



Schedule of Works

Listed Building

4134-P.200

**Netley Cottage, 10 Lower Terrace,
Hampstead, London NW3 6RR**

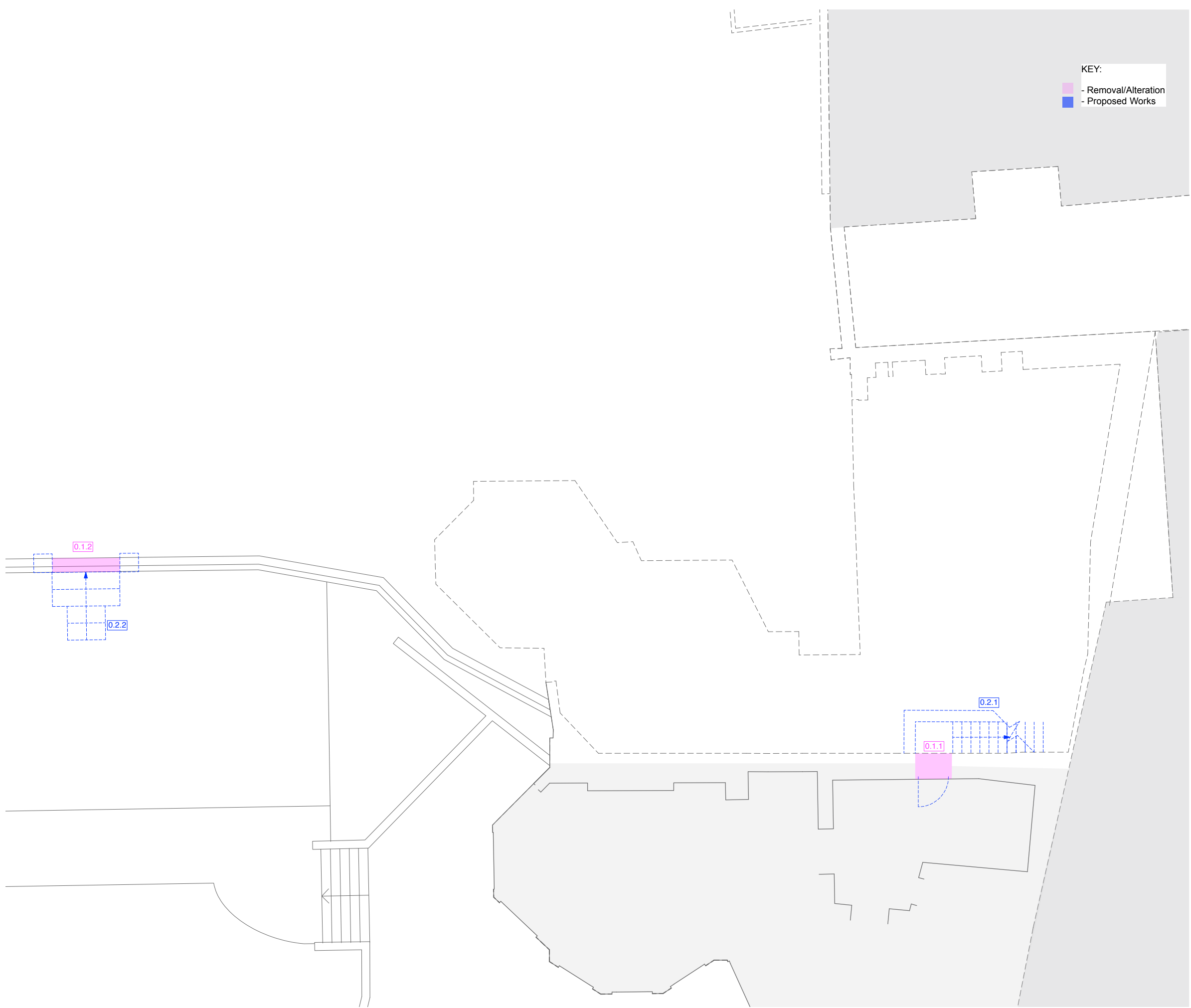
August 2020

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In association with
**HANS VERSTUYFT
ARCHITECTEN**

