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Architectural Designers, Surveying,
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SCHEDULE OF WORKS

30 New End, London, NW3 1JA



Our ref: OH/9010/SOW

Date: 1st November 2022

Householder planning & listed building consent

Avis Appleton & Associates Ltd

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1. Introduction

This Schedule of Works is submitted in support of a 'full planning and listed building consent' application for 30 New End, London, NW3 1JA. The application is described as follows:

Internal room layout alterations at ground and first floor including minor demolition of structural wall.

Please see separately submitted Photo Schedule and Heritage Statement for further information.

2. Schedule of Works - Demolition

Please refer to drawings number 02, 03, 04, 06 and 07 in conjuncture with this document.

2.1. Ground Floor – Kitchen

- 2.1.1. Existing ceilings, partitions, floor coverings, door openings and architraves to be retained and protected.
- 2.1.2. Kitchen units (high and low level) and worktops to be removed and carted away. Care to be taken not to damage corresponding adjacent walls and floor coverings.
- 2.1.3. Kitchen appliances to be disconnected and carted away. Care to be taken not to damage corresponding adjacent walls and floor coverings.
- 2.1.4. Existing splashback and wall tiling to be removed and walls made good/ re-decorated in affected areas.
- 2.1.5. Existing plumbing connections relating to removed appliances to be decommissions and stripped out.
- 2.1.6. Existing electrical wiring and connections to lighting and removed kitchen appliances to be decommissioned and stripped out.

2.2. Ground Floor – Dining Area/ Rear Reception Area/ WC/ Cupboards

- 2.2.1. Approximately 1.2m of indicated load-bearing solid wall between Dining Area and Rear Reception Area to be demolished and carted away. Solid wall to outrigger above to be temporarily propped to allow for increasing existing opening to the 1990's extension.
- 2.2.2. Existing steel structure installed to opening in outrigger wall to be removed and carted away to allow for replacement steel structure for larger opening. Outrigger wall above and flat roof to 1990's extension to be temporarily propped to facilitate this work.
- 2.2.3. Existing skirting boards (not original) to be removed and carted away.
- 2.2.4. Existing timber flooring (not original) to be removed to facilitate the structural and demolition works and replaced to client specification.
- 2.2.5. Existing ceiling to be removed and replaced/ redecorated following works. Ceilings not original as they were installed following the 1990's extension and alterations.
- 2.2.6. Existing indicated non-load-bearing walls between Rear Reception Room and the WC and Cupboards to be removed and carted away.
- 2.2.7. Existing internal doors related to removed partitions to be removed and carted away including architraves, linings, and frames (DG1 – 3).
- 2.2.8. Existing wall tiling to WC to be removed and carted away.
- 2.2.9. Existing sanitary ware to WC and appliances to Utility Cupboard to be disconnected and carted away.
- 2.2.10. Existing plumbing connections relating to removed appliances to be decommissions and stripped out.

- 2.2.11. Existing electrical wiring and connections to lighting and removed appliances to be decommissioned and stripped out.

2.3. First Floor – Bathroom/ Bedroom 4

- 2.3.1. Existing carts to Bedroom 4 and Hallway to be taken up and carted away including any underlay and gripper strips.
- 2.3.2. Existing skirting boards to be removed and carted away.
- 2.3.3. Existing floor tiling to Bathroom to be taken up and carted away.
- 2.3.4. Existing ceilings to be removed and replaced/ redecorated following works.
- 2.3.5. Existing indicated non-load-bearing walls between Bathroom, Hall, and Bedroom 4 to be removed and carted away.
- 2.3.6. Existing internal doors related to removed partitions to be removed and carted away including architraves, linings, and frames (DF1 – 3).
- 2.3.7. Existing wall tiling to Bathroom to be removed and carted away.
- 2.3.8. Sanitary ware to Bathroom to be disconnected and carted away.
- 2.3.9. Existing plumbing connections relating to removed sanitary to be decommissions and prepared for alteration.
- 2.3.10. Existing electrical wiring and connections to affected rooms to be decommissioned and prepared for alteration.

