

Schedule of Works – 6 Provost Road, NW3 4ST - Revised 05.08.2022

General Works throughout:

MISC01 - Remove Front, Side and Rear non original existing render, currently a mix of lime render and newer cement render from the 1970s, replace with lime render and mark with original impression of block work to match neighbouring properties.

MISC02 - make good existing front boundary wall. Existing brickwork to be repointed where required. Existing non original concrete caps to be removed and new stone caps to match neighbouring houses. New metal railings installed on top of existing brick wall as would have been original, and where a similar replacement can be seen at no. 8 Provost Road.

MISC03 - New black painted metal gate to front boundary with recessed access keypad, to improve security. As can be seen at no. 1-4, 8-14 Provost Road.

MISC04 - New rationalized external pipe routes for cast iron rainwater and soil vent pipes to side elevation. Any unused pipes and wires to be removed.

MISC05 - New security camera locations shown on LGF plan, one within entrance porch, one along the side passage and one within the new extension to cover the rear courtyard, similar locations approved at no. 2 Provost Road.

MISC06 - Concrete slab to front garden to be removed and replaced with York stone paving.

MISC08 - Overhaul and redecorate existing windows and external doors where retained and install new draughtproofing strips and ironmongery.

Alterations or replacement of the following windows and doors:

F.LG.01 - Removal of non-original timber casement window, new three over six timber sash window as would have been original, to match no. 5 Provost Road. Glass to be Histoglass Mono RT+ single glazing.

F.LG.02 - Removal of non-original timber door, fanlight and sidelight, widening of existing opening and installation of a pair of crittall style doors with fanlight. Similar widening of openings have been approved recently at 14 Provost Road.

F.LG.03 – Existing kitchen window- non original window removed, existing opening widened to create access to new extension.

F.LG.04 - Removal of non-original 1970's window and opening filled in.

F.LG.05 - Staircase window - fluted glass within existing window panes to existing opening.

F.LG.06 – Existing Door opening to be filled in with opening expressed externally.

F.LG.07 - New side door where existing window opening is located. Traditional fluted glass panels to provide privacy.

F.GF.02 - Non original window, glazing to be changed to Histoglass Mono RT+ single glazing.

F.GF.03 - Guest WC window to rear- new two over two sash window to replace non original casement window, with new internal timber shutters. Glass to be changed to Histoglass Mono RT+ single glazing.

F.GF.04 - Guest WC side window - small non original side window to bathroom to be removed and filled in.

F.GF.05 - New glass covering to side passage. Please see AD-10 for detail. Similar glass coverings approved at no. 14, 12, 10 Provost Road.

F.FF.02 - Non original window, glazing to be changed to Histoglass Mono RT+ single glazing. Side and bottom timber panels to be added to new frame surround to return to original design and match F.FF1.

F.FF.03 - Bathroom window- new 3 over 6 sash window to replace non original window, with new internal timber shutters. Glass to be changed to Histoglass Mono RT+ single glazing.

F.FF.04 - Non original casement window to FF landing. Window to be replaced with more in keeping two over four sash window, to match window at no. 7 Provost Road. Glass to be changed to Histoglass Mono RT+ single glazing.

F.FF.05 – En-suite window - non original window with thick mullions, to be replaced with new traditional timber sash window with internal timber shutters. Glass to be changed to Histoglass Mono RT+ single glazing.

F.SF.01 - Non original front window to be replaced with four panel window, to match houses 7-14 Provost rd. Frames appear to be existing and will be retained. Glass to be changed to Histoglass Mono RT+ single glazing.

F.SF.02 - Non original rear window to be replaced with four panel window, to match houses 7-14 Provost rd. Frames appear to be existing and will be retained. Glass to be changed to Histoglass Mono RT+ single glazing.



F.SF.03 - Dormer windows - new double glazed timber windows to new dormers.

F.SF.04 - Dormer windows - new double glazed timber windows to new dormers.

F.RL.01 - New conservation style double glazed rooflight, to replace existing non original rooflight over staircase.

MISC09 - Renew existing plumbing following existing pipe routes where possible, non-original exposed pipework throughout to be recessed within walls or floors, running back to new plant in Utility Room.

MISC10 - New wiring throughout back to new fuse board in new Utility Room. Any surface mounted wires, (internal or external) to be recessed into walls or removed where no longer required.

MISC11 - Renovate staircase and redecorate from Ground to second floor. Existing handrail to be repaired where required and finished in a French polish, stringer, and spindles to be painted, steps to be sanded and stained.

MISC12 - Redecorate throughout. Where present strip wallpaper, make good defective plaster with like for like material, and install new paper over.

MISC13 - New extract fans to bathrooms, and utility existing extracts to front and rear elevation to be moved to side elevation and existing holes to be filled in.

MISC14 - Existing internal doors to be overhauled and repainted where retained. New period ironmongery installed. Existing doors to LGF that are no longer required to be reused on second floor.

MISC15 - All existing flat panel radiators to be removed and replaced with sectional cast iron radiators. New modern flat panel radiators to be used on the second floor.

MISC16- Existing alarm box removed from front elevation, new alarm box to be located on side elevation.

Lower Ground Floor

LG01 – Existing staircase adjusted from GF to LGF, see DD_01 for Detail, with new straight leg and two additional steps to overcome the new lowered floor level.

LG02 - Down stand where existing door is to be removed to delineate original vestibule, and floor plan of LGF. Down stand will also conceal the fire curtain, required to comply with Building Control.