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Schedule of Works,
Listed Building



KEY:
- Removal/Alteration
- Proposed Works

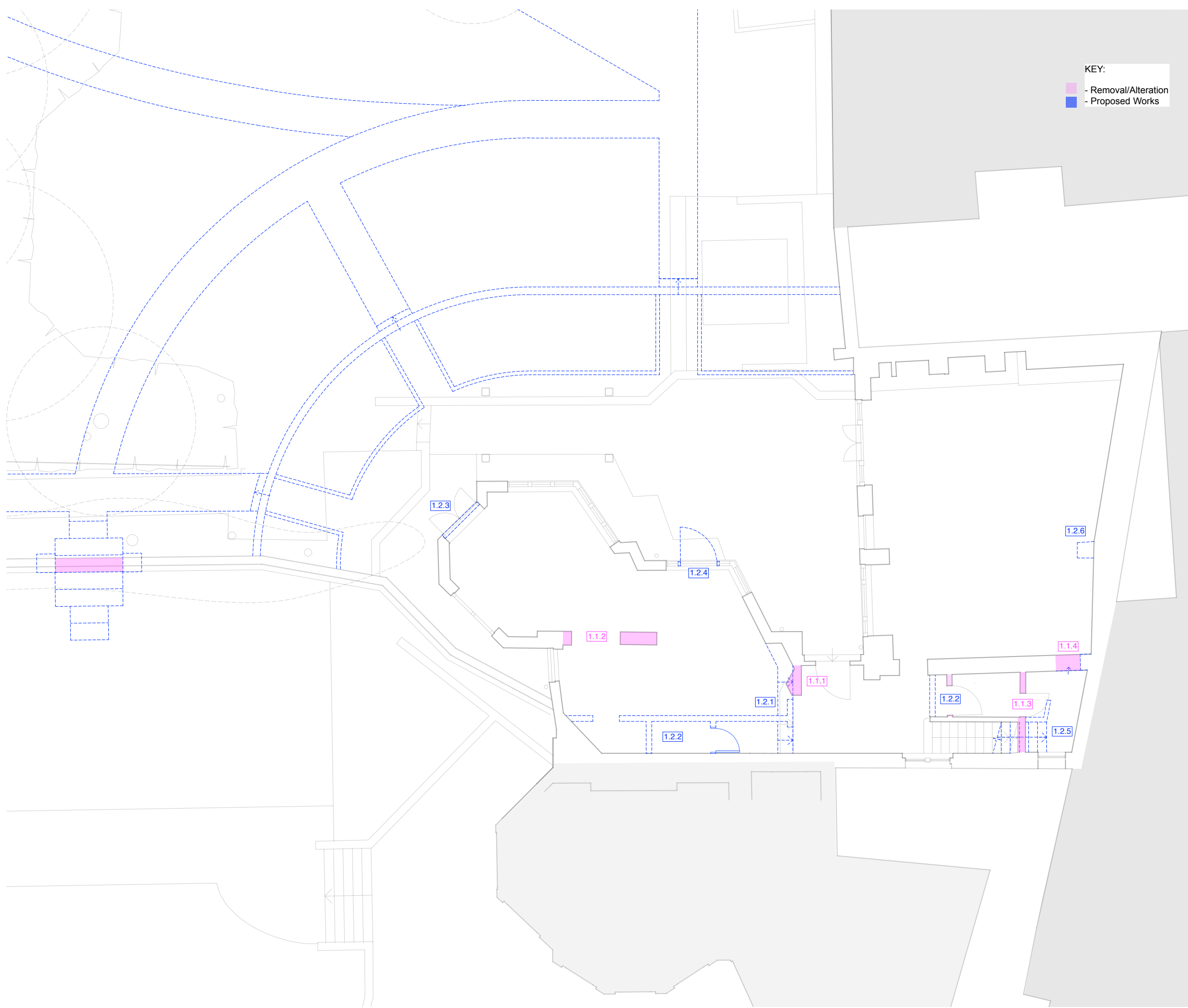
BASEMENT FLOOR PLAN

01 Removal/Alteration

- 0.1.1 Opening made to party wall between Netley Cottage and Grove Lodge
- 0.1.2 Opening made to garden wall between Netley Cottage and Grove Lodge, with