3. Schedule of Works – Construction

Please refer to drawings number 02, 03, 04, 06 and 07 in conjuncture with this document.

3.1. Ground Floor – Utility/ WC/ Pantry

- 3.1.1. The location of the existing Kitchen is to be divided up into Utility, WC, and Pantry spaces.
- 3.1.2. Sensitively install timber and plasterboard partitions as shown in proposed floor plans to facilitate sub-division of room.
- 3.1.3. Existing ceilings, partitions, floor coverings, door openings and architraves to be retained and protected.
- 3.1.4. WC to be accessed off Utility space with new internal door. Door design, architrave, and ironmongery to respect that of existing features.
- 3.1.5. Pantry to be accessed off Dining area within the rear extension with new pocket sliding door. Door housing to be concealed behind existing structural wall to rear of property. Door design, architrave, and ironmongery to respect that of existing features.
- 3.1.6. Pantry to be installed with suitable shelving units mounted to new partitions.
- 3.1.7. WC to feature toilet and basin with soil pipe connections to existing boxed-in stack behind and underground drainage beyond.
- 3.1.8. Utility to feature new high and low-level units with worktop to match new Kitchen design. Utility to house washing machine and sink with water and waste connections (in this location when room was a Kitchen) adapted to suit.
- 3.1.9. Electrical wiring to be extended and adapted to suit new room layouts for switches, outlets, lighting, fuse spurs appliance connections, etc.

3.2. Ground Floor – Kitchen/ Dining

- 3.2.1. The existing Dining area is to be retained with the Rear Reception/ WC and Utility cupboards to be replaced with a new Kitchen layout.

- 3.2.2. Installation of new structural steelwork (design and calculations by engineer) to enlarged opening between outrigger and existing rear extension.
- 3.2.3. Affected solid walls to be made good and re-plastered/ decorated to conceal structure.
- 3.2.4. New floor covering, to client specification to be installed as per manufacturer's instruction throughout.
- 3.2.5. New skirting boards to be installed to affected and new walls to match existing height and style.
- 3.2.6. Ceilings to be replastered/ redecorated throughout.
- 3.2.7. New Kitchen to feature new high and low-level units with appliances and worktop to client specification. Kitchen to feature new sink, dish washer and fridge-freezer with water and waste connections extended and adapted to suit, connecting to existing underground drainage system.
- 3.2.8. Electrical wiring to be extended and adapted to suit new room layouts for switches, outlets, lighting, fuse spurs, extractor hood, appliance connections, etc.
- 3.2.9. Splashback and wall tiling to be installed where required to client specification.

3.3. First Floor – Bathroom

- 3.3.1. The location of the existing Bathroom and Bedroom 4 is to be combined into one large Bathroom with a smaller Hallway and cupboards.
- 3.3.2. New timber partitions installed as shown on proposed floor plans to facilitate redesign of the space with a large Bathroom and built-in cupboards.
- 3.3.3. Install new internal doors to partitions. Door design, architrave, and ironmongery to respect that of existing features.
- 3.3.4. New floor coverings, to client specification to be installed as per manufacturer's instruction throughout affected areas.
- 3.3.5. New skirting boards to be installed to affected and new walls to match existing height and style.
- 3.3.6. Ceilings to be replastered/ redecorated throughout.
- 3.3.7. New Bathroom to feature standalone bath, shower, toilet, and basin with vanity unit. Hot and cold water and waste connections extended and adapted (from original Bathroom location) to suit, connecting to existing soil pipework and underground drainage system.
- 3.3.8. Electrical wiring to be extended and adapted to suit new room layouts for switches, outlets, lighting, fuse spurs, extractors hood, etc.
- 3.3.9. Wall tiling to be installed where required to client specification.