



Green hatch indicates no change in specified room.

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Issue Status

- | | | |
|-------------|------------------------|-----------------|
| - SK Sketch | - T Tender | - P Permissions |
| - D Design | - E Existing Condition | - C Contract |

rev	note	date	(drawn by/checked by)
(A)	: Issued Camden Council - planning	15.06.22	(OW/HC)

SCHEDULE OF WORKS - BASEMENT

WARNING: THERE IS A VERY HIGH LIKELIHOOD THAT **LEAD PAINTS** ARE PRESENT ON THIS SITE. TAKE NECESSARY PRECAUTIONS TO AVOID INGESTION OR INHALATION OF ANY LEAD PAINTWORK. **DO NOT SAND ANY JOINERY FOUND ON SITE WHETHER OF MODERN OR TRADITIONAL APPEARANCE.**

PREPARATION

1. Carefully document location of any historic joinery with Architect in attendance. Carefully remove and set aside in safe location for future reinstallation. Take especial precaution to avoid ingestion or inhalation of lead paintwork dusts.
2. Carefully protect any historic fabric including external doors and windows, and timber to staircase. Take particular care with fragile members such as glass and thin spindles.
3. Remove any joinery, sanitaryware, kitchenware, radiators, etc in preparation for demolition. Remove internal security grilles to front window. Drain all services and isolate, etc.
4. Remove and set aside kitchen items for reinstallation as far as possible. Floor tiles, kitchen doors, and carcasses will be replaced, but all other items should be preserved if possible.

DEMOLITION

5. Remove all wall finishes, including any electrical and mechanical installations and cables. Walls should be stripped back to brickwork. Take care not to cause unnecessary damage to the historic brickwork or mortar. It is expected that all internal walls are brickwork. Upon discovery of any historic lath & plaster walls, notify Architect immediately and do not demolish or alter those walls any further.
6. Use 'Peelaway' paint stripper to remove white paint in lightwell, excepting the facade of the house. Take especial precaution to avoid contact with lead paints.
7. Remove York stone slabs in lightwell as necessary and excavate to required level for installation of French drain. Install drain and connect to nearby inspection chamber before filling with gravel and finishing York stone to existing standard.

MECHANICAL & ELECTRICAL

8. Necessary mechanical and electrical cabling and pipework to be installed prior to plastering of walls etc.

STRUCTURE & CONSOLIDATION

9. Where specified, lime plaster the walls in accordance with Architect's drawings. Install tanking measures where specified and to specified standard. Finish walls with typical smooth skim coat.

FINISHES

10. Where specified, joinery or panelling to be installed according to Architect's drawings onto lime-plastered walls. All exposed walls to be painted in Keim breathable mineral paint. Allow adequate drying time to lime-plastered walls prior to painting.
11. Strip historic joinery paintwork back to timber using HSE approved methods. Treat with appropriate mould and moisture-resistant treatment. Reinstall in original placement.
12. Walls and joinery to be painted as specified in Architect's drawings. Finalisation of mechanical and electrical installations to proceed thereafter. Installation of carpet and/or tiled/timber finishes as specified by Architect as final step.

EXTERNAL

13. Install historic-type security railings to window as specified in drawings. Repoint walls as necessary in NHL 3.5 flush-pointed mortar colour-matched to the main house. Install new tap and electric vehicle charging point. Take care to coordinate lightwell pointing works with resetting of entrance stone steps to avoid unnecessary risk of damage etc.