02 Construction

- 0.2.1 Excavation for new staircase connection provided between Netley Cottage and Grove Lodge
- 0.2.2 New steps to opening in garden wall



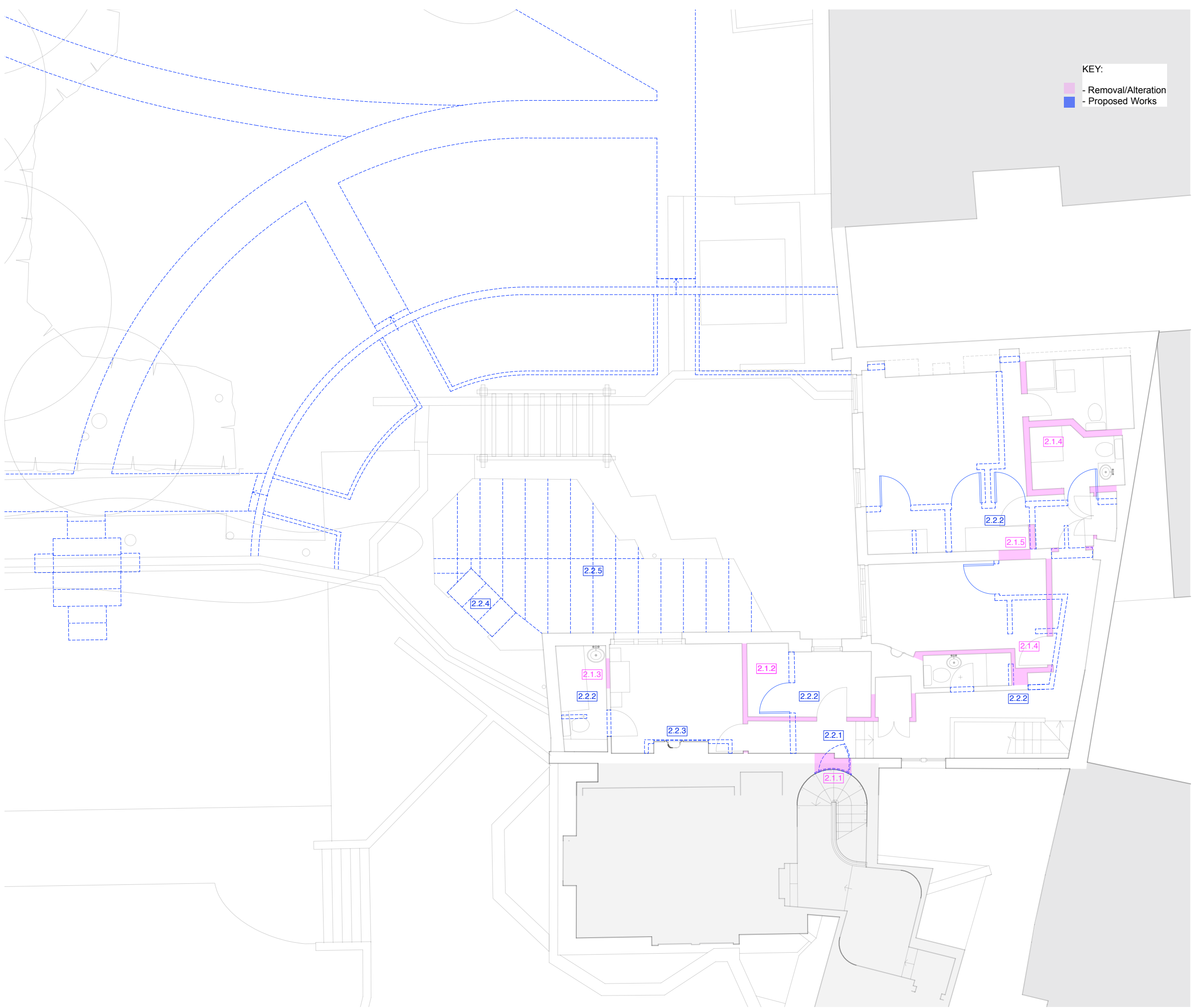
GROUND FLOOR PLAN

01 Removal/Alteration

- 1.1.1 Removal of falsework to entrance area
- 1.1.2 Removal of piers to kitchen area to provide more open space
- 1.1.3 Removal of internal partitions to existing WC area
- 1.1.4 Opening made through wall in location of original opening

02 Construction

- 1.2.1 Alterations made to existing steps
- 1.2.2 Construction of new internal partitions and door
- 1.2.3 Existing door replaced with casement window to match existing
- 1.2.4 New french door to match existing introduced to existing windows
- 1.2.5 New staircase connection provided between Netley Cottage and Grove Lodge
- 1.2.6 New pier re-established in room to replicate historical floor plan



