

14<sup>th</sup> November 2019  
Rev.00

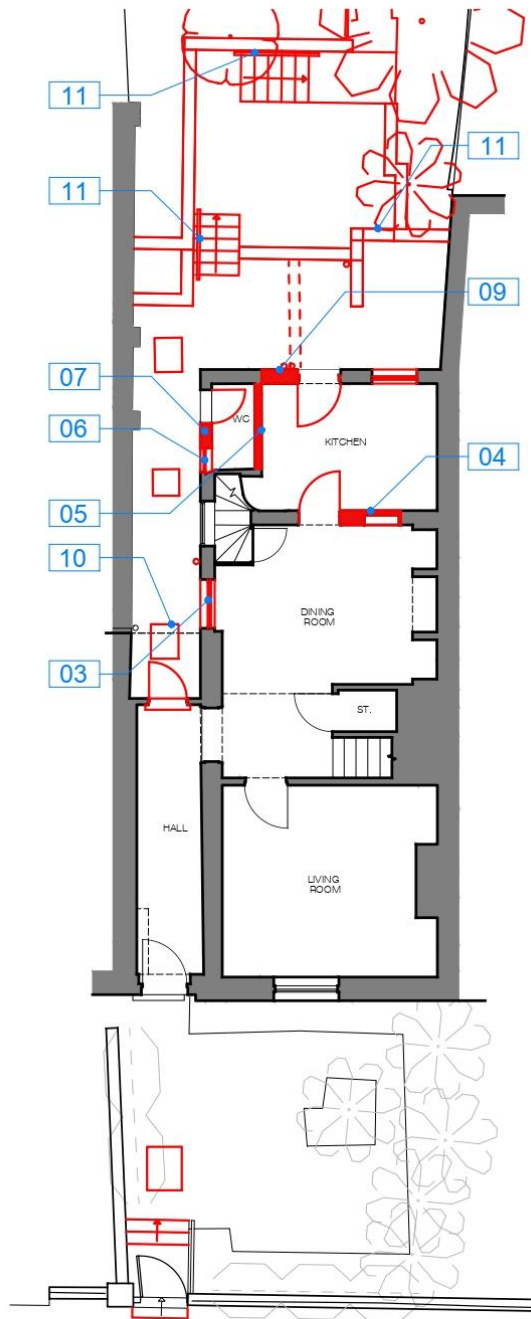
## **16 Downshire Hill, NW3**

### **Schedule of Works**

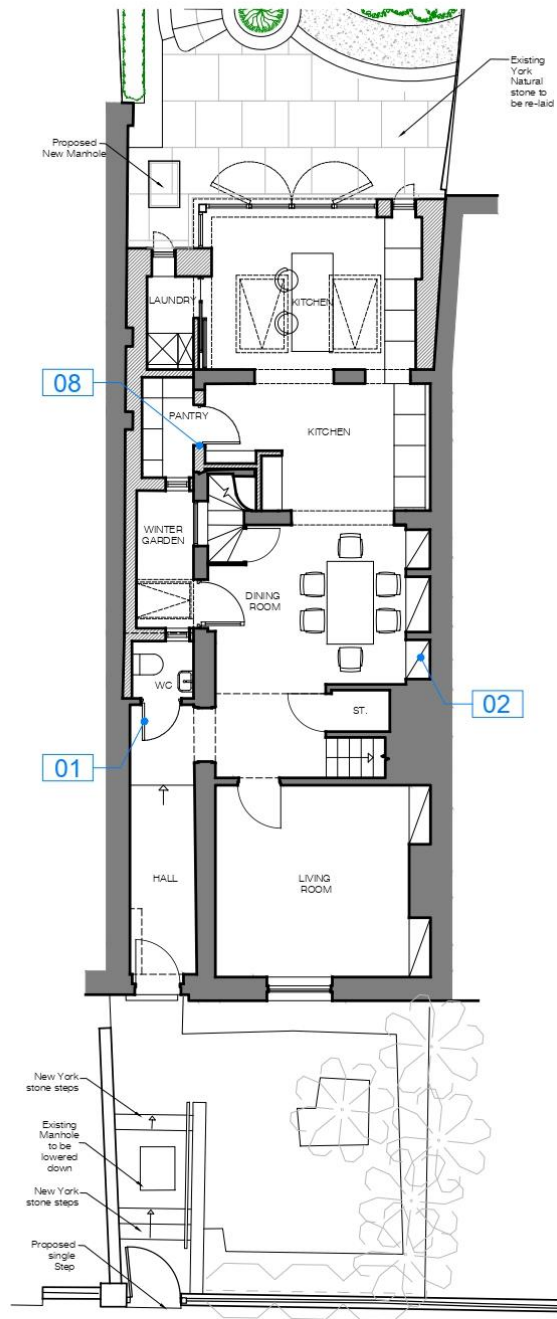
#### **Alterations to Existing Structure**