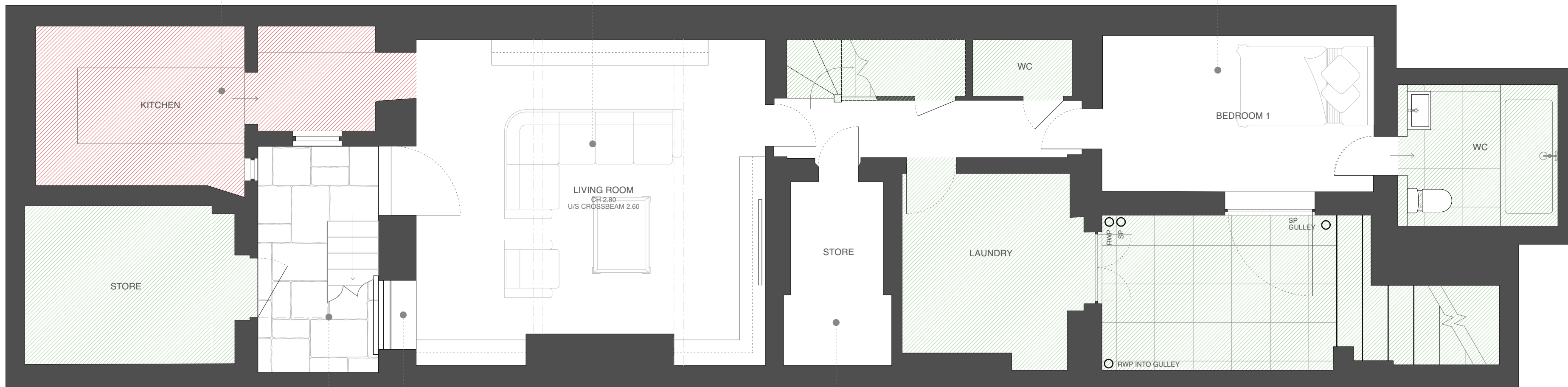
New joinery to living room and panelling. See P500 and P501 for indicative details

Red hatch area - surfaces and ground completely demolished to make way for new tanking system and sump.

New panelling as per detail P500

Sec A
P300

Elev
P200



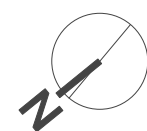
Elev
P201

Minor repairs and alterations to front lightwell, including repointing, paint stripping, installation of Tesla charging point, installation of tap. York stone lifted close to house and French drain installed to reduce internal dampness.

Internal security grille to be removed.
External historic-type painted railings to be installed.

New false ceiling. Repair to brickwork.