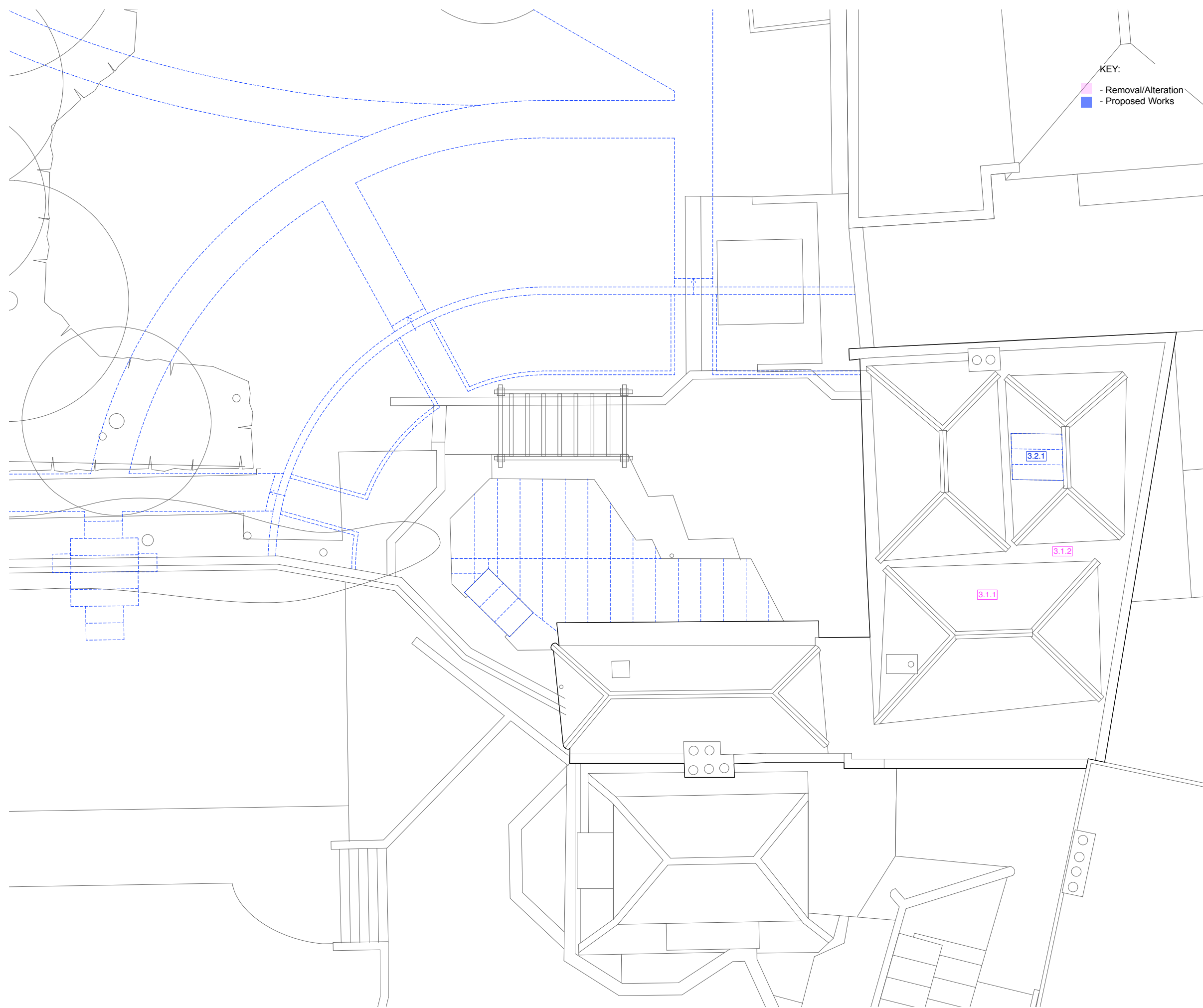
FIRST FLOOR PLAN

01 Removal/Alteration

- 2.1.1 Opening made to party wall between Netley Cottage and Grove Lodge
- 2.1.2 Removal of internal partitions
- 2.1.3 Opening made within existing partition wall
- 2.1.4 Removal of internal partitions
- 2.1.5 Opening made within existing partition

02 Construction

- 2.2.1 New doorway passage made between Netley Cottage and Grove Lodge
- 2.2.2 Construction of internal partitions and doors to create new spaces
- 2.2.3 Partition bulking out around existing fireplace (fireplace retained)
- 2.2.4 Existing roof lantern enlarged and repaired to gain more natural light inside
- 2.2.5 New lead roof covering to flat roof



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ROOF PLAN

01 Removal/Alteration/Repair

- 3.1.1 Relay clay tiles and make repairs where/if required
- 3.1.2 Take up and relay asphalt valley and parapet gutters

