

Schedule of Works

Rev. /

Flat 3, 34 Museum Street, London, WC1A 1LH

To accompany a planning & listed building consent application.

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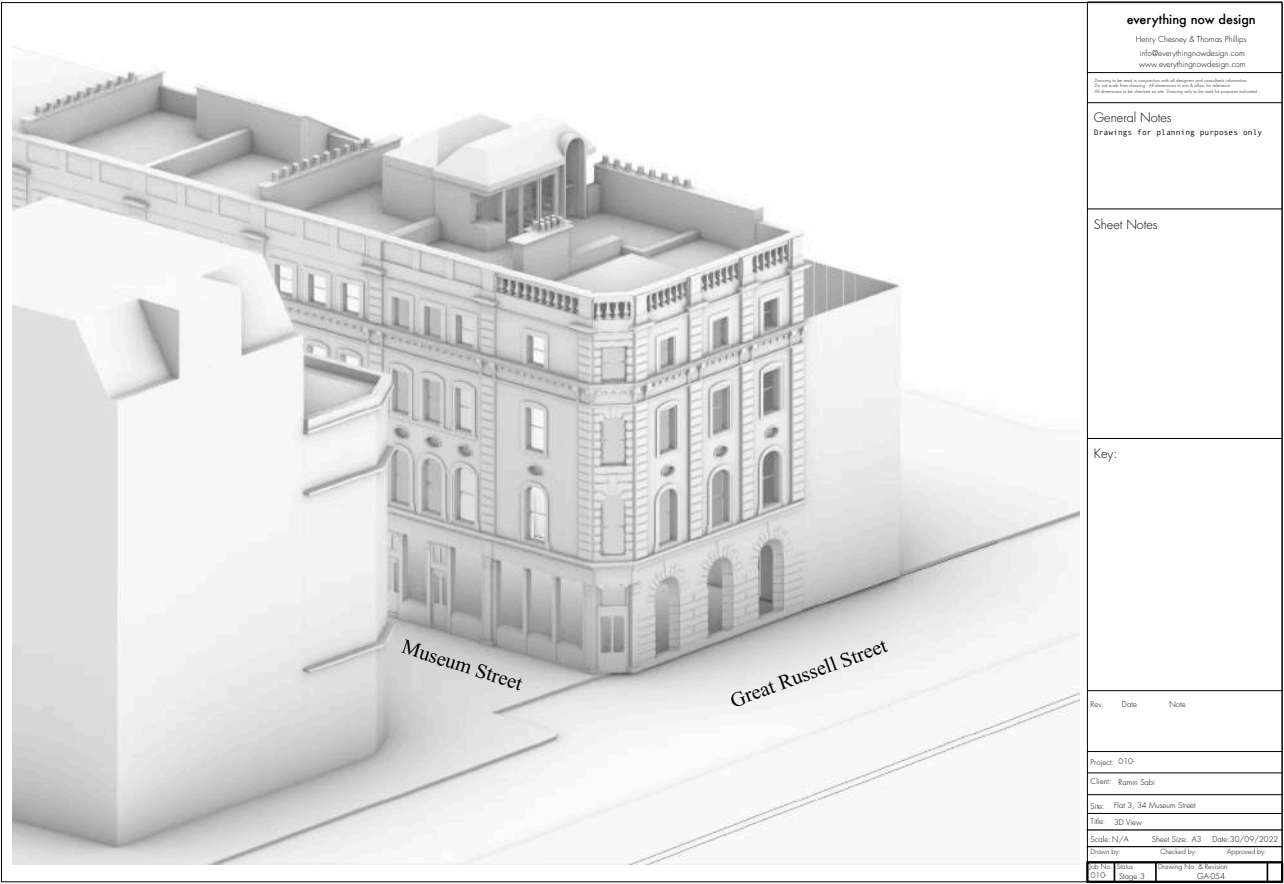


Fig. 1. Basic 3D visualisation of proposed roof structure

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1. Introduction

The works proposed in the following Schedule of Work are to be read in conjunction with the Heritage and, Design & Access Statement which highlights the historical and architectural significance of this building as well as documenting significant historic alterations. In summary, the property was converted from residential and B1 Class use to three self contained flats in early/mid 1990's. The proposed changes resulted in the loss of a lot original internal features and fabric. It should also be noted that the property falls under two separate listings - Nos. 43-48 Great Russell Street & The Plough (No. 27), 27-34, Museum Street.