0m 1m 2m 3m 4m 5m



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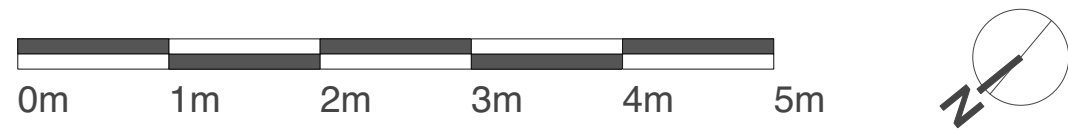
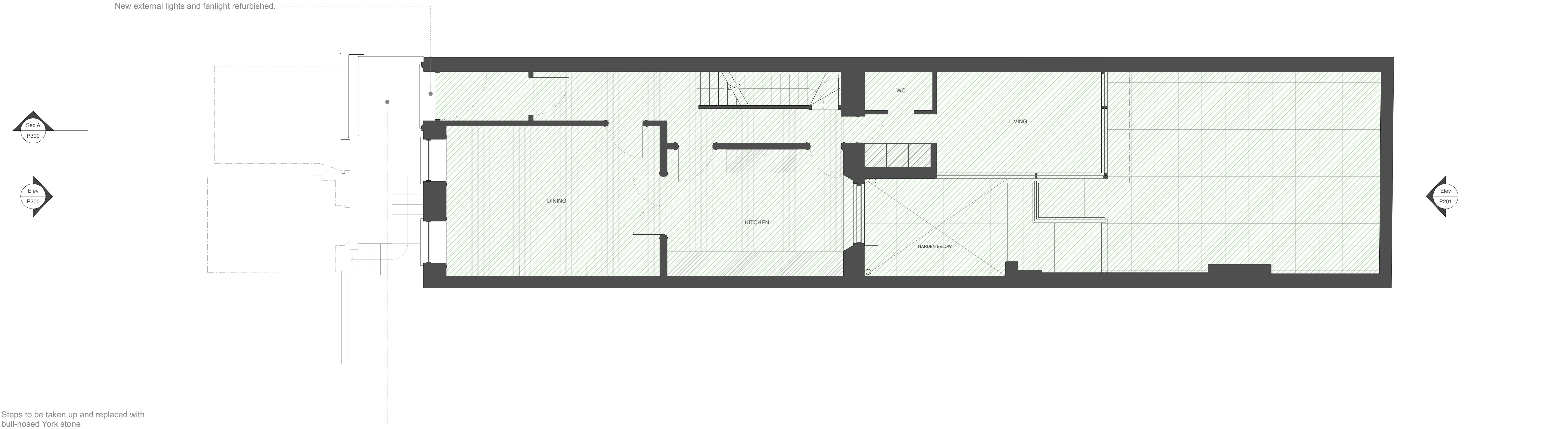
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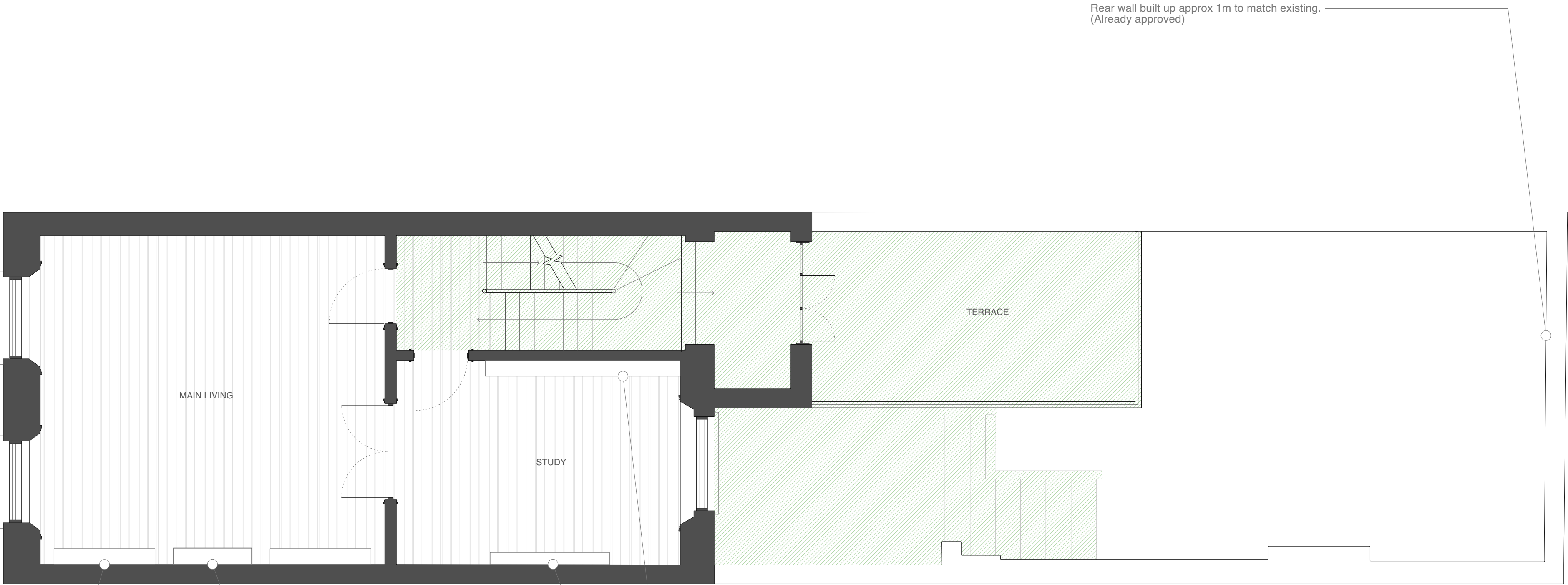
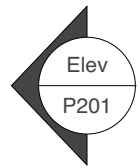
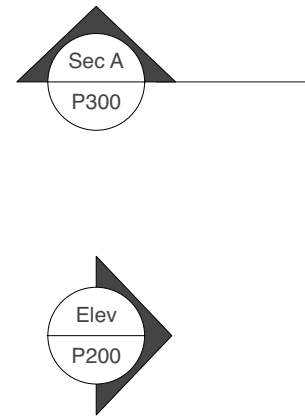
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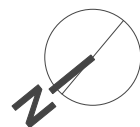
New traditional-style joinery either side of fireplace. Detailed design to be determined. Expected to be secured by condition if necessary.

Existing fireplace

Existing fireplace

New traditional-style joinery (shelving, cabinets, etc). Detailed design to be determined. Expected to be secured by condition if necessary.

