

Appendix 1

SCHEDULE OF WORKS

For 8 Benham's Place, London NW3 6QX

LISTED BUILDING CONSENT & PLANNING APPLICATION

Re: 8 Benham's Place, London NW3 6QX

A. EXTERIOR HOUSE

1. Rear Elevation:

- a) Repair existing roof terrace like for like to make it safe and stable (where required) and install step down from the terrace door.
- b) Replace loose railings to the rear of the roof terrace to ensure safety and stability. To be in a simple style sympathetic to period of house (to match no.7), painted black.
- c) Install railings to the left side of the roof terrace to ensure safety. To be in a simple style sympathetic to period of house, painted black.
- d) Install railing to first floor walkway outside existing kitchen as edge protection and to rear garden
- e) Repair exterior of all windows, paint in like for like white colour
- f) Fit one exterior light – outside French windows to roof terrace (to allow safe descent down step, style sympathetic to house
- g) Repair exterior wall at roof terrace level where leaking water tank has caused some water damage.
- h) Repair or replace damaged skylights like for like.
- i) Repair any damaged pointing to match existing front and back.
- j) Fit mechanical extract outlet for bathroom

2. Front Elevation:

- a) Repair and paint existing front door in like for like colour
- b) Install railing down steps to basement in a simple style sympathetic to period of house to ensure, paint black.
- c) Repair exterior of all windows, paint in like for like white colour
- d) Fit one exterior light – outside French door to basement lightwell, style sympathetic to the house
- e) Fit decorative terracotta airbrick for new kitchen extract outlet

B. INTERIOR HOUSE

General:

3. Electrics:

Re-wire existing electrics/power points where necessary to meet safe modern standards. This has not been done for 50+ years and it was disconnected by UK Power Networks who considered it to be dangerous.

4. Lighting:

- a) Install ceiling spotlights in the basement, bathroom, and second floor room.
- b) Replace existing ceiling light with new ceiling pendant light

5. Plumbing:

Re-plumb, using existing pipes where possible, as the existing plumbing has been identified by the surveyor as generally outdated and in need of replacement.

6. Staircase/hallways from basement up to second floor:

- a) Replace open-tread ladder to the basement with a traditional staircase in a sympathetic style to match the staircase from the ground floor to the first floor.
- b) Repair damaged plasterwork and skirtings/woodwork with appropriate plaster/woodwork using like for like materials and colour
- c) Repair broken/missing banisters like for like.
- d) Redecorate throughout.

7. Wooden Floors:

- a) Repair the original wooden flooring, replacing the missing beam on the ground floor.
- b) Repair all wide plank floorboards on second floor, sand down and re-paint in a like for like white
- c) Repair all wide plank floorboards on first floor, sand down and re-varnish in a natural colour.

8. Radiators/central heating/gas installation:

- a) Install a modern central heating system with a combi boiler. The house currently has no central heating system; the electric heaters are dangerous or broken and Cadent have cut off the gas to the house because there is a leak.
- b) Wall radiators will be in a traditional style to match no.9.

Basement Level:

9. New kitchen

- a) Remove existing unoriginal ceiling panelling to allow re-wiring and installation of a kitchen and replace with plasterboard.
- b) Install Plain English kitchen in a traditional style making use of the existing original features (fireplace, slate shelves/flooring) in the form at Annex 1. The work includes removing the fireplace raised plinth, raising the arch head above the fireplace recess, removing the cast iron fireplace inserts and low level slate shelves either side of the fireplace.
- c) Redecorate throughout.

Ground floor:

10. Living room

Redecorate throughout.

11. Ground floor: hallway

- a) replace ceiling plasterboard to the rear where the modern extension is.
- b) Redecorate throughout.

First Floor

12. Current kitchen (modern extension)

- a) Remove existing modern kitchen.
- b) Replace exposed modern brickwork and dark brown tiles with plain plastered walls in keeping with the style of the house.

13. Bedroom

- a) Remove hessian wallpaper and replace with plain plastered walls in keeping with original use of this room.

Second floor

14. Living room

- a) Remove unoriginal panelling and replace with plain plastered walls in keeping with original use of this room
- b) Repair, refurbish and redecorate in traditional materials and colours
- c) Replace unoriginal and broken banisters with a safe yet traditional set.