1. Make good frame and reverse hang existing door.
2. Bespoke softwood raised and fielded Georgian pattern beaded doors to new bespoke softwood timber cabinet / painted finish.
3. Remove existing window and brick apron beneath – replace with timber frame liner, architrave and new bespoke softwood door matched to original existing doors.
4. Remove existing brick wall and install f/p boxed steel section over.
5. Remove existing cupboard door and stud wall.
6. Remove existing WC window.
7. Remove short wall section to doorway of WC.
8. Brick built wall infill with door liner, matched architrave and bespoke glazed door. Of approved design.
9. Demolish wall to incorporate former back door and window to open entrance to proposed kitchen. Install in-situ cast concrete padstone to each side and steel section at ceiling level above. F/P plasterboard boxing to conceal.
10. Terminate drainage infill, compact and concrete / screed to level.
11. Demolish / remove existing garden walls and modern disabled access railing.
12. Remove modern cupboard.
13. Construct timber framed wardrobe with double raised and fielded panel door set. Fielded panel door set in painted softwood of traditional design.
14. Bathroom plumbing to existing drainage.

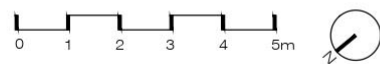
15. Timber stud frame and reed mat / hydraulic lime plaster bedhead wall with softwood timber skirting matched to original room.
16. Timber stud partition with cement board substrate to tiled finish shower cubicle / glazed door.
17. All sanitary facilities to shower room to drain to Saniflo SANIPLUS unit, via 22mm pipe to existing drainage at rear.
18. Remove previously board-infilled doorway and restore original aperture.