Rear wall built up approx 1m to match existing. (Already approved)



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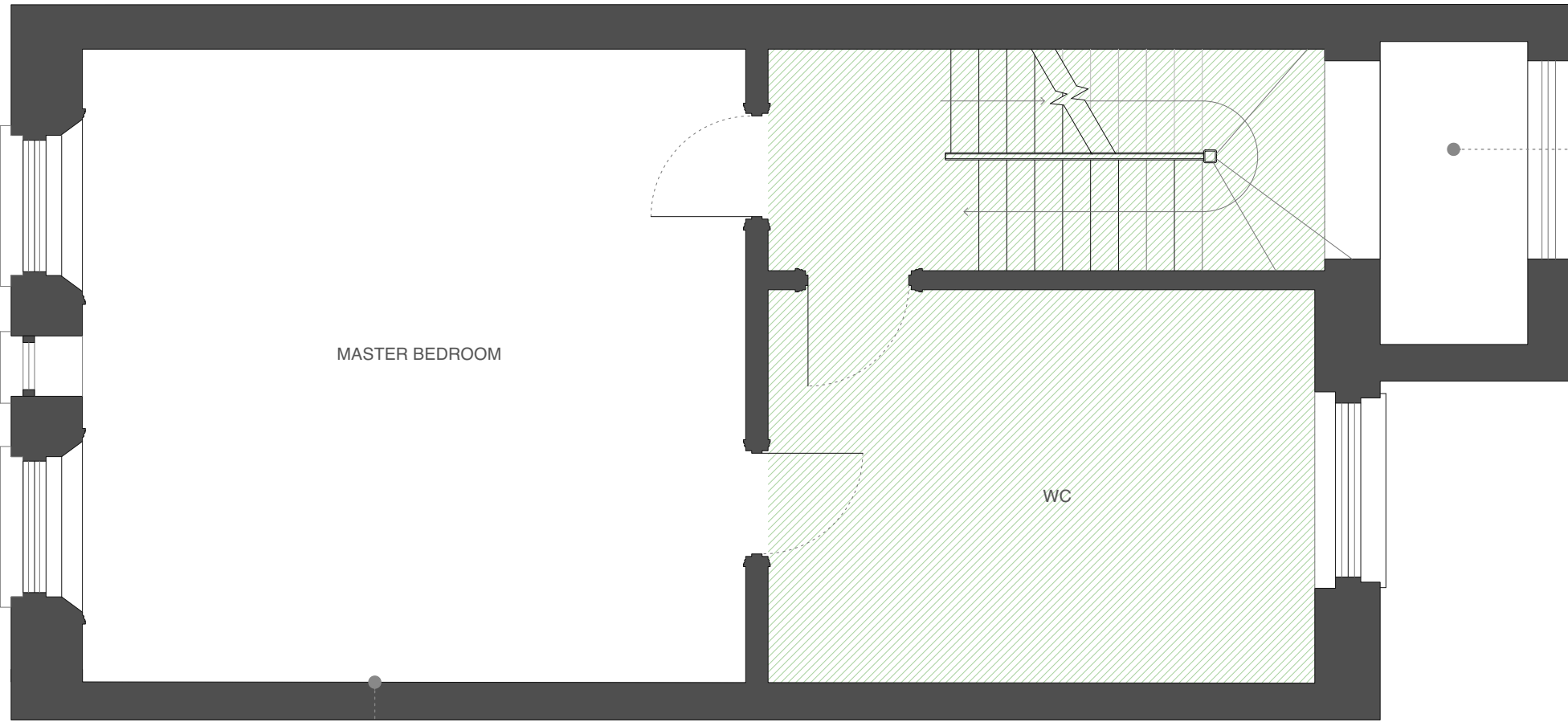
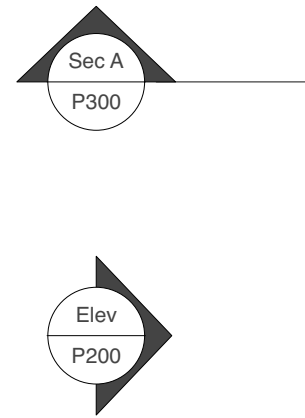
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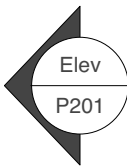
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New platform installed in existing void for creation of landing/cosy space with joinery. See P300 for section.