In response to these historic changes it was concluded that proposed works should continue to document how the property has developed and evolved in response to the needs of the occupants while respecting the original building form and architectural detailing.

This Schedule of Work outlines the works at each level identifying key internal fixtures & fittings, cornicing, skirting, ceilings, doors, etc.... to be removed, retained or replaced. Unless specifically stated otherwise, works to the external fabric will be to match in regards to material and techniques originally employed.

2. 3rd Floor - Demolition/Stripout

2.1. Internal.

- No demolition works are proposed.

2.2. External.

- No external works are proposed.

3. 4th Floor - Demolition/Stripout

3.1. Internal.

- No demolition works planned at 3rd floor level (Fig. 2) - ALL surfaces providing access to stairs to roof level at principal floor level to be projected with breathable fleece and hardboard throughout the demolition and building works.
- Remove existing finishes from all walls on internal stairs leading from principal floor to to existing roof extension. Plaster to the walls is deemed to be modern plaster painted with standard household paint (Figs. 3&4).
- Remove existing tread finishes on stairs from principle floor to existing roof extension. Stair finishes are deemed not to be original or in keeping with the character for the flat (Fig. 6).
- Remove existing balustrade and spindles on stairs from principle floor to roof level (Fig. 5).

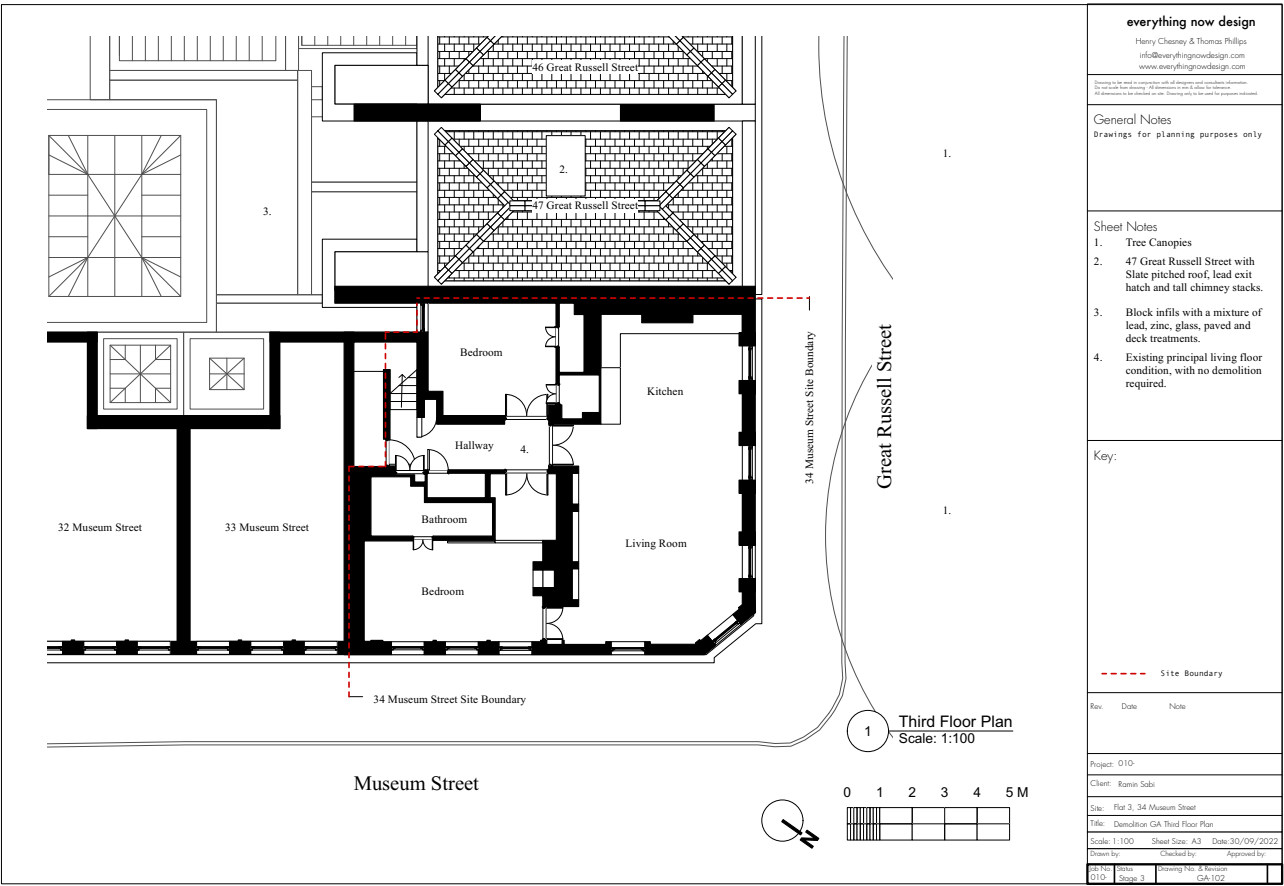


Fig. 2. Proposed demolition at 3rd floor level



Fig. 3. Photo showing interior of existing roof extension



Fig. 4. Photo showing access to roof

