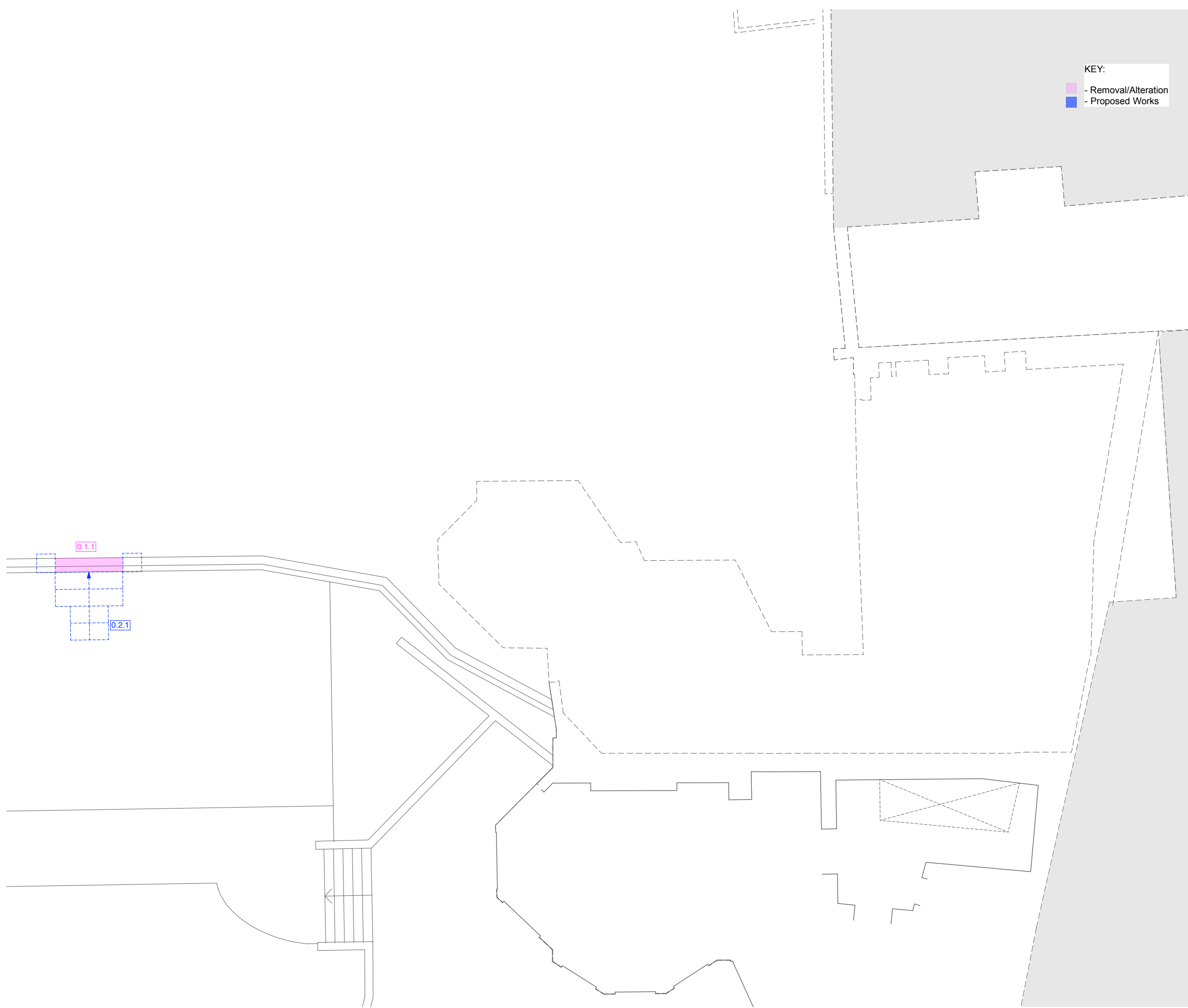




**Schedule of Works  
Listed Buildings  
4134-P.200  
Netley Cottage, 10 Lower Terrace,  
London NW3 6RR  
and Grove Lodge, Admiral's Walk  
London NW3 6RS  
June 2021**

