

Appendix 1

SCHEDULE OF WORKS – Upper Ground Floor, First floor, Second floor Internal Alterations _REV 01

For 77 South End Road, London NW3 2RJ

LISTED BUILDING CONSENT APPLICATION

Re: 77 South End Road, London NW3 2RJ

Owners: Scott Kerson and Jana Harrison

UPPER FLOORS REFURBISHMENT

A. EXTERIOR HOUSE

1. Windows:

- a) Replace existing non-original window glazing with like for like new glazing and original window glazing to be retained.
- b) Repair and decorate exterior of all windows, paint in like for like.

2. Rear Elevation:

- a) Replace and relocate existing soil pipe at the rear with new pipe matching existing material and painted black as per existing.

1. Front Elevation:

- a) Stability of existing first floor Juliet balcony to be re-checked & fixing of existing railing to be strengthened / tied into main structure with concealed fixings, if necessary.

B. INTERIOR HOUSE

Upper Ground Floor Level – New Study Room:

- a) New Study room: Existing bathroom to be removed to create a study room at the rear.
- b) New floor finishes in study room - engineered wooden floor.
- c) Repair, refurbish and redecorate the area around new study room like for like materials and colours.
- d) Re-wire existing electrics/power points in new Study room to meet safe modern standards throughout the lower ground floor.

First Floor Level – New Master Ensuite:

1. Master Ensuite:

- a) Replace existing bedroom and create new Master Ensuite on first floor.
- b) New Tiled floor with electric Under Floor Heating.
- c) New moisture proof plasterboard ceiling.
- d) New recessed downlights in ceiling.

- e) Existing door to be retained from hall 13 but fully block from M.Ensuite side to keep original house feature.

Second Floor Level:

2. Shower Room:

- a) New Tiled floor with electric Under Floor Heating.
- b) Replace existing sanitary ware with new at the same position. Plumbing remains the same.
- c) Re-tile walls and re-decorate.
- d) Retain existing pipe runs but re-plumb with new fittings where necessary

3. Front and Rear Bedroom:

- a) Make out & fill the thermal shrinkage cracking at the wall to ceiling junction.

General:

4. Plumbing:

Re-plumb where necessary using existing pipe runs against the existing system that has been identified as generally outdated by the surveyor.

5. Radiators:

All existing radiators to be replaced with new radiators throughout the house.

6. Boiler and HWC:

- a) Existing boiler to be replaced with new boiler located in front lightwell cupboard and connect flue to existing external flue.
- b) Existing Hot Water Cylinder to be replaced with new.

7. Staircase/hallways from basement up to third floor:

- a) Redecorate throughout

8. Floor finishes:

- a) Upper GF: no change of floor finishes in other rooms
- b) Half-landing (proposed Study room): engineered wooden floorboards
- c) First floor: Master en-suite: New porcelain tiles,
- d) Master bedroom: Retain existing wooden floorboards.
- e) Second floor: Shower room: new tiles, other rooms: no work. Note: new sanitary fittings, but same layout to SF shower room.
- f) Landings/stair: keep and protect

9. Redecorate throughout.

Loft level:

Rebuild areas of the left Party Wall within the loft. There is no construction to the party wall with no 79 below the valley. This is a fire risk and this hole should be boarded up. The panel of brickwork to the left flank wall is in very poor condition. Most of the bricks are loose. Isolated areas of the wall will need to be rebuilt.

C. PHOTOGRAPHIC RECORD

Exterior

Rear Elevation



Rear elevation showing existing unoriginal conservatory and neighbours' extension.

