



<b>PROJECT</b>	<b>27 JEFFERY'S STREET, LONDON, NW1 9PS</b>
<b>CLIENT</b>	<b>J &amp; V TIPPELL</b>
<b>DATE</b>	<b>8<sup>TH</sup> MARCH 2021</b>
<b>WRITTEN BY</b>	<b>NICK HOLLOWAY</b>

<b>SCHEDULE OF WORKS TO LISTED ELEMENTS</b>			
		<b>CONDITION OF ELEMENT</b>	<b>DRAWING REF</b>
<b>1.</b>	<b>BASEMENT FLOOR WORKS</b>		
1.1.	The existing bathroom window will be removed and the opening will be filled in.	The current window, although timber single glazed window in a traditional style, is not original. The opening is small and the glazing is opaque. Though this will represent a change in the external fabric it is not thought that it will significantly harm the character of the listed building.	DE-P-099
<b>2.</b>	<b>GROUND FLOOR WORKS</b>		
2.1.	Removal of existing external door and frame to the garden	Existing door is in good condition. However, it is a modern timber door of no particular heritage value.	DE-P-100
2.2.	Removal of existing brickwork to the right-hand side of the existing door to the garden. Inserting a lintel over the opening to support the existing structure above. Making good the brickwork and plaster around the opening.	<p>The section of wall is part of the original fabric of the building. It is required to remove this element in order to undertake the works and bring materials and equipment onto site.</p> <p>The condition of this area currently is poor, as there is rising damp currently which has damaged the existing plaster internally. Externally the brickwork has been rendered over, with a modern render system that has been highlighted as detrimental to the visual appearance of the asset.</p> <p>The internal side of the wall has little to no evidence of the original fabric or decorative elements of note. There are no picture rails, dado rails, cornicing or original features of any kind, even the skirting is likely a replacement and not original.</p>	DE-P-100



		<p>The enlarged opening will be retained, and a new glazed door will be constructed in the opening to bring light a glimpse of the new extension element to the stair well.</p> <p>It will not be visible from the front door, so there will be no line of site through to this area upon entering the property, therefore it will not in any way affect the initial view of the property.</p>	
2.3.	<p>Removal of existing steel structure to underside of 1<sup>st</sup> floor bathroom extension.</p> <p>This structure will be carefully removed and replaced with new structure concealed in the roof build-up of the proposed extension.</p>	<p>The 1<sup>st</sup> floor bathroom extension has been highlighted as a more modern addition to the rear and is generally considered to be of low heritage value.</p> <p>The removal of the structure will enable the space to be opened up in the new rear extension, but externally after the works have been completed the change will not be visible.</p>	DE-P-100
2.4.	Relocation of existing external foul and surface water drainage.	<p>The drainage at the rear of the property is obviously not original and a mixture of cast iron and black plastic exists.</p> <p>The drainage is disorganised and unsightly currently and visually detracts from the heritage asset.</p> <p>The drainage will be consolidated and simplified as part of the works, where possible the drainage runs will be concealed so as to not be visible externally.</p>	DE-P-100 DE-E-02 PR-P-100
2.5.	Excavation of the existing external paved area to allow the casting of a new ground bearing slab and foundations for the rear extension.	The existing area will need to be excavated in order to undertake the works. The existing external area is seen to have little to no heritage value.	DE-P-100 DE-E-02
3.	<b>FIRST FLOOR WORKS</b>	<b>CONDITION OF ELEMENT</b>	<b>DRAWING REF</b>
3.1.	Creation of new opening at first floor stair hall to create new entrance door to the current living room.	<p>It is thought that historically these two room would have been split into 2 separate rooms as per the current proposals.</p> <p>Care will be taken through careful exploratory work to try and find the infill structure that formed the historic alteration works</p>	DE-P-101



		to fill in this opening. The more modern studs will be carefully removed and the opening will be re-instated. The plasterwork around the opening will be made good and a new architrave and door frame will be inserted with a moulding style to match that of the hallway.	
3.2.	<p>The current architrave/ timber mouldings will be removed from around the opening between the two rooms and the opening will be filled in.</p> <p>The opening will be infilled with timber stud work and breathable, mineral wool insulation will be placed between the studs.</p> <p>Finally, the area will be plastered and made good and the room will be decorated.</p>	This will re-instate what is thought to be the existing layout of this floor, therefore preserving the original layout of the listed building.	DE-P-101
3.3.	<p>Minor chasing in will be required in order to alter the lighting circuits to create 2x independent lighting circuits.</p> <p>This will mean chasing out areas of plaster in both the walls and ceiling in localised areas.</p>	<p>The area of chasing out will be kept to a minimum.</p> <p>All areas will be made good to the plasterwork.</p>	DE-P-101
3.4.	<p>The external rear extension will require flashing into the existing structure externally at first floor level</p> <p>Lead flashing will be chased into the existing structure according to the required depths as set out in the building regulations.</p>	This will require minor and very localised areas of work to the existing structure, though the technique is a traditional form of waterproofing and one that would have been used at the time of fabrication of the existing building, so it is believed that this will be seen as appropriate for the building.	DE-P-101