

bureau de change

Studio 3,
18 Coronet Street
London, N1 6HD

19 February 2021

Schedule of Works to Listed Building

Site Address: 43 Sheen Road, Richmond, TW9 1AJ
Application: 21/0317/HOT & 21/0318/LBC

1. Introduction

This Schedule of Works has been prepared to accompany an application for Householder planning permission (HOT) and Listed Building Consent (LBC) for the proposed works on the site of 43 Sheen Road, Richmond.

The existing building on the application site is Grade II listed within the Sheen Road Conservation Area. The building is currently occupied by a family. The proposal comprises removal of a modern extension, a replacement rear extension, and alterations to the front lightwell to create concealed cycle storage.

This document should be read in conjunction with the reports prepared by Michael Chester & Partners LLP, the application drawings and the Design and Access Statement.

2. External Works

2.1 General Notes

- Any new brickwork and pointing to match existing in colour and form.
- Ensure all new paintwork is carried out using high quality external paint.

2.2 Front Lightwell

- Remove stairs to front lightwell. Replace with wider stairs, aligned to existing basement door to allow for safer and more comfortable access. New stair material to match existing.
- Excavate portion under ground floor level pavement, as per drawings, for new cycle storage, accessible from front lightwell. Replace ground floor level pavement to match and be leveled with existing.
- Remove existing cycle rack from front drive.
- Create new cycle storage, accessible from front lightwell but concealed from street view. Storage accessed via lockable bi-fold doors.
- Create new lockable joinery unit to conceal existing wall-mounted services in front lightwell, painted to match existing wall colour.

2.3 Rear Elevation

- Carefully remove existing modern rear extension.
- Erect new rear extension in place of existing, as per proposed drawings.
- Allow for repairs to paint finish of host building's rear façade to match existing.

2.4 Rear Garden

- Allow for new paving to hardscaped patio, including new channel drain.
- Remove painted timber fence, low wall and stairs that connect hardscaped patio to softscaped garden.
- Excavate portion of garden to ground floor level as drawn.
- Create new steps to garden.
- Temporary storage box to be relocated to rear of garden.

3. Internal Works

3.1 General Notes

- Internal works are to be carried out in new extension only. Host building to be retained as existing.

3.2 Ground Floor

- Carefully remove all appliances, fittings, and internal finishes of existing rear extension.
- Carefully remove all ducting and underfloor heating of existing rear extension.
- Carefully remove staircase and built-in bench in existing extension.
- Erect new rear extension in place of existing, as per proposed drawings.

Yours Sincerely,

Caitlin Tobias Kenessey
On behalf of Bureau de Change