C. PHOTOGRAPHIC RECORD

Exterior



Front elevation with lightwell patio, external steps and vault underneath pathway



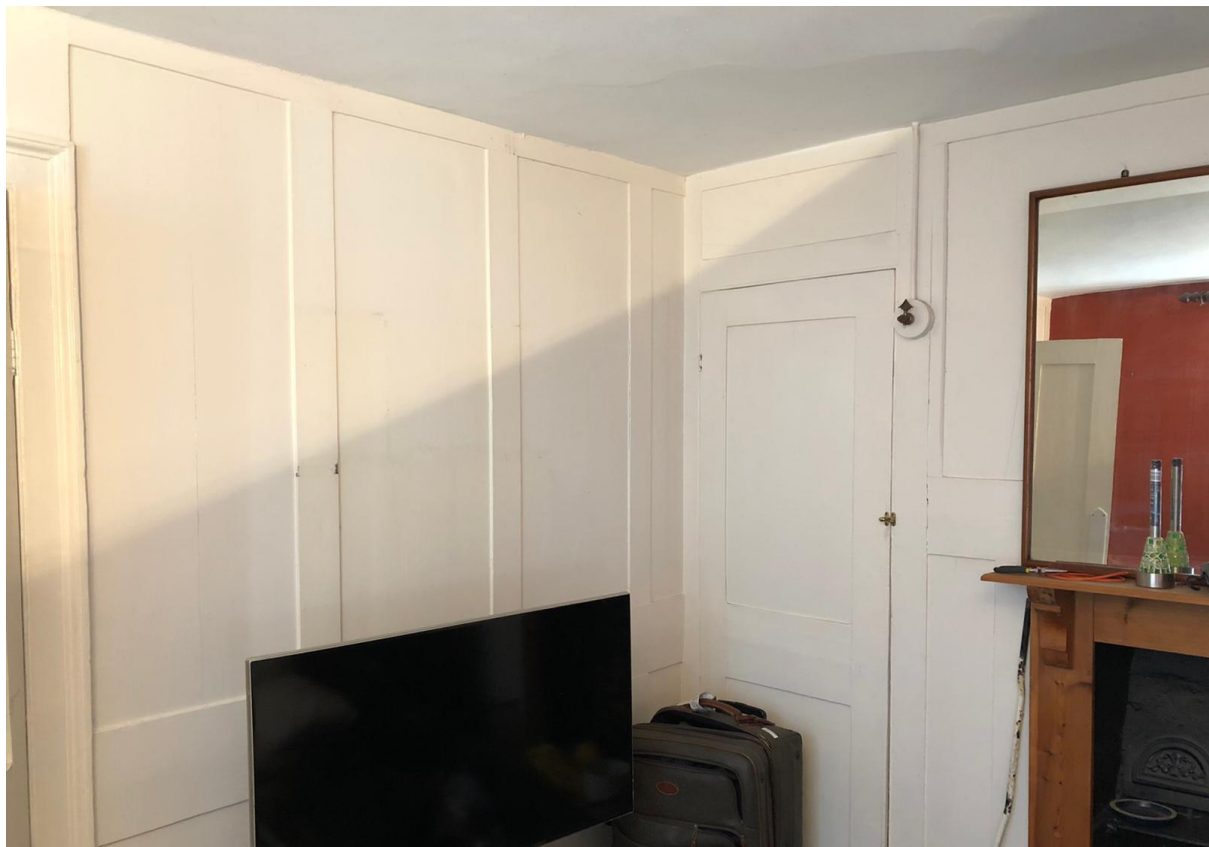


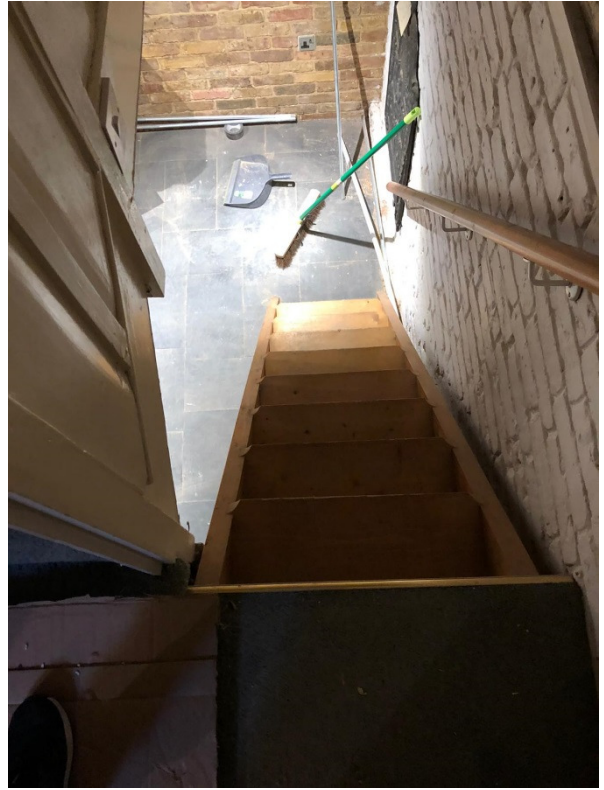
Above: **rear roof terrace**
Below: damage to parapet wall to be repaired
Below right: second floor room rear door to roof terrace





Ground floor Study: Original wall panelling, doors, architraves and ceiling protected and retained





Ground floor to first floor staircase to be repaired (above). **Open tread stair from ground floor to basement** (images top right and bottom left) to be replaced with stair matching stair between ground floor and first floor. Bottom right: door to front lightwell





Basement room: previously reception, proposed use as kitchen. Modern timber ceiling to be removed. Existing fireplace: to be adjusted to suit new kitchen installation (raised plinth to be removed, arch head to be raised, slate shelves to be removed)





Lower ground floor: bathroom and dressing room with modern fittings and staircase to first floor rear extension (current kitchen)





Ground floor: dressing room cupboard with hot water cylinder to be removed.