- Remove and dispose of existing chipboard flooring from landing/floor at roof level (Figs. 3&4).
- Remove and dispose of existing floor structure within existing roof structure - timbers deemed to be modern.
- Remove and dispose of all existing ceilings in existing roof structure only - ceilings deemed to be modern plasterboard (Fig. 3).

3.2. External.

- Carefully remove and dispose of existing roof structure walls.
- Carefully remove and dispose of timber access door to roof terrace.
- Carefully remove and dispose of all existing windows in the existing roof structure. ceiling and roof. Structure is deemed to be a recent addition with no original fabric and not in keeping with host building (Figs. 7&8).

4. Roof Level - Demolition/Stripout

4.1. External.

- Carefully remove and dispose of existing timber decking to accommodate new roof structure.
- Inspect condition of existing roof structure and make-good any defects in existing bitumen waterproofing layer. All making good to be match existing.
- Carefully scrape-back/remove existing loose paint finishes and render from parapet walls at roof level.
- ALL existing chimney pots to be retained and protected through the course of the works.
- ALL existing cornicing and balaustrading at parapet level to be retained and protected through the course of the works.

5. 3rd Floor - The Works

5.1. Internal.

- Supply and fit temporary protection to flooring prior to commencing works.
- Template existing clear opening.
- Supply and fit new slim-line double-glazed secondary glazing.
- Lightly sand are of existing painted MDF window surrounds in preparation for receiving secondary glazing.
- Secondary glazing to be screw-fixed to existing MDF surrounds and sealed.



