sycamore trunk previously logged for removal with LA

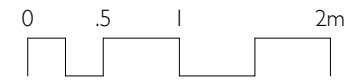
Removal of area of ivy overgrown and timber shed behind

Boundary wall:
Removal of all lightweight post '86 timber fence panelling, demolition of all of the boundary wall and its footings.

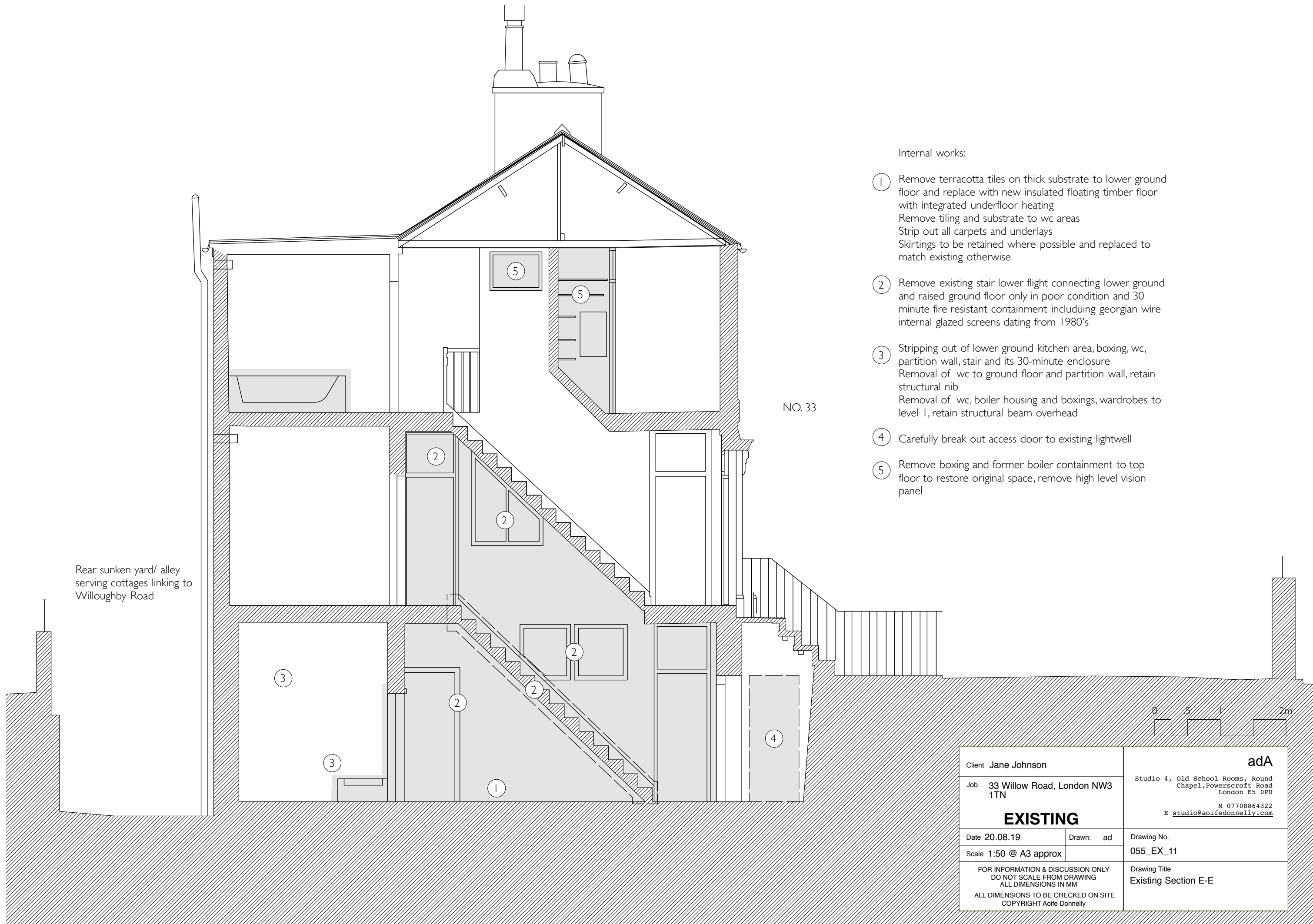
WILLOUGHBY ROAD NW3

Willow Road

Willoughby Road



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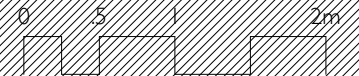


Rear sunken yard/ alley serving cottages linking to Willoughby Road

NO. 33

Internal works:

- ① Remove terracotta tiles on thick substrate to lower ground floor and replace with new insulated floating timber floor with integrated underfloor heating
Remove tiling and substrate to wc areas
Strip out all carpets and underlays
Skirtings to be retained where possible and replaced to match existing otherwise
- ② Remove existing stair lower flight connecting lower ground and raised ground floor only in poor condition and 30 minute fire resistant containment including georgian wire internal glazed screens dating from 1980's
- ③ Stripping out of lower ground kitchen area, boxing, wc, partition wall, stair and its 30-minute enclosure
Removal of wc to ground floor and partition wall, retain structural nib
Removal of wc, boiler housing and boxings, wardrobes to level 1, retain structural beam overhead
- ④ Carefully break out access door to existing lightwell
- ⑤ Remove boxing and former boiler containment to top floor to restore original space, remove high level vision panel



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