



PROJECT	27 JEFFERY'S STREET, LONDON, NW1 9PS
CLIENT	J & V TIPPELL
DATE	3RD MARCH 2022
WRITTEN BY	NICK HOLLOWAY

SCHEDULE OF WORKS TO LISTED ELEMENTS			
1.	BASEMENT FLOOR WORKS	CONDITION OF ELEMENT	DRAWING REF
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.	PR-P-099
2.	GROUND FLOOR WORKS	CONDITION OF ELEMENT	DRAWING REF
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 steel structure to underside of 1 st floor bathroom extension. This structure will be carefully removed and replaced with new structure concealed in the roof build-up of the proposed extension.	The 1 st floor bathroom extension has been highlighted as a more modern addition to the rear and is generally considered to be of low heritage value. 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.	PR-P-100
2.3.	Relocation of existing external foul and surface water drainage.	The drainage at the rear of the property is obviously not original and a mixture of cast iron and black plastic exists. The drainage is disorganised and unsightly currently and visually detracts from the heritage asset.	PR-P-100 PR-E-02



		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.	
2.4.	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.	PR-P-100