Fig. 5. Existing painted timber balustrade



Fig. 6. Existing painted timber stairs and square MDF skirting

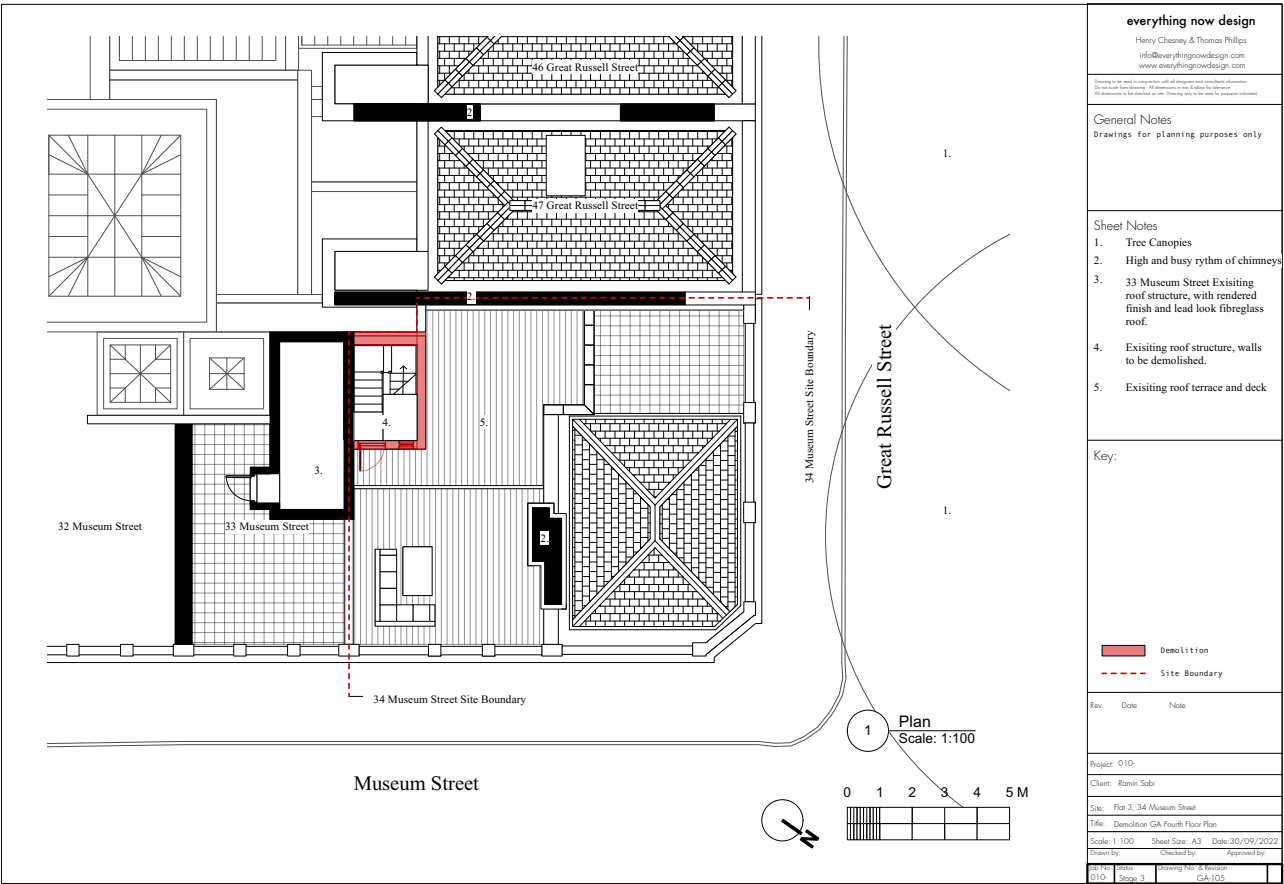


Fig. 7. Proposed demolition at 4th floor level

- Make-good and redecorate existing timber surrounds.
- Remove temporary protection and repeat for each window.