**4orm**  
In association with  
**HANS VERSTUYFT  
ARCHITECTEN**

4134-P.200  
Schedule of Works  
Listed Buildings



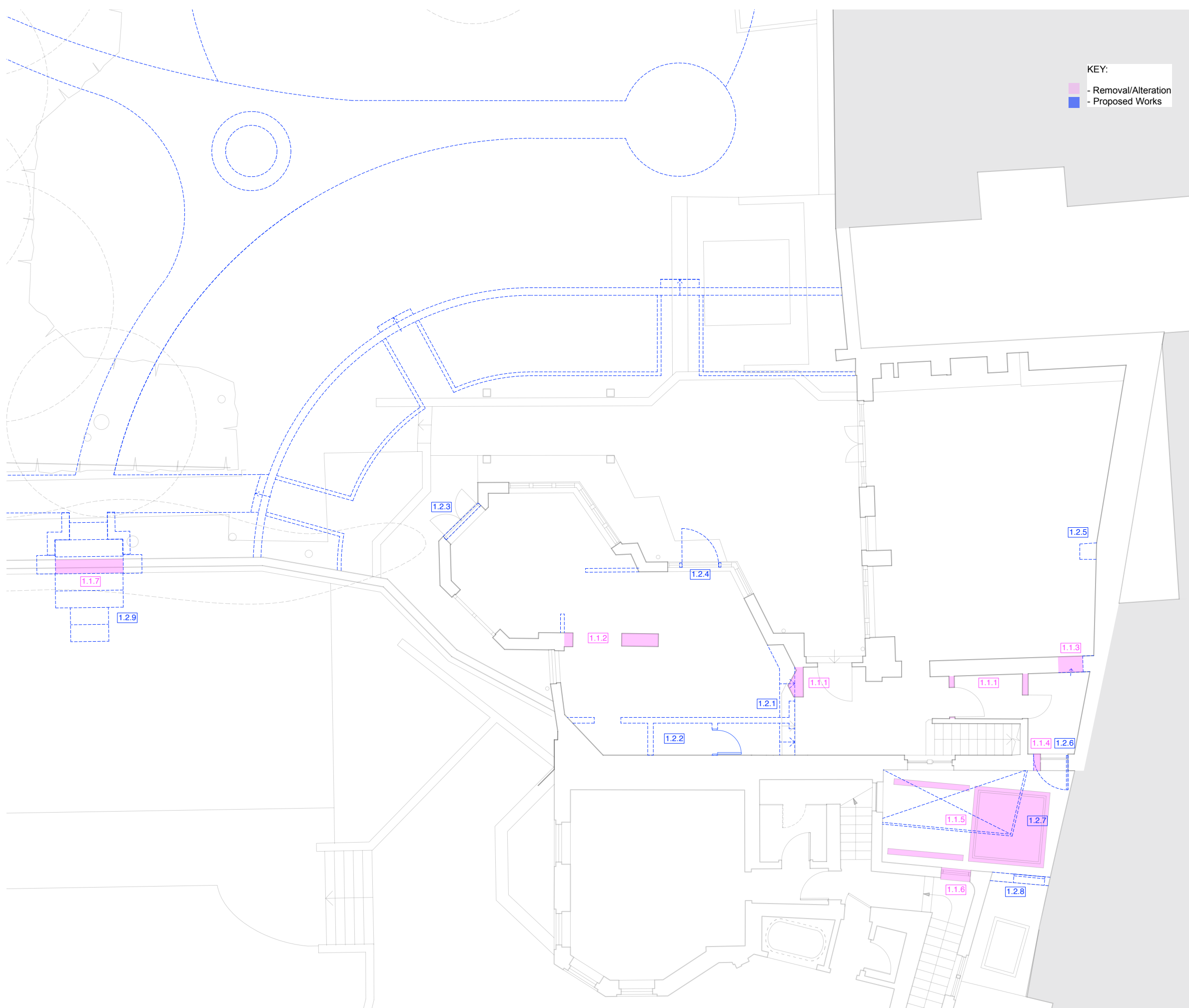
**BASEMENT FLOOR PLAN**

**01 Removal/Alteration**

0.1.1    Opening made to garden wall between  
Netley Cottage and Grove Lodge

**02 Construction**

0.2.1    New steps to opening in garden wall