Front Elevation





Front Lightwell



External soil pipe



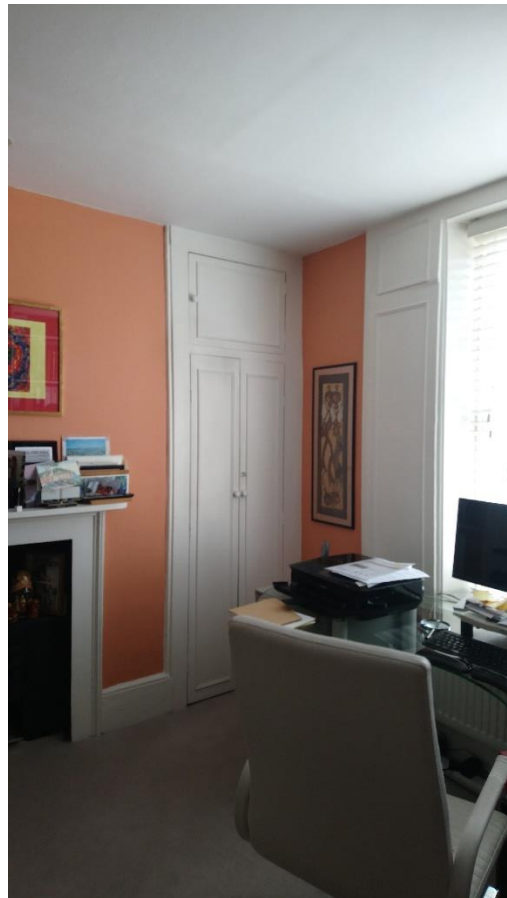
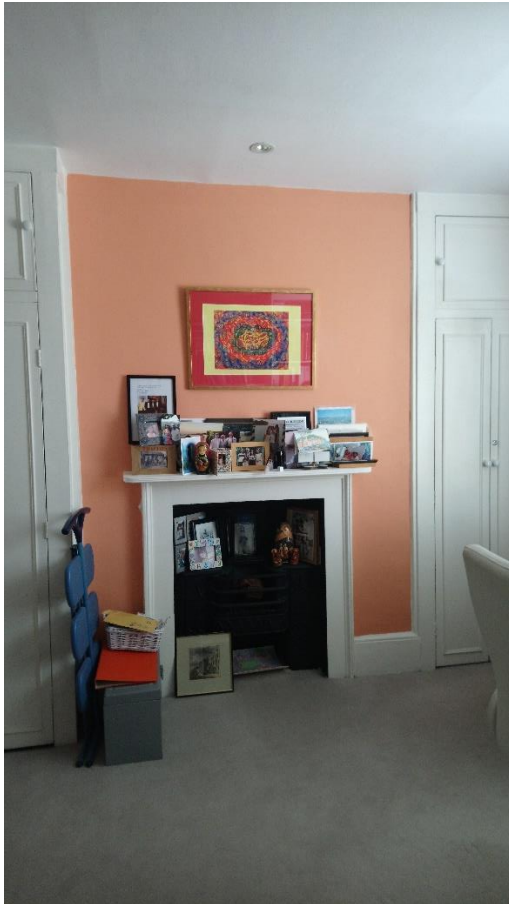
Interior

Upper Ground Floor



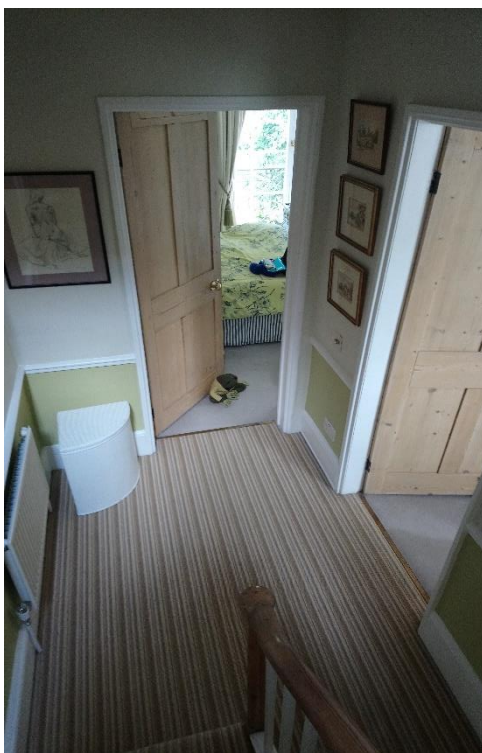
Existing Bathroom

First Floor



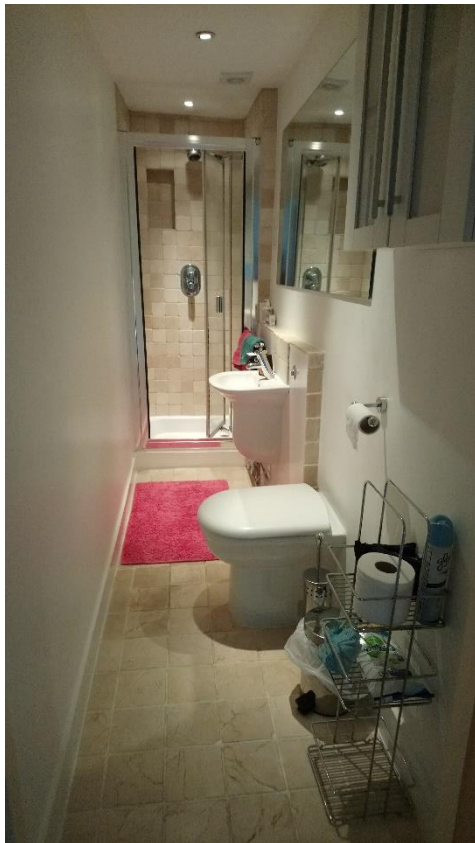
Rear

Bedroom/study which will be converted into #Master Ensuite. Existing Chimney breast will be retained.



Existing door from the Hawway to the rear bedroom/study room will be retained from hallway side and will be blocked from Master ensuite internally.

Second Floor:



Existing Shower room. All unoriginal sanitaryware and tiles will be replaced with new sanitaryware and tiles.