6. 4th Floor - The Works

6.1. Internal (Fig. 9).

- Adjust and stabilise existing timber stairs leading from principle floor to roof level. All strengthening works to use traditional joinery techniques and connection details.
- Supply and fit new timber finishes to existing stair structures.
- Supply and fit new timber balustrade and handrail in accordance with current regulations from principal floor to roof level.
- Supply and fit new timber joist floor structure with void between filled with rockwool insulation.
- Supply and fit new WBP ply structural floor to new roof structure floor.
- Supply and fit new timber finish to new roof structure floor area.
- Supply and fit new “folded” metal stairs, balustrade and handrail from roof level to mezzanine level.
- Supply and fit insulated plasterboard to party walls - no cornice details are present or proposed so this will not impact on any original architectural details.
- Make-good exiting plaster to walls on internal stairs leading from principle floor to roof level.
- Supply and fit new 15mm Souncbloc plasterboard to ceiling of new roof structure.
- Supply and fit all new small power outlets to stairs and new roof structure - all cable-runs, switches and sockets to be chased into wall.
- Supply and new wall and ceiling lights to new roof structure - all cable-runs to be concealed within walls and ceilings.
- Paint and decorate throughout the new roof extension and down stairs to principal floor area.
- Supply and fit new built-in pocket shelving and storage on stairs from principal floor level to new roof structure.
- Supply and fit new built-in utility joinery in the new roof structure.
- Supply and fit new built-in shelving in the new roof structure.
- Supply and fit new built-in study desk in the new roof structure.