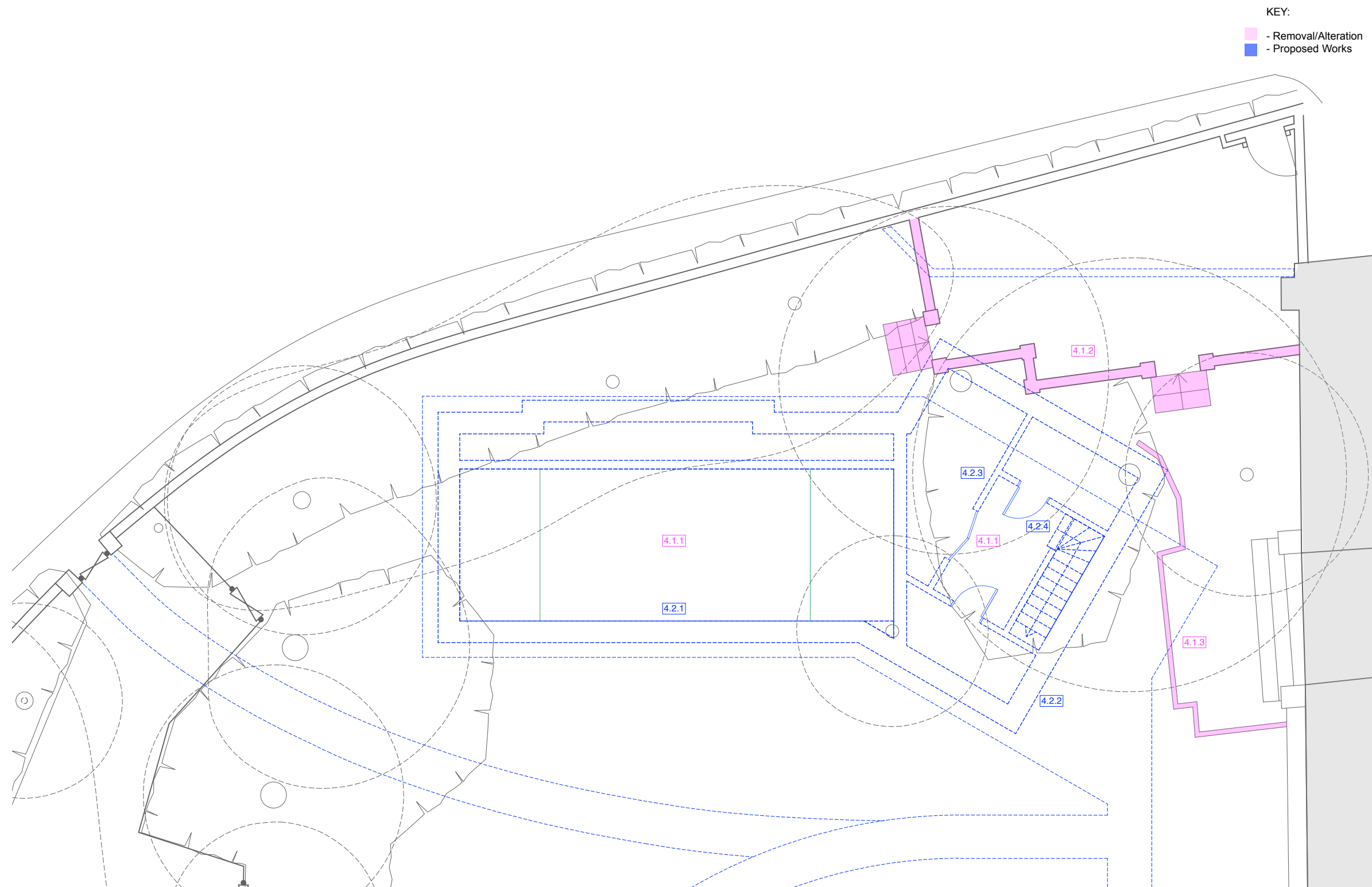
02 Construction

- 3.2.1 New lead roof covering to existing dormer to match existing

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POOL HOUSE BASEMENT FLOOR PLAN

01 Removal/Alteration/Excavation

- 4.1.1 Excavation of ground area to provide swimming pool enclosure and small basement
- 4.1.2 Removal of existing brick wall footings
- 4.1.3 Removal of existing hard landscape