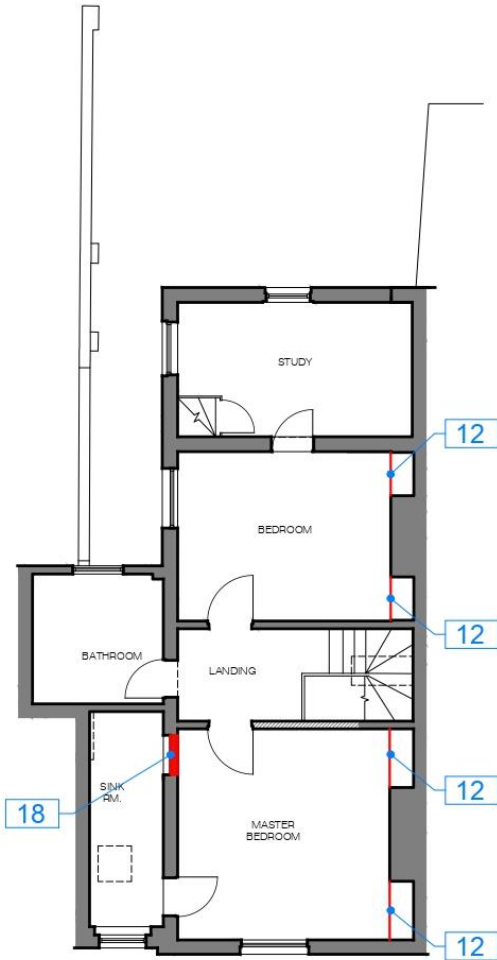


**X** DEMOLITION GROUND FLOOR PLAN  
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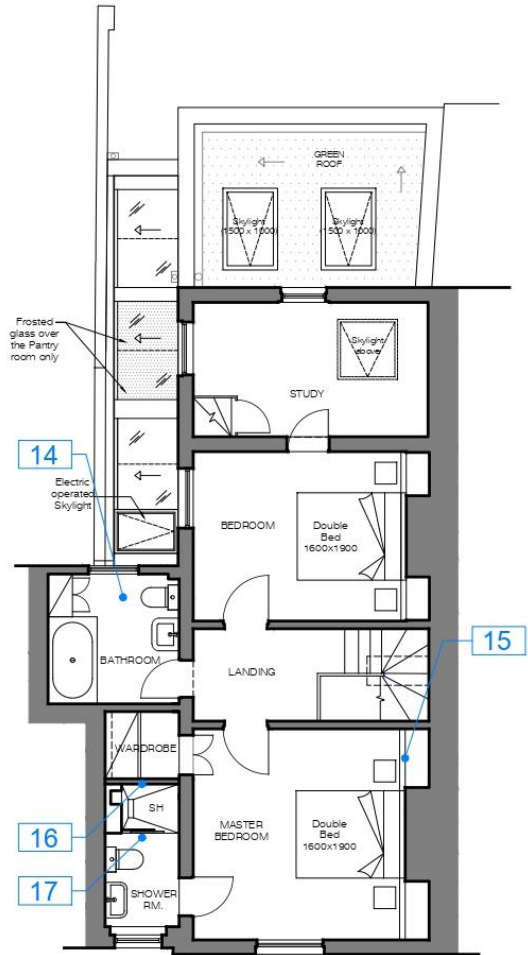


**X** PROPOSED GROUND FLOOR PLAN  
SCALE 1:50 @A1 PA-02

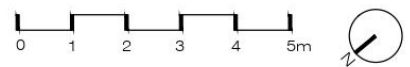




**X** DEMOLITION FIRST FLOOR PLAN  
SCALE 1:50 @A1 PA-03



**X** PROPOSED FIRST FLOOR PLAN  
SCALE 1:50 @A1 PA-03



## **New Construction Works**

### **Rear Extension**

- Demolish apron wall of non-original greenhouse lean-to.
- Excavate standard 1000x450 strip foundation.
- Infill C35 mix with slip membrane to form foundation.
- Class II engineering brick to DPC (hi-load).
- Solid Celcon solar block walls finished sand / cement and gypsum plaster skim to internal walls – external sections to be of standard cavity block construction incorporating internal 50mm ventilation and 50mm Celotex insulation bats with cavity closers and cavity drip tray.
- Oversite slab to have 20cm concrete atop blinding, 100mm Celotex and dressed membrane.
- Allow 80mm concrete screed.
- Set steel stanchion to corner as per engineer spec.
- Set catnic lintol to door head and blockwork over.
- Install upon threshold Crittall style framed French door set with sidelights and matched flank and corner window. Fully double glazed.
- Timber warm roof structure cross joisted at 40cm centres of C24 grade 175 x 50cm with 100mm Celotex infill to include cross flow 50mm air space vented to two cowelled mushroom vents on flat roof.
- Ply roof surface overlaid with 100mm Perldeck insulation.
- Final surface to be Code 5 lead upon sarking felt as others.
- Sink drainage in 40mm Ø to new chamber with floor set rodding eye.
- Hydraulic lime plaster exterior 2-coat render.
- Cast iron hopper and downpipe to new gully.

- Install 2 no. Velux Integra to lead dressed timber kerb upstands on roof

### **Flank Extension**

- Excavate and underpin party wall, install slip membrane and set footings at 1000 x 450 to entire flank.
- Class II engineering brick to dressed DPM.
- Standard block cavity construction including 100mm Celotex and 50mm cavity with tray.
- Solid block internal walls set upon slab as below.
- Install new 400mm base slab with 100mm Celotex insulation and 80mm floor screed.
- Internal walls to be plastered in 2-coat hydraulic lime plaster.
- Bespoke powder coated steel frame fanlight windows to top of flank wall to support timber joisted frame interspaced with series of Velux Integra conservation windows.
- Create lead dressed valley to RWP at rear elevation, gulley and drainage to new manhole in shingle bed.
- Internal 'slot' windows to be bespoke powder coated steel matched to Velux conservation skylights in roof.
- Form lead channel below Velux windows as box valley to drain to rear.

## **Addendum**

### **16 Downshire Hill, NW3**

#### **General Interior Construction works: EXISTING FABRIC**

##### **Ceilings**

All existing lathe and plaster ceilings to be repaired with larch wood cut lathes where needed and skim-filled using pre-made hydraulic lime plaster prior to redecoration.

Ceiling areas previously repaired using plasterboard or existing plasterboard are to be repaired and skimmed using multi finish gypsum to match existing sections.

##### **Walls**

All repairs, chase made good or over skim to use pre-made hydraulic lime plaster.

Lower areas of most external walls have been previously DPC injected and hard cement rendered / re-plastered in modern renovation plaster – dry areas disturbed to be repaired in same material as necessary.