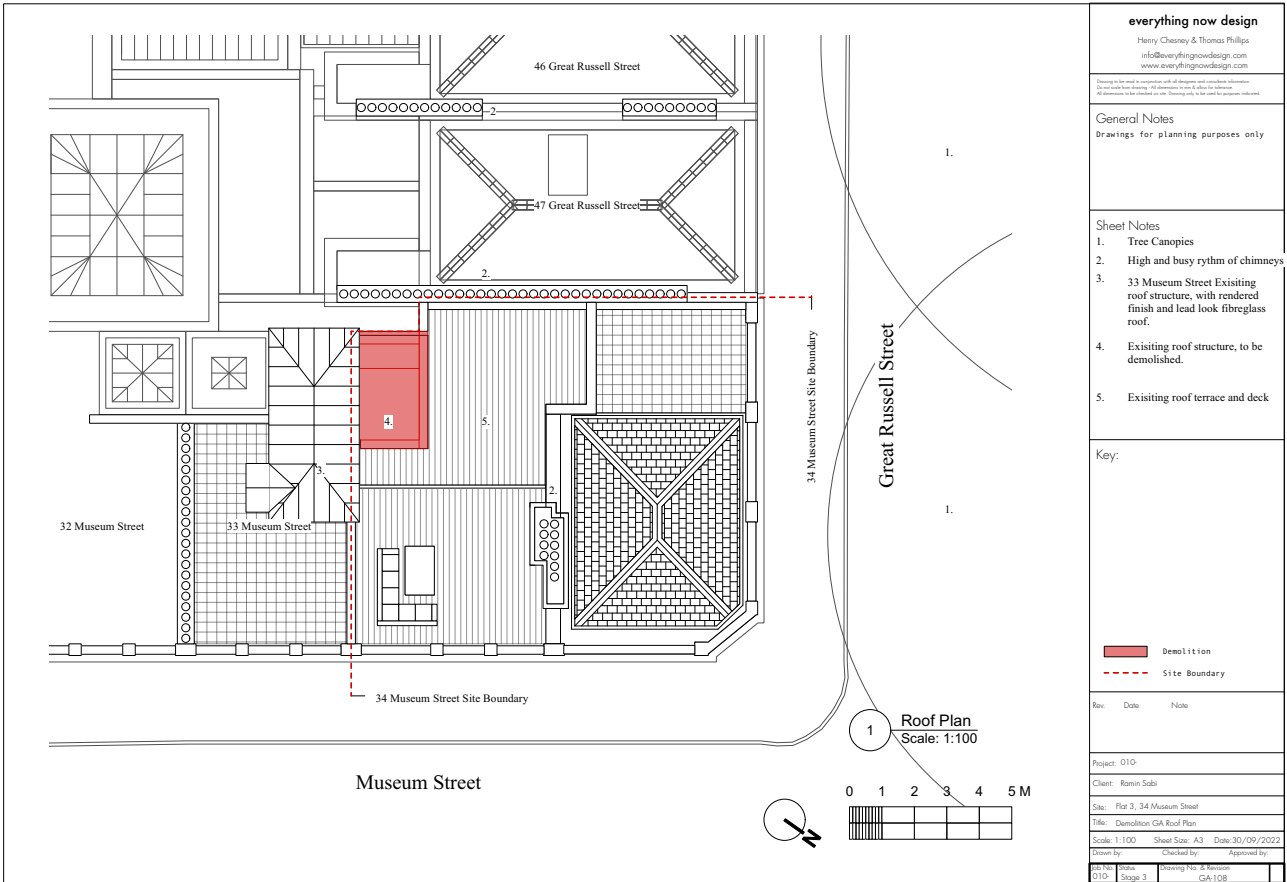


Fig. 8. Proposed demolition at roof level.