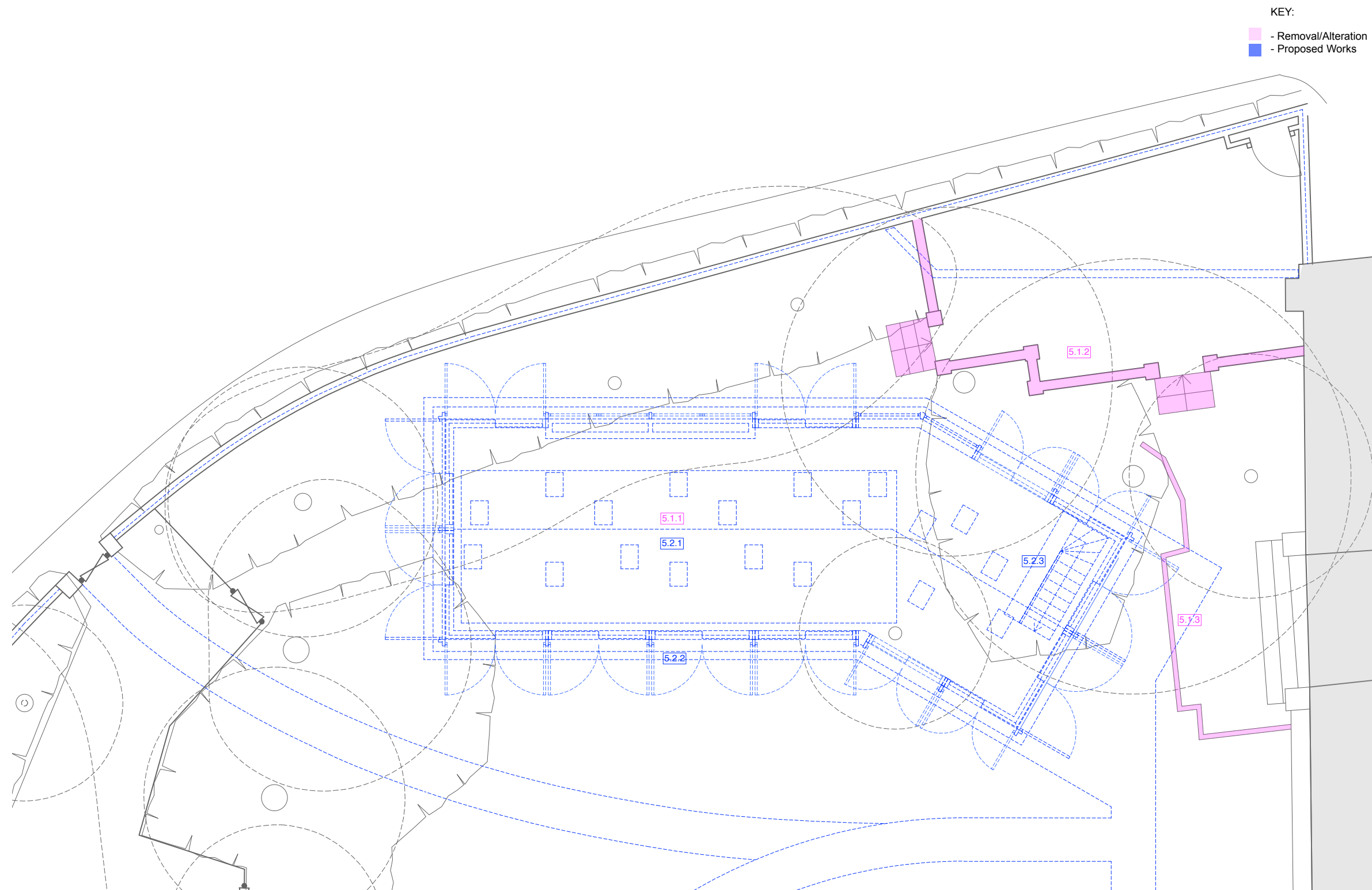
02 Construction

- 4.2.1 Structural retaining works and waterproof tanking to pool enclosure
- 4.2.2 Structural retaining works and waterproof tanking to small basement enclosure
- 4.2.3 Construction of new internal partitions and doors
- 4.2.4 Construction of new staircase