##### **Fibrous Plaster**

Cornice detailing notable absent from all but principal reception room.

This to remain unmolested.

No further reproduction cornice to be introduced in any area.

##### **Flooring**

All existing floorboards to be retained.

Bathroom / shower room floors to have 9mm cement board overlaid upon existing floorboards to provide sound base for tiles.

Existing solid floor to ground floor to be overlaid with vapour-proof underlay and final surface to be reclaimed traditional Elm or Oak floorboard.

**General Interior Construction works: JOINERY**

**Windows**

All existing wooden windows, frames to be repaired / refurbished.

Crown glass to ground floor living room to be retained. (Currently no original glass evident in any others.)

**Architraves**

All existing doors to be retained except rear entrance door to kitchen.

**Stair Newels, Spindles**

All to be retained.

**Cabinetry**

Original cabinetry to living room to be retained but fitted with pine raised and fielded panel door set - detail drawing for separate approval.

1930s era fitted cabinets to be removed – bespoke new softwood / pine cabinetry of rained and fielded panel doors to be provided as separate drawn detail for approval if required.



**General Exterior Construction works: ROOF**

Existing slates are patched / repaired mixture of types and mis-matched sizes as a result of poor maintenance at various times over the years.

One side of the valley slope has been re-tiled in 'over thick' Westmoreland slate.

Allow to unify in original slate type (Welsh 20'x10').

**R1**

Extract / repair wet rotted skylight frame – dispose.

Replace with Velux conservation skylights.

Dress in Code 4 traditional lead soakers (hand cut) to Velux proprietary flashing kit.

Patinate.

**Slopes**

**R2**

Strip all slates / dispose – zero salvage.

Remove battens, de-nail rafters.

Insulate underside of rafters by staple fixing of ISO Super10 space blanket quilt.

Overdress rafters breathable felt.

Re-batten in standard roof batten.

Re-slate (copper nail) 20'x10' traditional Welsh slate.

**R3**

Cut back timber, install bespoke Velux conservation rooflight atop Code 5 lead clad timber upstand kerb at 17 degrees to horizontal.

**R4**

Re-bed and point copings in traditional lime mortar.

**R5**

Strip mineral `phalt and chippings.

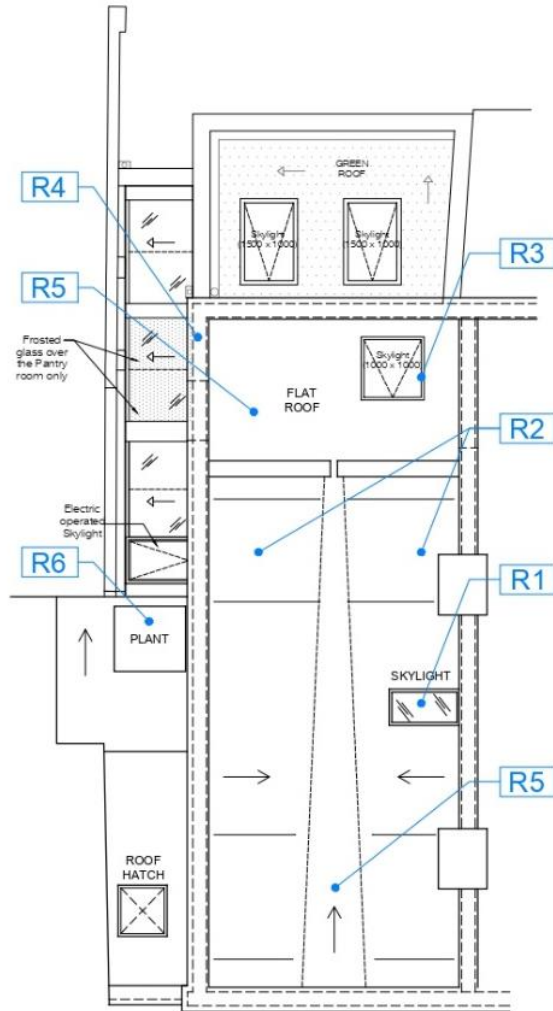
Lay Part L compliant 86mm insulation board.

Overlay with traditional sarking felt.

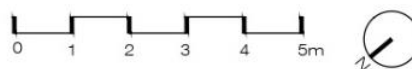
Dress Code 4 lead flashings to parapets, lime mortar point.

