



**DALCOUR  
MACLAREN**



# **Schedule of Works for the Works at 15 Gloucester Avenue, Camden, London**

**Client: Cadent Gas Ltd**

Project: EP - 15 Gloucester Avenue, London 22006420

Date: January 2022



## Project Details

<b>Project Name</b>	15 Gloucester Avenue
<b>Scheme Number</b>	22006420
<b>Report Number</b>	02

<b>Prepared by</b>	
<b>Name</b>	Eloise Smith (PCIfA)

<b>Approved by</b>	
<b>Name</b>	Dave Hodgkinson (MCIfA)

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## **1 Introduction**

1.1.1 The Schedule of Works describes the proposed activities which will affect the Listed structure comprising 15 to 31, Gloucester Avenue (Grade II Listed Building; List Entry Number: 1342069)

### **1.2 Pre -Commencement**

1.2.1 Prior to the commencement of the proposed works, Dalcour Maclaren will undertake consultation with Cadent Gas Ltd. to advise on the following:

- Agreement on structural monitoring approach
- Agreement on specific materials to be used
- Agreement on any temporary works which may affected the Listed Building
- Confirmation of the way in which works will be carried out to minimise harm to the historic fabric of the Listed Building
- All workforce personnel will be briefed prior to the works of the Designated status of the buildings



## 2 Schedule of Works Methodology

### 2.1 Removal of Vegetation

2.1.1 The installation of pipework to the rear elevation will require the removal of vegetation. The vegetation is contained to the curved bay to the rear of the Listed Building. The vegetation has been identified to comprise Virginia Creeper (*Parthenocissus quinquefolia*) (see Figure 1).

2.1.2 In order to ensure that harm to the historic fabric of the Listed Building is minimised Daclcour Maclaren advises the following:

- That a condition survey of the brickwork is undertaken prior to the commencement of the works, including a photographic survey of the brickwork as a record.
- That vegetation is cleared from the brickwork where required in a careful manner. Where possible it is advised that the vegetation is removed in small sections, rather than torn down.
- Areas repointed where necessary with appropriate mortar. Any damage is to be restored on a like for like basis.



*Figure 1 Image of vegetation to the bay window to the rear elevation*

## **2.2 Installation of pipework to the Side and Rear Elevations**

2.2.1 The proposed development involves the installation of 1 no. gas riser network to the side and rear elevations of the Listed Building.

2.2.2 In order to ensure that harm to the historic fabric of the Listed Building is minimised Dalcour Maclaren advises the following:

- That a condition survey of the exterior elevations is undertaken prior to the commencement of the works, including a photographic survey as a record;
- Where possible, the pipework will be installed as close as possible to any existing utilities, such as drainpipes, in order to confine and minimise the visual clutter visible to the building;
- Where the pipework is installed to the curved bay at the rear elevation, the connection points should be welded in order to allow the pipework to curve in conjunction with the bay;
- Where the pipework is to be installed to exposed brick it should be painted black to match the existing services. Where pipework is installed to rendered / stuccoed surfaces the pipework should be colour matched (white / off-white);
- Where possible, any decommissioned pipework will be removed from the exterior and interior elevations in order to reduce visual clutter. Following this, the historic fabric of the building should be made good using compatible materials on a like for like basis.

## **2.3 Internal works**

2.3.1 The proposal involves the installation of pipework and meter boxes internally/

2.3.2 In order to ensure that harm to the historic fabric of the Listed Building is minimised Dalcour Maclaren advises the following:

- That internal pipework to Flat H is to be drilled at 28mm to minimise the level of harm to the historic fabric of the buildings, and in order to minimise the overall visibility of pipework;
- Any new meter boxes are sensitively placed as to not disrupt any original features, such as cornicing or fireplaces. Where possible the meter boxes will be installed to existing cupboards;
- Any pipework is colour matched to the existing surface treatment and boxed in where appropriate;

- Where possible, any decommissioned pipework or meter boxes should be removed from the exterior and interior elevations in order to reduce visual clutter. Following this, the historic fabric of the building should be made good using compatible materials on a like for like basis.



**DALCOUR  
MACLAREN**

**Midlands**

4 Bredon Court  
Brockridge Park  
Twynning  
Gloucestershire GL20 6FF

T: 01684 217 703

E: [info@dalcourmaclaren.com](mailto:info@dalcourmaclaren.com)

E: [EPTeam@dalcourmaclaren.com](mailto:EPTeam@dalcourmaclaren.com)

**[dalcourmaclaren.com](http://dalcourmaclaren.com)**