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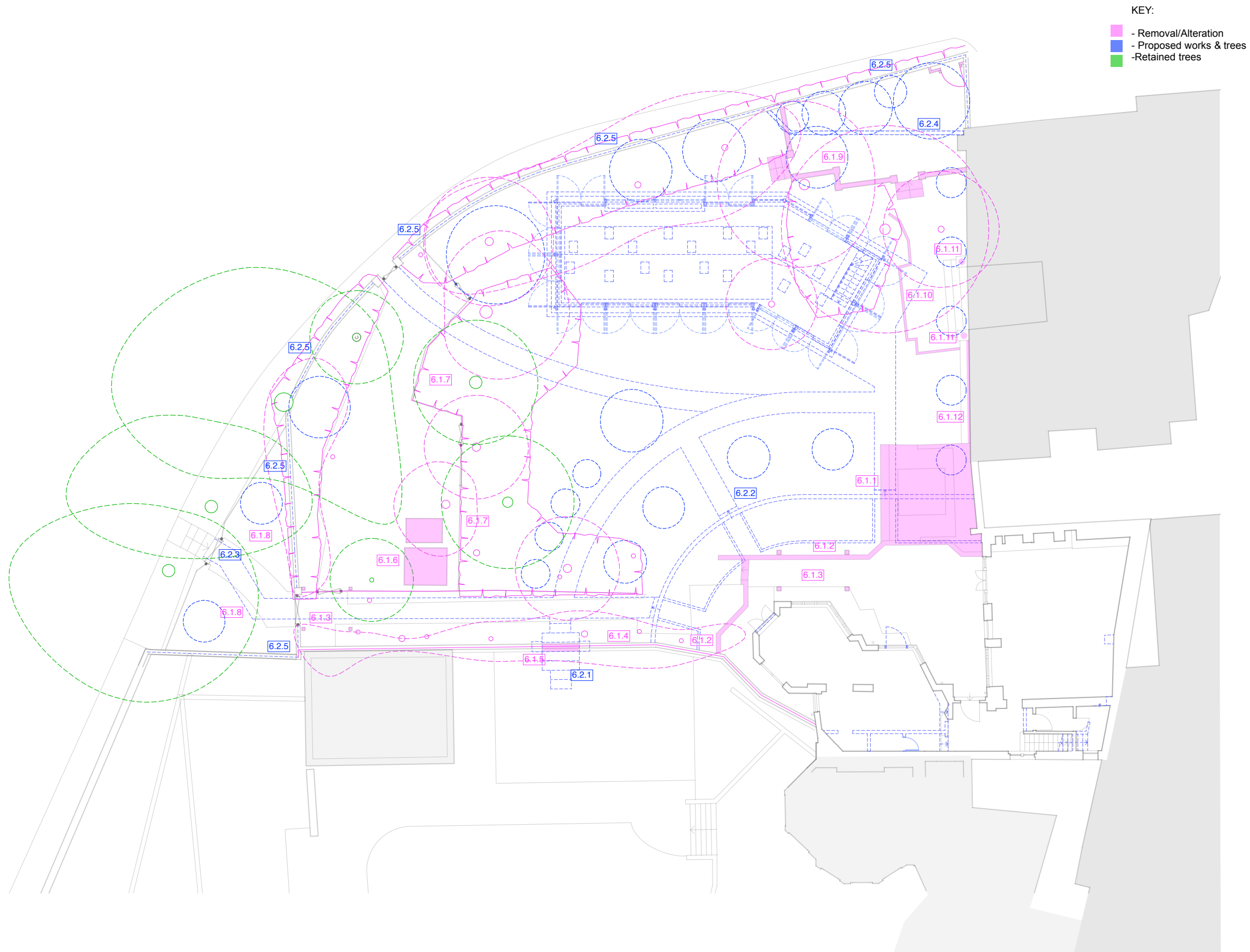
POOL HOUSE GROUND FLOOR PLAN

01 Removal/Alteration/Excavation

- 5.1.1 Excavation of ground area to provide swimming pool enclosure and small basement
- 5.1.2 Removal of existing brick wall
- 5.1.3 Removal of existing hard landscape

02 Construction

- 5.2.1 Construction of swimming pool
- 5.2.2 Construction of pool house superstructure including floor, glazing/walls, shutters, roof covering and roof lights
- 5.2.3 Construction of new staircase



LANDSCAPE PLAN

01 Removal/Alteration/Excavation

- 6.1.1 Removal of jacuzzi, plinth and decorative ornaments
- 6.1.2 Removal of retaining brick wall and trellis
- 6.1.3 Removal of timber pergola
- 6.1.4 Removal of trellis to wall
- 6.1.5 Opening made to garden wall
- 6.1.6 Removal of timber sheds
- 6.1.7 Removal of timber fencing
- 6.1.8 Removal of artificial grass, planters, false foliage and grotto lighting
- 6.1.9 Removal of existing brick wall
- 6.1.10 Removal of existing hard landscaping
- 6.1.11 Removal of broken lanterns to piers
- 6.1.12 Removal of timber trellis, artificial ivy along wall and decorative ornaments

02 Construction

- 6.2.1 New steps to opening in garden wall
- 6.2.2 New landscaping to garden (please refer to landscape design plan)
- 6.2.3 New black metal railings and gate to entrance
- 6.2.4 Brick wall planter bed
- 6.2.5 New timber trellis to perimeter wall