**R6**

Remove dis-used water tank.



**X** PROPOSED ROOF PLAN  
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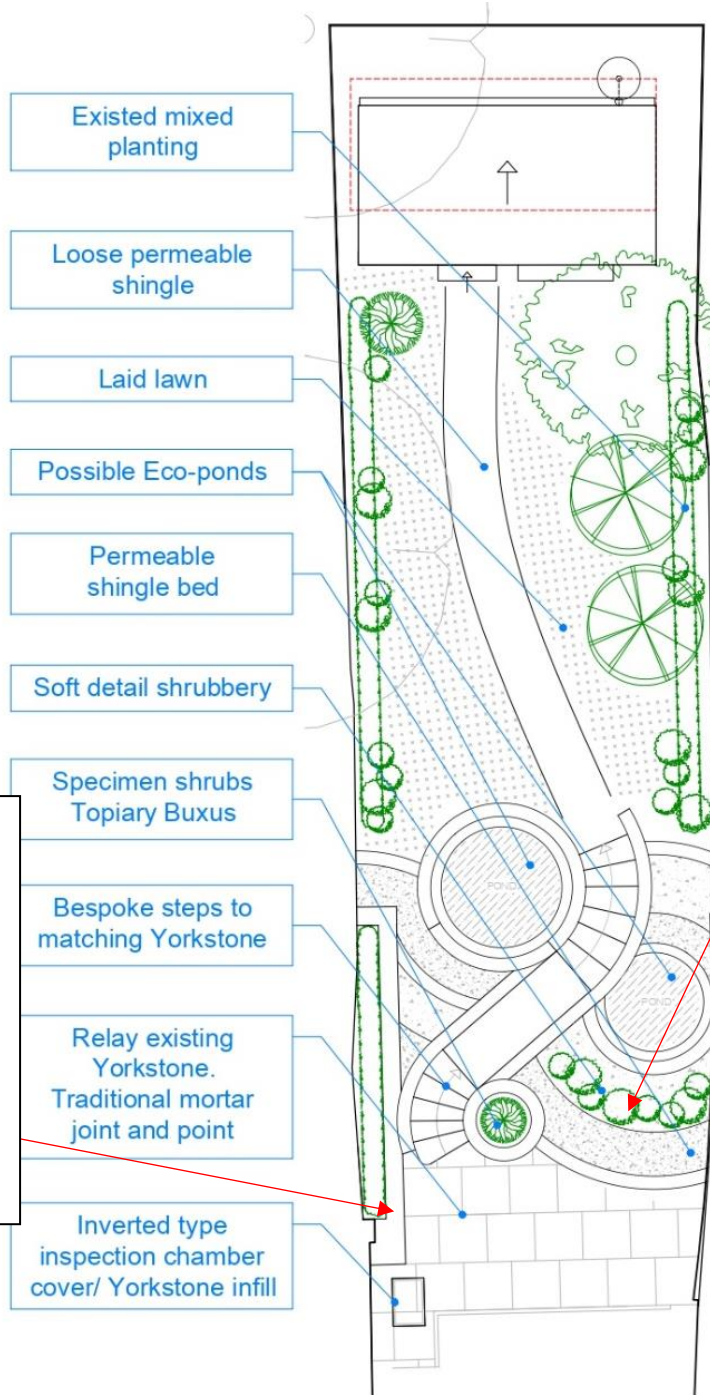
**General Exterior Construction works: REAR GARDEN**

**Landscape**

- All brickwork to be old yellow London stocks matched to exterior of principle walls.
- Retaining wall/engineered constructions to be shuttered form poured concrete 225mm wide with stock brick facework.
- All coping details to be brick on edge London stock.
- All pointing to be traditional lime mortar.

**Summer House**

- Full pine timber frame construction/ marine ply internal plasterboard finish upon thermal wall insulation board.
- Western red cedar exterior cladding.
- Window and door powder coated aluminium framed double glazing.
- Joisted timber and chipboard floor.
- Modern multifinish plaster skim to interior.
- Timber frame roof construction, thermal roof board@100mm. Grey painted GRP roof surface (2 layers).



All brickwork to be faced using second hand yellow London Stocks to house

Structural engineered shuttered concrete retaining wall with steel reinforcement. All visible faces to be hydraulic lime stucco rendered

**X** PROPOSED ROOF PLAN AND REAR GARDEN  
SCALE 1:50 @A1 PA-08