Existing chimney breast 'hole' boarded over with sliding ventilation grille installed, made good/flush with existing wall.



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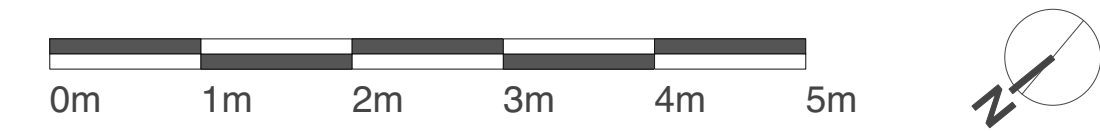
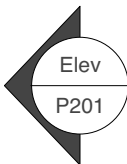
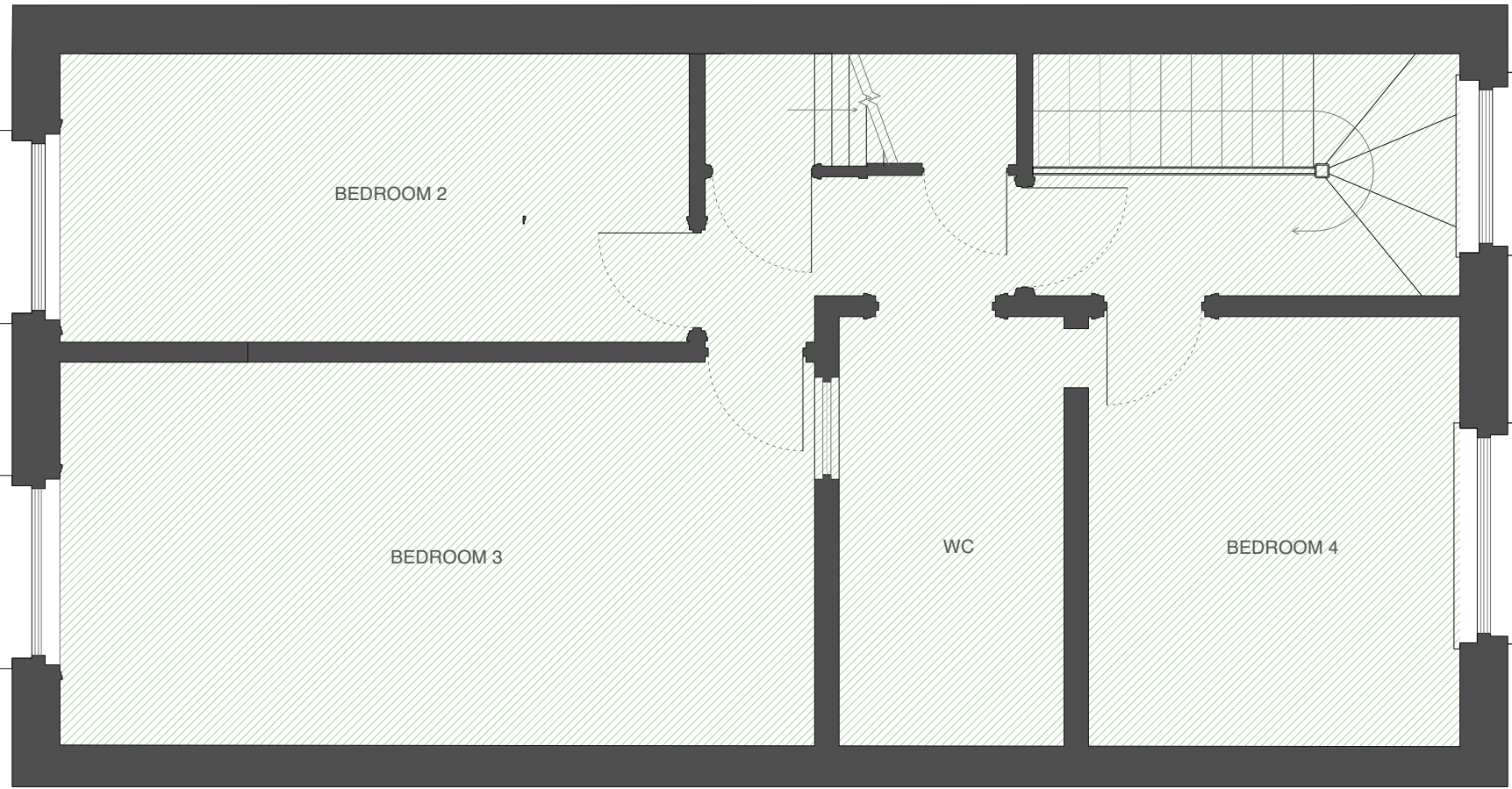
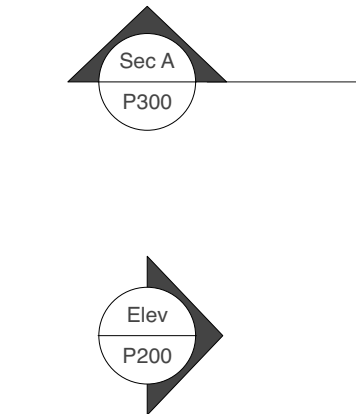
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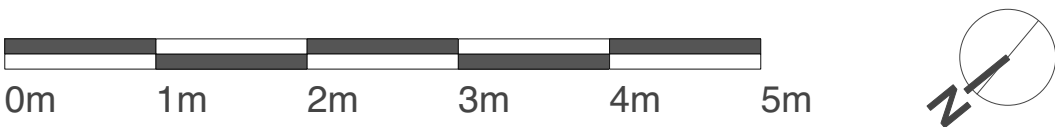