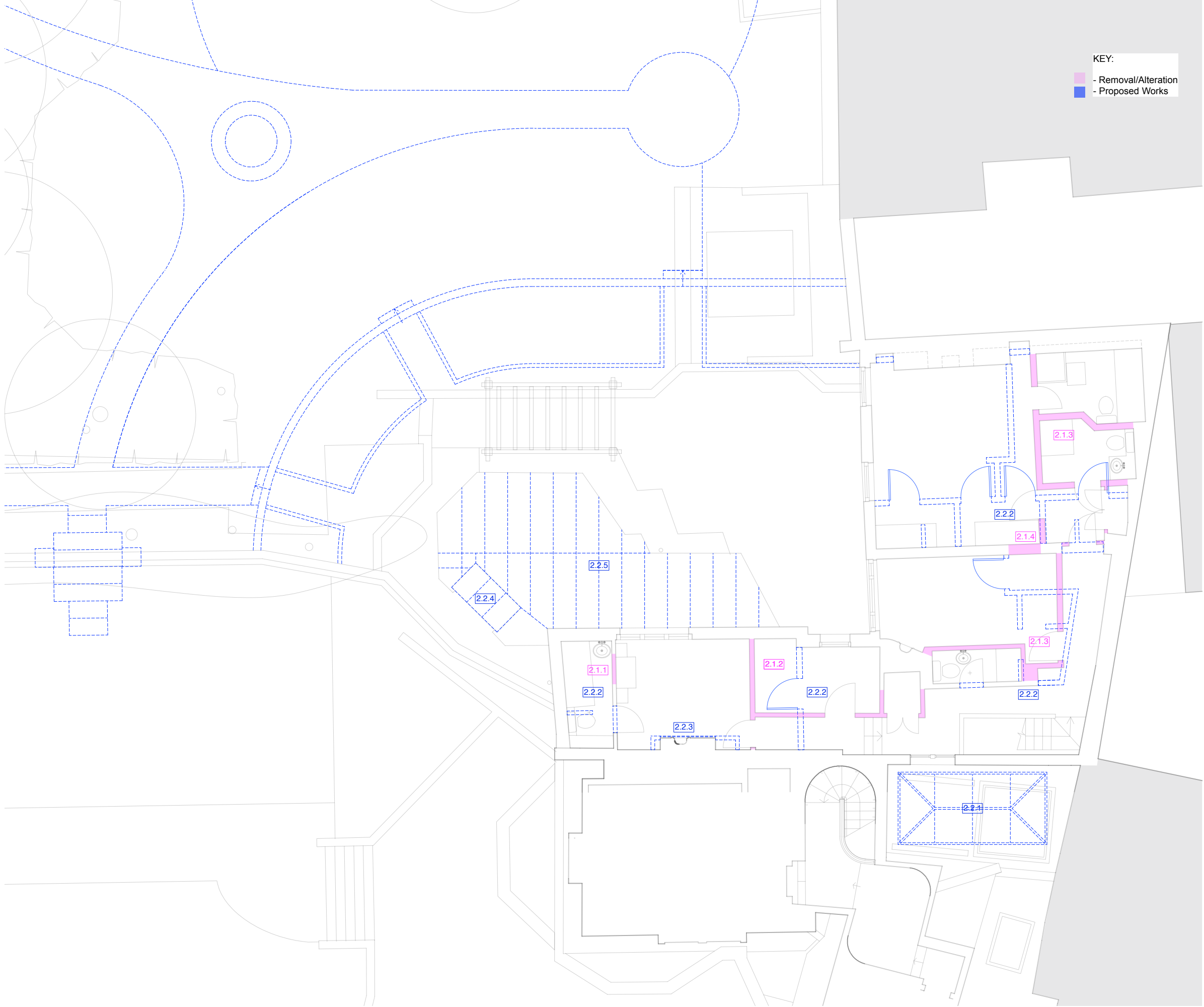
**GROUND FLOOR PLAN**

**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 Opening made through wall in location of original opening
- 1.1.4 Enlargement of existing window opening to accommodate new door opening
- 1.1.5 Removal of flat roof and rooflight
- 1.1.6 Enlargement of existing window opening to accommodate new opening to mezzanine