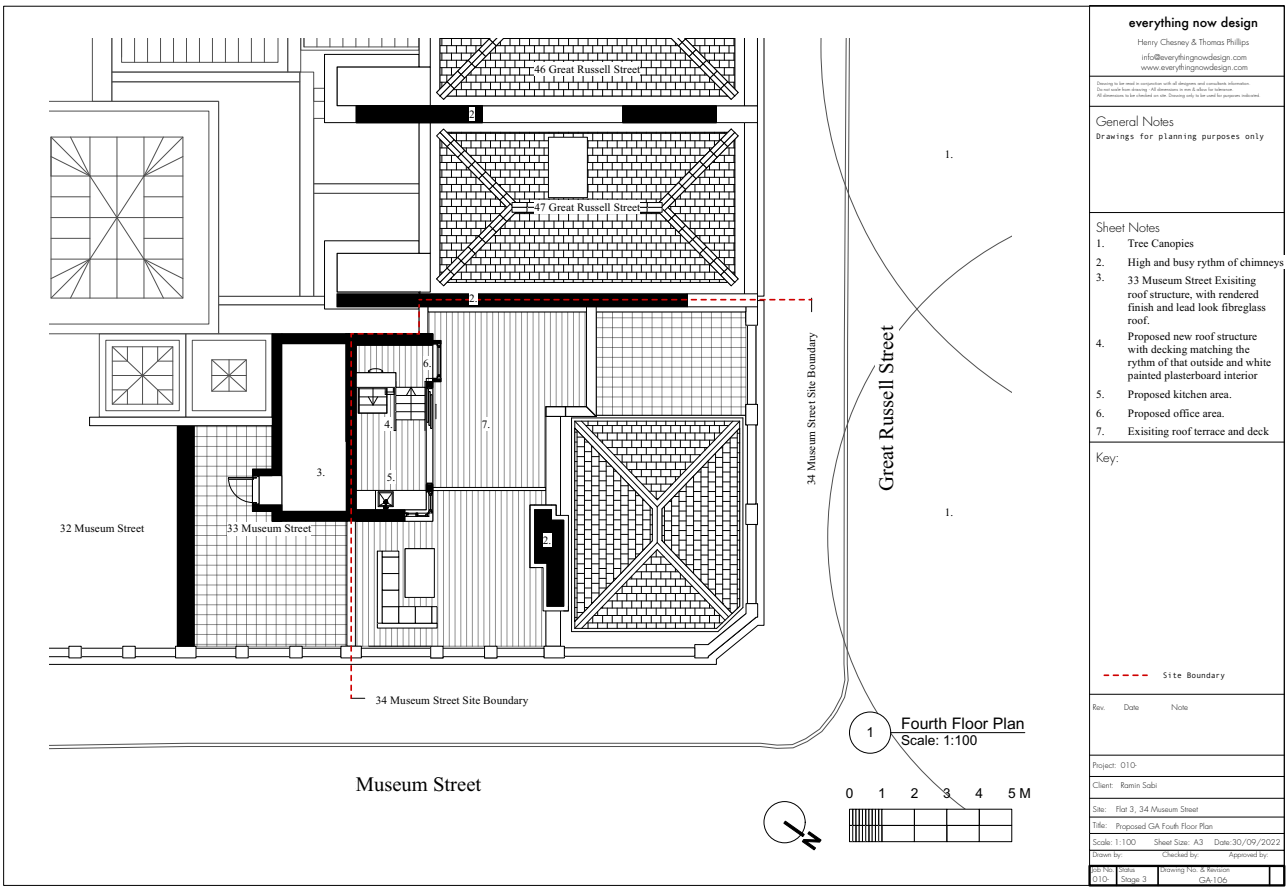


Fig. 9. Proposed works at 4th Floor

6.2. External.

- Erect new fully insulated timber framed structure faced with no-combustible cement-board with render finish to complement existing surrounding parapet wall (Fig. 10).
- Supply and fit new slim-line double glazed timber sash and glazed door units to new roof structure - all beadings and profiles to match original details on existing windows at principal floor level.

7. Roof Level - The Works

7.1. External.

- Supply and fit new standing seam zinc roof following the pattern of surrounding roof structures.
- Supply and fit new waterproofing membrane and flashing along junction between base of new structure and existing flat roof surface.
- Make-good to match existing, timber decking where removed to facilitate the works.
- Supply and fit new lead flashing in accordance with the Lead Sheet Association standard details along junction between new and existing roof/wall structures.
- Patch-repair where loose plaster has fallen away, all making good to use lime render and breathable paints to match existing.