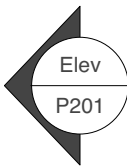
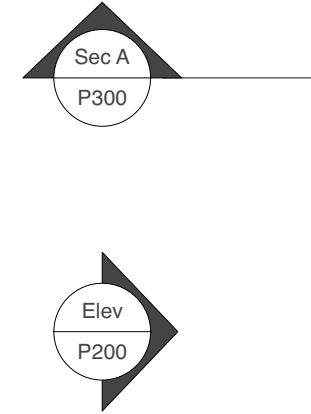
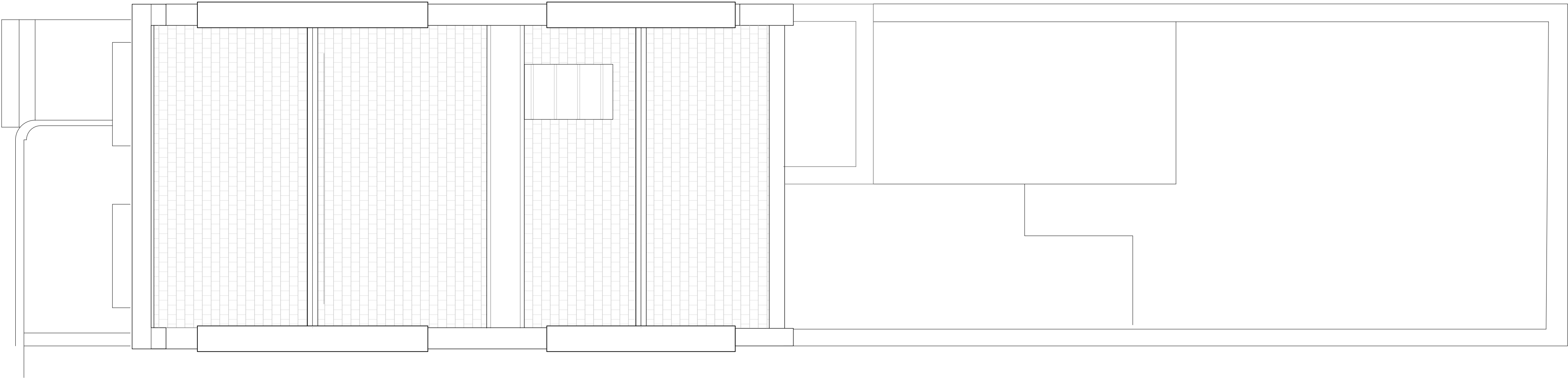
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Numbers '24' painted onto rear of glass in traditional style. Small minimal lights attached to masonry either side of entrance as shown. Details, including luminance, anticipated to be secured by condition if necessary.