**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 pier re-established in room to replicate historical floor plan
- 1.2.6 New doorway to mezzanine level
- 1.2.7 New mezzanine walkway connection between Netley Cottage and Grove Lodge
- 1.2.8 Raise masonry wall to form enclosure. Access door to enclosed roof
- 1.2.9 New steps to opening in garden wall



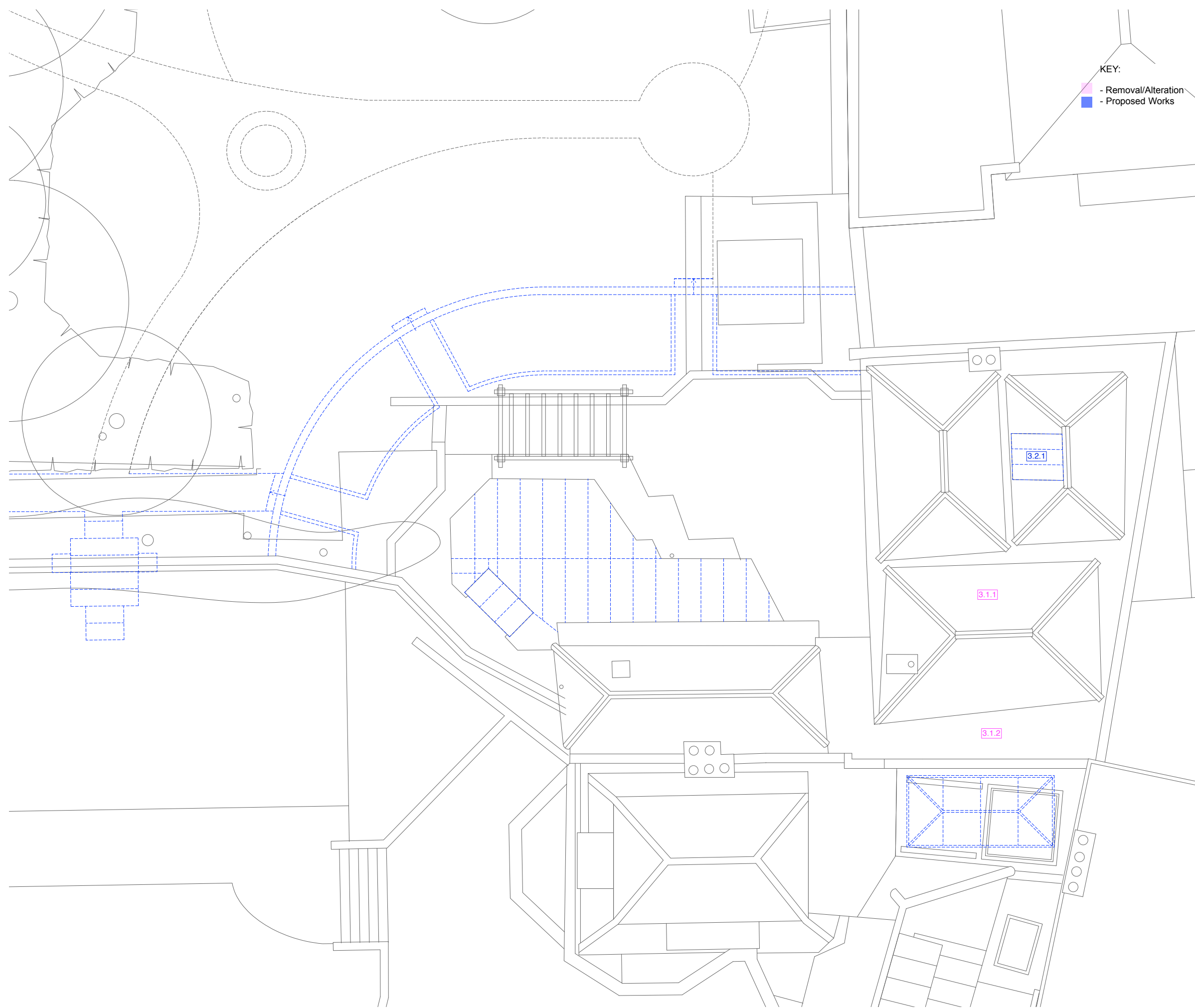