Images below: view into Store with walk-on glass floorlight above and internal window between Store and Bathroom



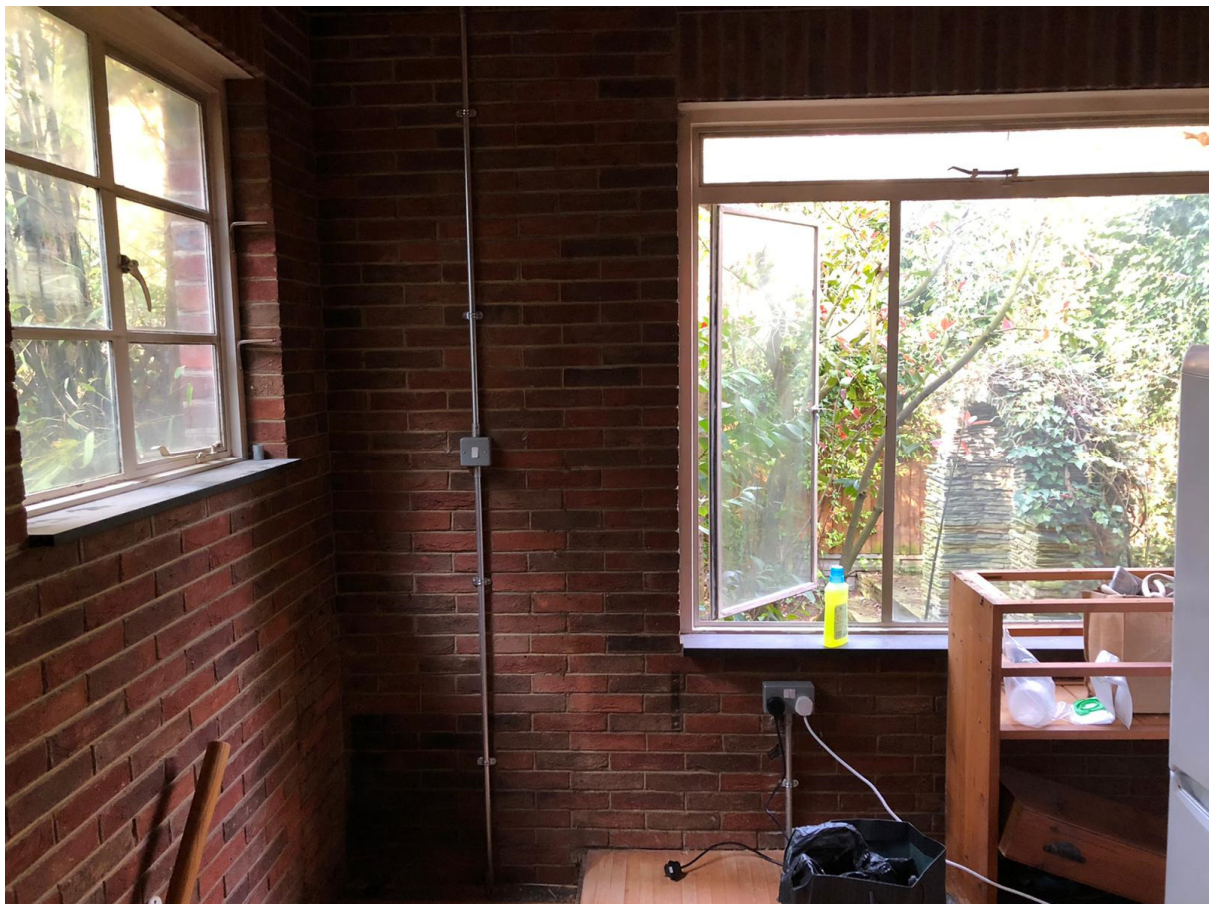


Modern first floor rear extension: existing kitchen fittings, timber board wall and ceiling lining to be removed.





Modern first floor rear extension: kitchen fittings to be removed. Wall tiling, timber board wall and ceiling cladding to be replaced with skimmed plasterboard lining. Exposed brickwork to be lined with insulated plasterboard.





First floor front room: modern Hessian wallpaper to be replaced with skimmed plasterboard lining. Single glazed timber sash windows to be repaired, overhauled and redecorated.





Second floor room: before removal of modern timber board cladding to walls and ceiling (photo above) and after removal of cladding carried out for re-wiring and due to damp.





Second floor room:
Existing skylight above
stair to be replaced with
new skylight in same size
and position

Below: existing leaking
water tank causing water
damage to wall to be
removed





Second floor room:
Timber sash window
to be overhauled, repaired
and redecorated

Existing balustrade to
be repaired and reinstated