Entrance steps replaced with York stone bull-nose steps

New external security railings to be installed to this window to match original. Details anticipated to be secured by condition.

0m 1m 2m 3m 4m 5m

25 John Street

24 John Street
Application Site

23 John Street

HUGH CULLUM
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f 020 7387 7645
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24 John Street

Planning
General Arrangement
Front Elevation
1:50@A1, 1:100@A3
June 2022

JS024 - P200 (A)

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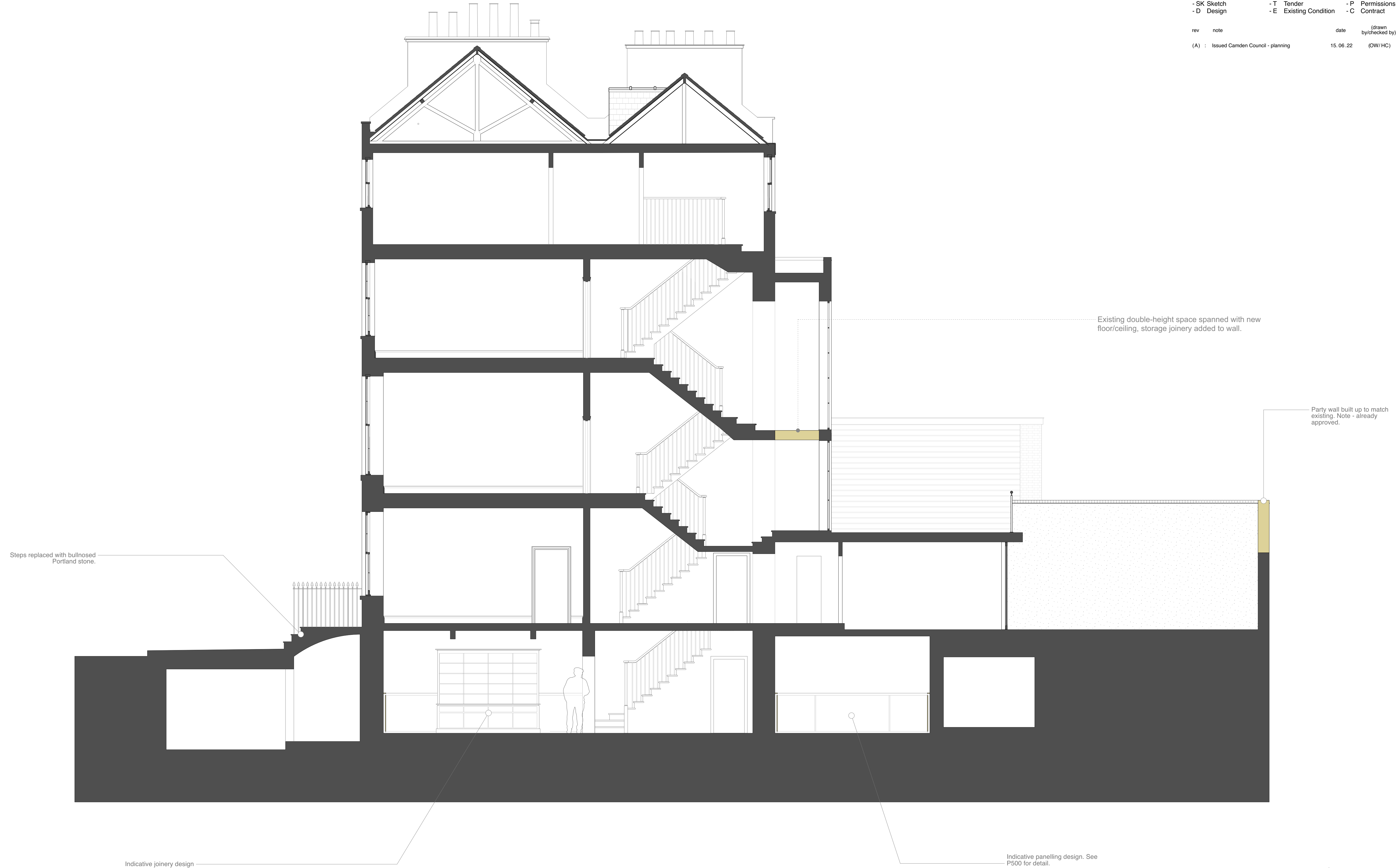
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24 John Street