**FIRST FLOOR PLAN**

**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



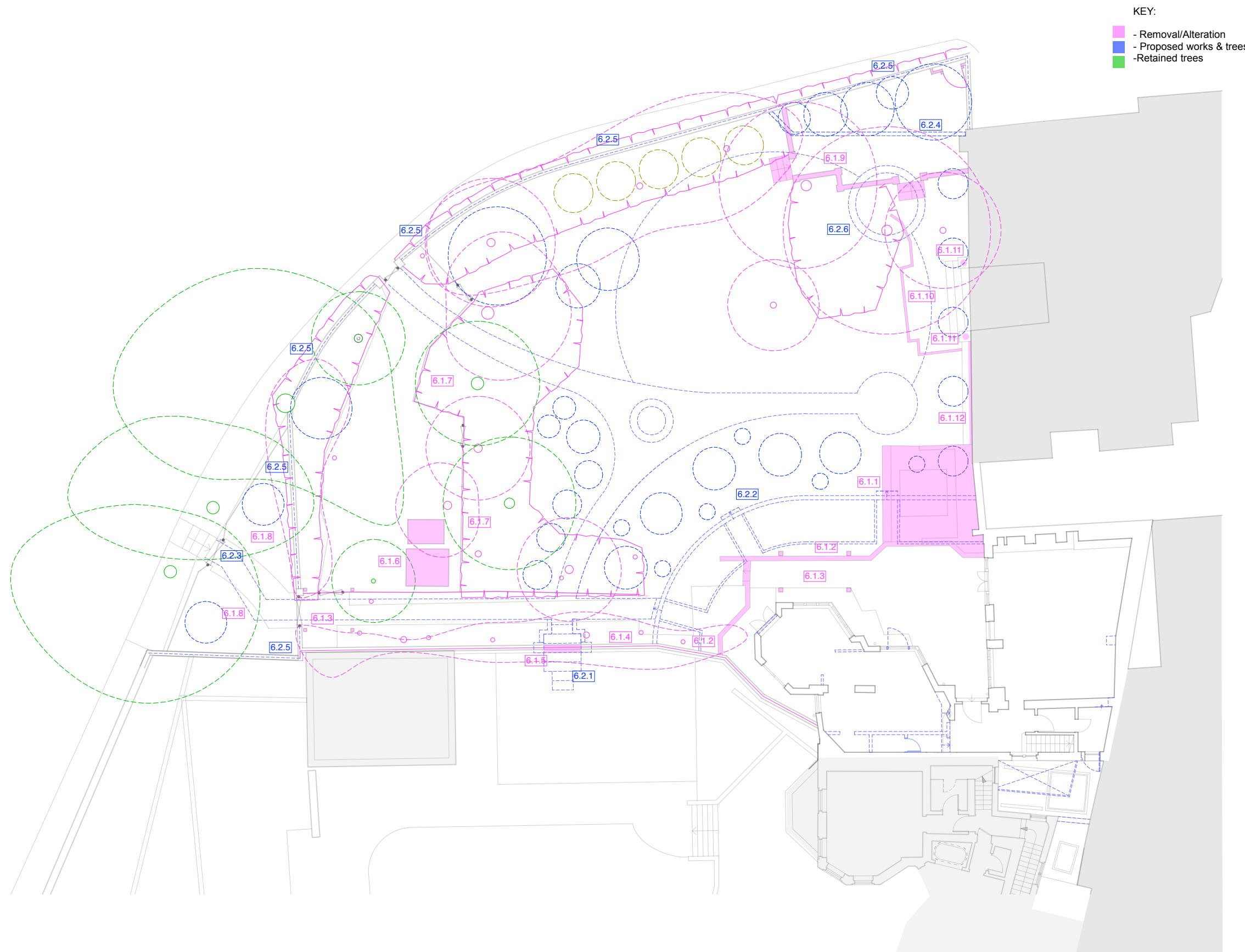
**ROOF PLAN**

**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 in leadwork

**02 Construction**

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



## 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 and steps
- 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
- 6.2.6 Trampoline area

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