

# Hestur Limited

## Schedule of Proposed Works to 81 Albany Street, London NW1 4BT

The following works are the subject of a Listed Building Consent application to the London Borough of Camden.

The works being required to comply with the legal obligations associated with a Grade II Listed Building and to maintain the building in an appropriate condition (the works to prevent damp penetration), the same works also being required to maintain the building in a condition such that it can be used / occupied. (If damp is allowed to continue to penetrate the structure its suitability for occupancy will be called into question over time) and other works to improve the working environment within the building and maintain it as usable office space.

The works therefore being as follows;

- 1) Works to prevent the ongoing damp penetration that is occurring within the lower basement area, and to remediate the areas already affected by the same. The works are to be carried out by a company specialising in prevention of damp. A copy of the report / quotation provided by the specialist company is attached providing detail of the works proposed. It should be noted that the walls within the lower ground floor, and for that that matter those to the ground floor, are all of relatively modern construction, consisting of gypsum based plaster, or sand cement renders.
- 2) Installation of wall mounted air conditioning unit to the internal wall of the ground floor area, and condensing unit within the area of the WC. The drain from condensing unit to connect internally to the existing internal waste (No penetrations through wall to external areas, or fixing of any object to external areas is proposed).
- 3) Replacing existing large diameter spot lights / uplighters and strip lights with new energy efficient spot lights to provide improved standard of lighting, in keeping with current expected standards for commercial occupancy, including making good of previous poor installation and openings in ceilings around the existing lighting. Materials used in making good to match those as exist, which is again relatively modern in terms of materials, gypsum based plasterboard with thin plaster skim. Any re-wiring necessary as part of the installation of the lighting will be contained within floor / ceiling void as for the currently lighting.
- 4) Creation of new "Tea Station" within lower basement area to replace that currently within ground floor area. Waste to be connected to existing internal waste. The "Tea station" will be a modern free standing kitchen unit with sink / tap.

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- 5) Plaster to exposed concrete soffit, ceiling, to area below raised pavement above (in vault area). The concrete soffit is understood to have been formed when the openings that existed to the vault area were infilled and the footway above paved as can currently be seen.
- 6) Removal of existing timber infill partition installed in former openings and installation of new timber framed door between office areas. The timber infill is modern plywood construction , placed within an opening that historically existed between the lower ground floor dividing wall. The opening is to be recreated by the installation of an appropriate timber framed door.
- 7) Removal of existing timber infill partition within former opening between office area and vault area to allow damp works to be undertaken and replacement of timber infill partition to match the existing upon completion. The timber infill is as described above, modern plywood construction
- 8) Removal of non-loadbearing wall to create improved usable space. The wall is not considered to be part of the original lower ground floor layout, being 1/2 brick with modern plaster finishes. Floor finishes to be reinstated to match the existing on line of removed wall, the floor finishes dating back to when the lower ground floor was used as a fire place shop, understood to be until circa 1983. The ceiling will be made good to match the existing, which as noted above is modern gypsum plasterboard and skim.

Upon completion the lower ground floor and ground floor will be decorated through out. There are to be no works undertaken to external elevations.

The location of the above works being as shown on an annotated copy of drawing 81/GA.001 as attached.

Photographs relating to the proposed works are also provided to accompany this schedule. The photograph number being the item number.