LG03 - Existing partition opening widened by 660mm, to provide new door between front and rear rooms. Any rebuilding of front room original partition wall to be lath and plaster. Non-original rear room spine wall to be removed, new partition walls to be constructed running front to back within cupboard space/new opening, down-stand and lowered ceiling to reference the historic floor plan and height of existing door openings. New kitchen cabinets will be installed within the partitions, retaining the use of this area as storage.

LG05 - Reduction in chimney breast back to one brick deep to fit sink on front. Similar approved at no. 14 Provost Road.

LG06 - Removal of non-historic existing kitchen cabinets.

LG07 - Removal of external steps as LGF now level with new rear courtyard.

LG08 – New Utility Room under existing steps. New Delta damp proofing system to area under external steps to protect from damp and water ingress into Utility.

LG09 - LGF FFL level to be lowered by 380mm, with new insulated slab, wet UFH and new floor finish. Lowering of the LGF level has previously been approved at no. 2, 12 and 14 Provost Road.

LG10 - Proposed new rear extension to existing building. Proposed 4150mm x 2950mm extension with double glazed sliding doors with bronze frames, and green roof. There are multiple precedents along the street of single story extensions along Provost Rd, the largest approved being 4.5 x 4m at no. 8 Provost Road.

LG11 - New internal wall insulation to highlighted areas only on Lower Ground Floor where no coving detailing exists. Similar IWI was approved at no. 8 Provost Road.

LG12 - New brick paving to rear courtyard.

LG13 - Existing non-original flat facing hard board door to be replaced with suitable historic 4 panel door.

LG14 - Non-original flat facing hardboard door, which runs flush with wall to be infilled and expressed with inset key lines where door would be.

Upper Ground Floor

GF01 - Move existing door partition and change door swing. Existing door to be reused.

GF02 - Existing chimney flue condition to be reviewed and repaired and lined if required. New fireplace surround to replace existing, and new multifuel stove to be installed.



GF03 - Restore original fireplace opening to Study, with new surround, hearth and basket. Existing chimney flue to be surveyed and repaired and lined if required.

GF04 - Existing non-original unsealed chip board flooring to be removed, floor void to be partially filled with insulation, new wet UFH to be installed between the joists with new engineered timber floor laid on top.

GF05 - New bifold doors to be installed between study and living room (on living room side), doors to be panelled to match existing in house."

GF06 - Existing non original cornice to be removed from Living Room and replace with new plaster cornice to match original cornice in rear study. New cornice to run along new partition wall to pocket doors.

GF07 - New stud partition to be built within WC to create cloak room. Suitable panelled door added to match existing in house.

GF08 – Existing non- historic fit out to bathroom to be removed, new Sanitaryware, floor and wall finishes to be fitted. New internal wall insulation to internal elevations of external walls as non original wall finishes are to be removed.

GF09 - Sedum roof to new rear extension.

GF10 - Existing false ceiling above WC not original and to be removed.

GF11 - Overhaul and make good existing timber shutters that have become unopenable to front and rear windows.

GF12 - Pipework boxing to wall to be removed and made good.

GF13 – Change door swing to study door, existing door to be rehung in existing opening.

GF14 - New internal wall insulation to internal face of front external wall. Non original corncing to be replaced on Front reception room, and existing skirting boards will be carefully removed and then placed over new insulated wall.

First Floor

FF01 - Rehang existing door, changing door swing.

FF02 - New Sanitaryware, floor and wall finishes to washroom, including new waste pipe route for new toilet within existing floor joists. Remove ceiling damaged by leak, to expose pitched ceiling. New internal wall insulation to internal elevations of external walls as nonoriginal wall finishes are to be removed.



FF03 - New Sanitaryware, floor and wall finishes to bathroom, remove obsolete boxing and pipework to second floor kitchenette which will be removed. New internal wall insulation to internal elevations of external walls as non-original wall finishes are to be removed.

FF04 - Infill door opening to understairs storage, create new opening in Bedroom 2, reusing existing door.

FF05 - Existing non original untreated chip board flooring to be removed, floor void to be filled with insulation, new wet UFH to be installed between the joists with new engineered timber floor laid on top.

FF06 - Change door swing into bedrooms, rehang existing doors.

FF07 – Plaster to inside of rear external wall is damp and severely damaged and needs to be replaced. New internal wall insulation to internal face of rear wall, as skirting will need to be removed to fix plaster.

FF08 - Non original cornice to be removed and new cornice to match original cornice in front bedroom proposed.

FF09 – add internal insulation to external wall of hallway where the brickwork changes from 13inch to 9inch bricks and a step is shown in plan.

Second Floor

SF01 - Proposed dormer extension, with lead detailing to roof and cheeks, and new double glazed timber windows.

SF02 - Stud partitions to create two bedrooms within the second floor. Suitable panelled door added to match existing in house

SF05 - Existing floor joists to be levelled to reduce 65mm slope across the floor, the stairs are to remain without being removed or replaced, with the levelling not interfering with the number of treads and risers, nor the riser height at the top of the stairs.

SF06 - New internal wall insulation to highlighted areas only on Second Floor.

SF07 - Roof works to existing room: remove existing composite roof tiles and reroof with natural slate tiles. While retiling the existing roof, add insulation between the joists to improve the energy efficiency of the existing building. Overhaul and repair flashing which has failed in multiple locations, leading to leaks in the rooms below. Repair the parapet walls and repoint and repair the chimney.