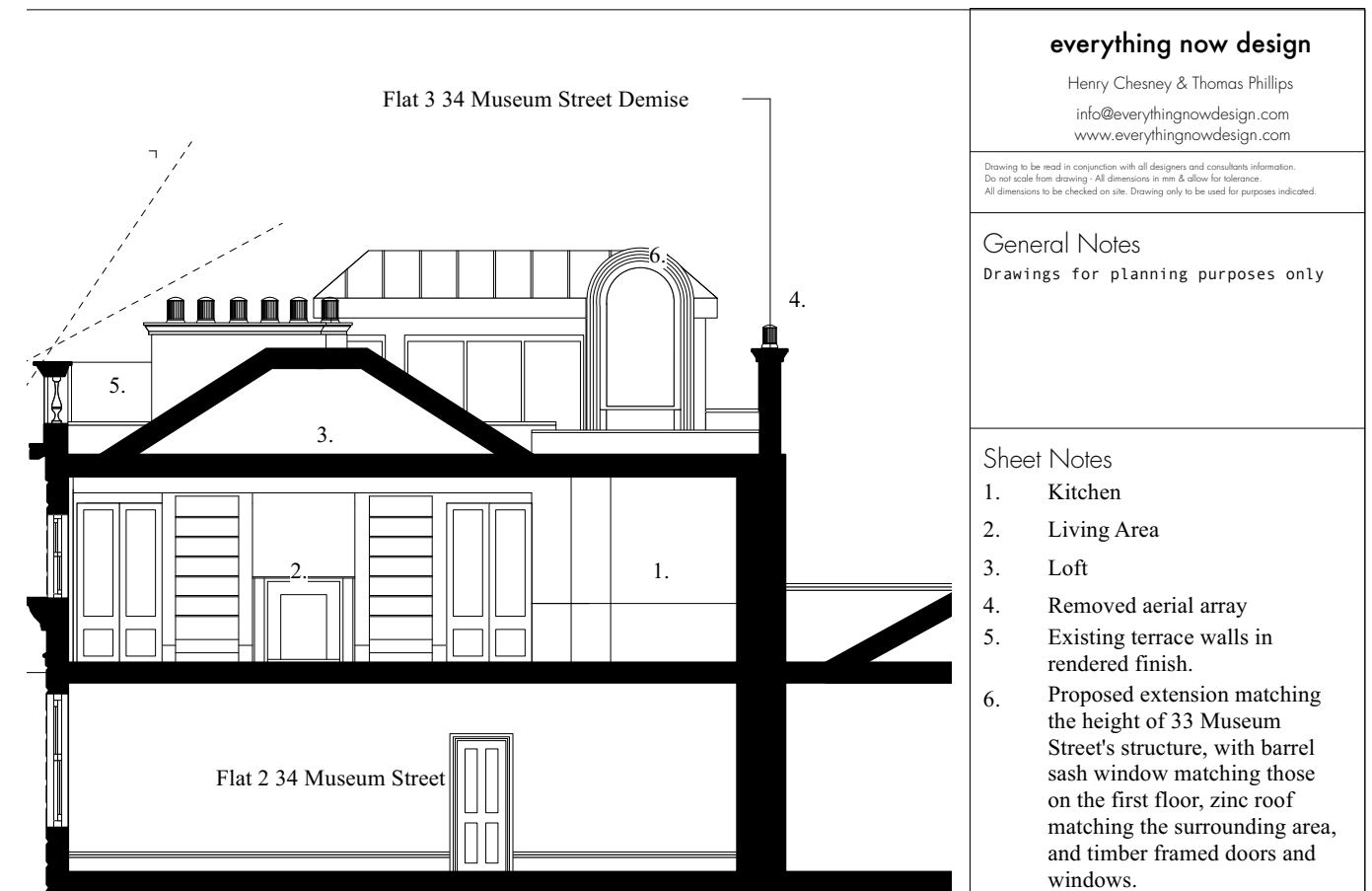


Fig. 10. Elevation of proposed roof structure

8. Appendix



Existing finishes to roof structures @ Nos. 34 & 33



Existing balustrading facing Great Russell Street



Existing structures and finishes at Nos. 34 & 33 - painted render



Existing structure at Nos. 34 & 33 - Faux standing seam fibreglass roof at No. 33



Painted render to parapet wall facing Museum Street.



Fig. 4. Photo of existing roof structure adjacent to existing roof structure at No. 33



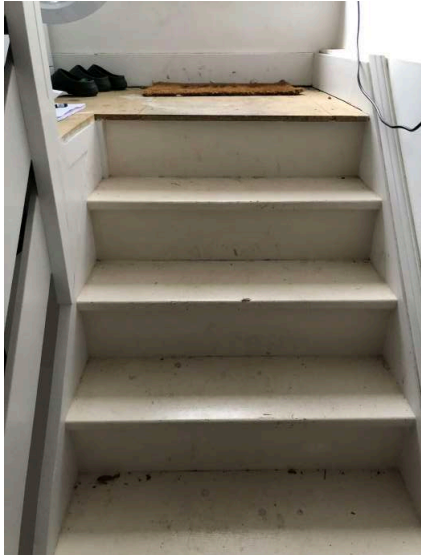
Shed-style timber door accessing roof



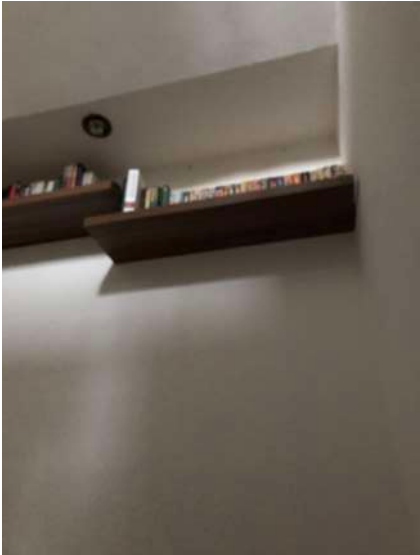
Chipboard flooring in existing roof structure



Existing utility area in roof structure



Modern painted timber stairs and skirting



Modern "floating" shelving in stairs to roof



Modern painted timber stairs and skirting at 3rd floor level