Planning
General Arrangement
Ground Floor Plan
1:50@A1, 1:100@A3
June 2022

JS024 - P300 (A)

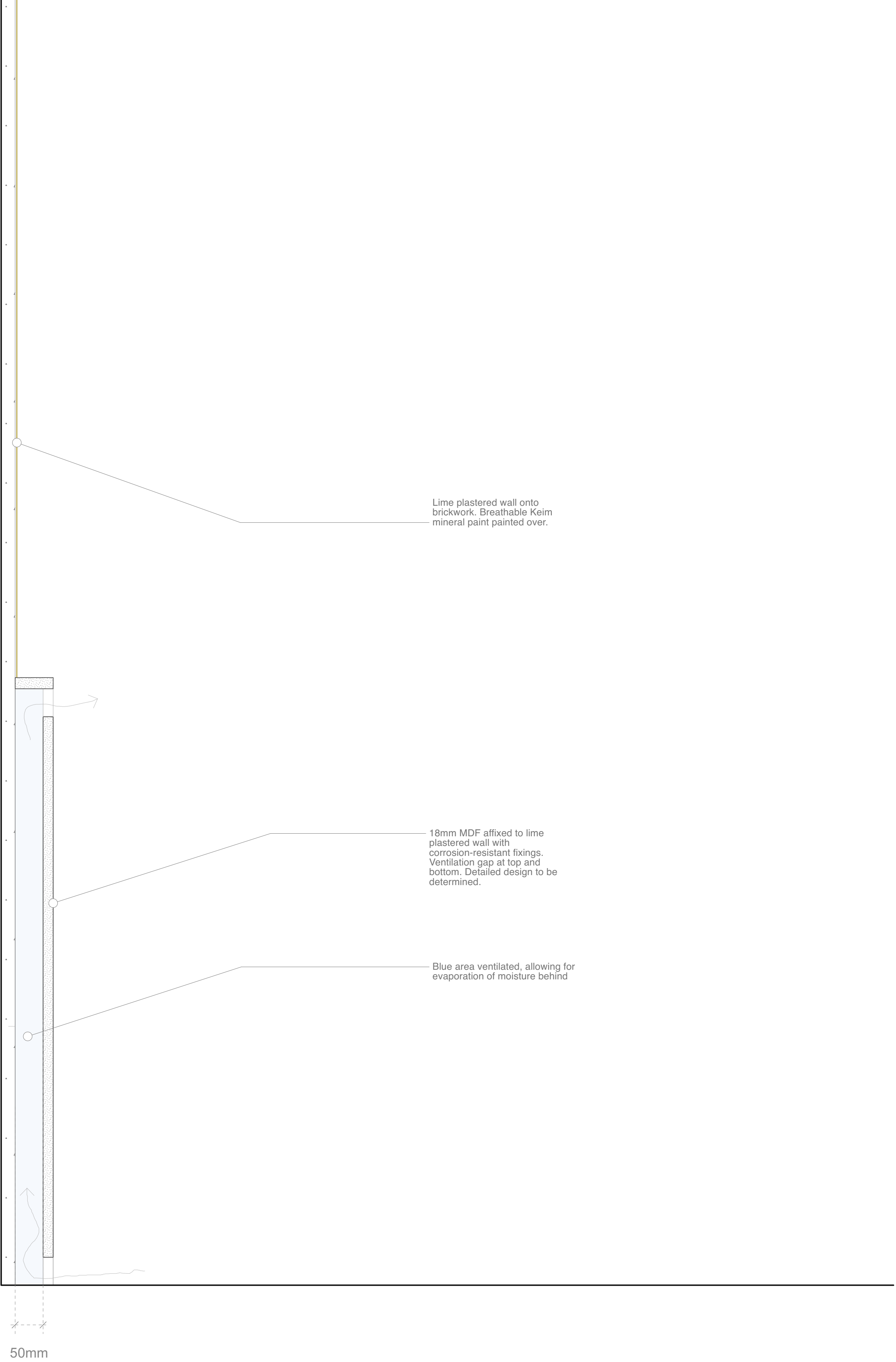
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