



**Adelaide House, 16 Park Road, Teddington TW11 0AG**

Schedule of Repairs to a Listed Building

04 October 2022

# 1. Introduction

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Simon Brown Architects have been appointed by the applicant, Mr. Ben Phillips, to submit a planning application to London Borough of Richmond upon Thames (LBRuT) for an :-

*'Extension of the existing single storey out-building to rear, removal of the rear first floor WC extension, reinstatement of existing windows to rear and minor alterations to the existing internal walls of the Grade 2 listed property'.*

This document provides: -

- 1. A Schedule of Repairs** to the existing listed property, including specialist heritage contractors & suppliers to be used [\(in blue\)](#).

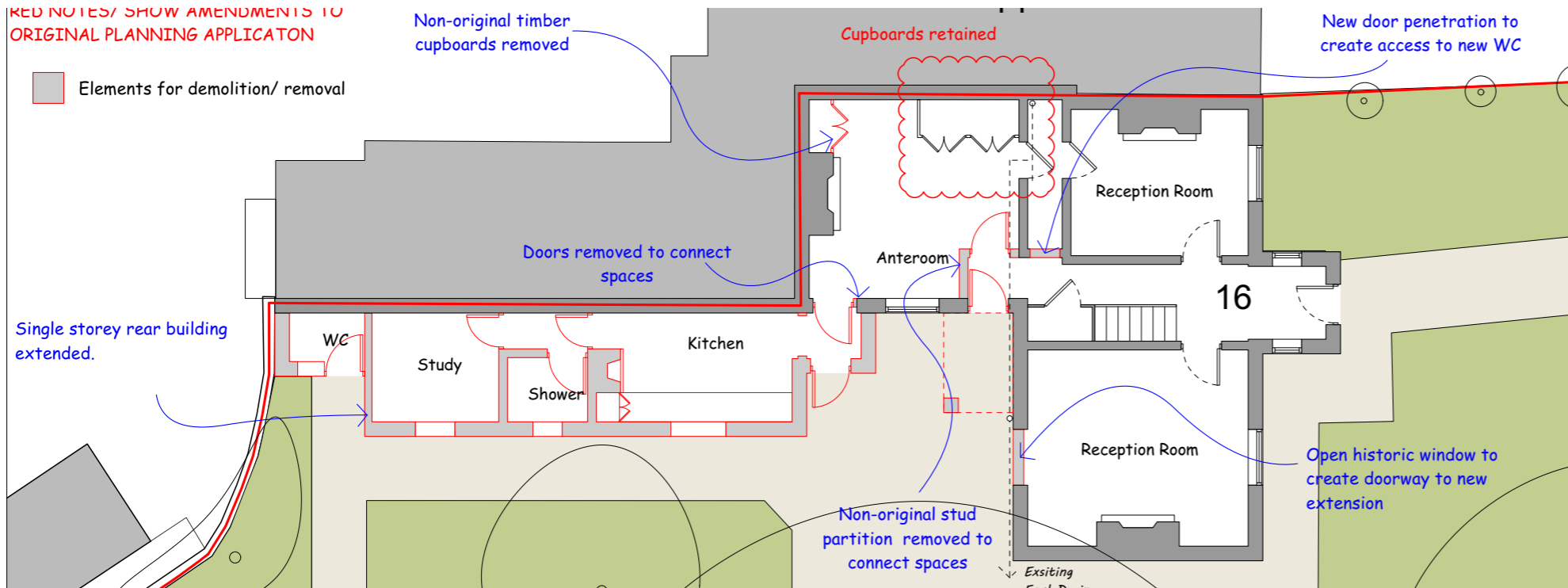
This report should be read in conjunction with other documents submitted separately in support of this application, including:

- 2. Construction Method Statement**, detailing the removal of the existing elements as listed above and construction of the new replacement extension.
- 3. Heritage Statement** - prepared with Heritage Environmental Consultancy (HCUK) to establish the significance and special interest of Adelaide House, No.16 Park Road, Teddington, concluding the **Limited Significance** of 2 later addition extensions to be removed.
- 4. Enhancements to a Listed Building** - additional enhancements to the scheme that will benefit the Listed building, giving considerable weight and importance to the identified harm as required by the NPPF.

Existing Plans

## 2. Existing Building

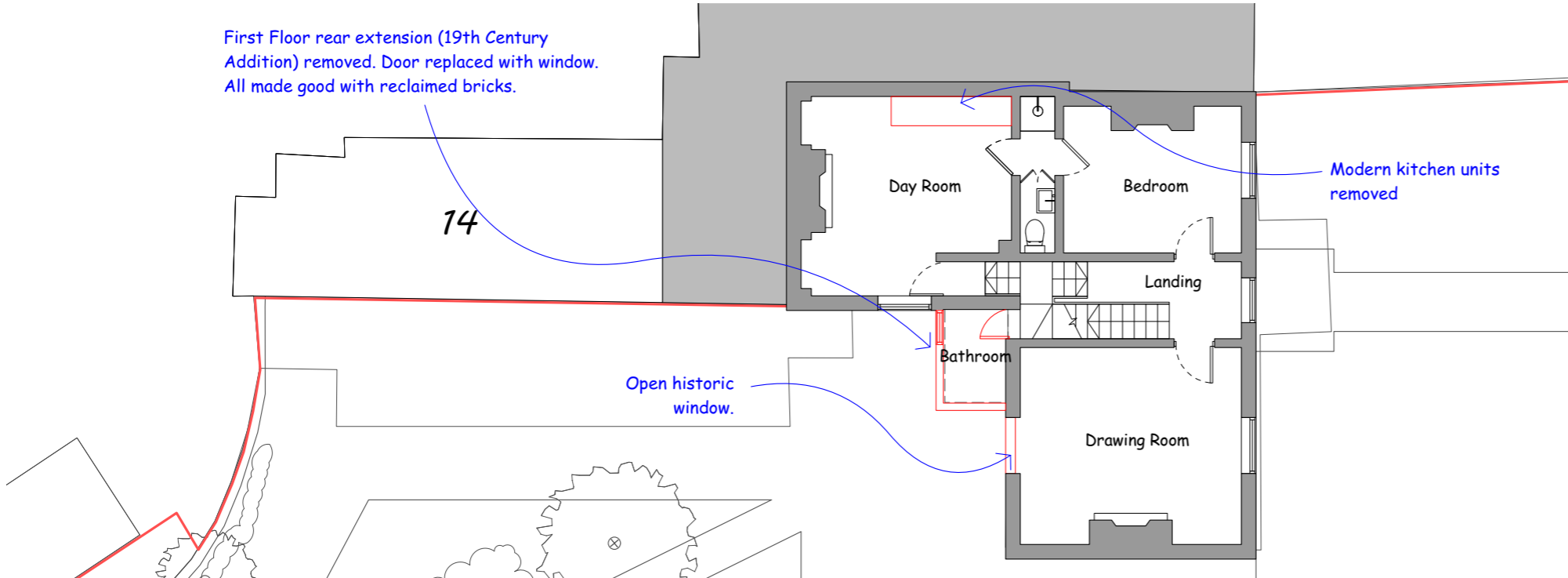
### GA Plans



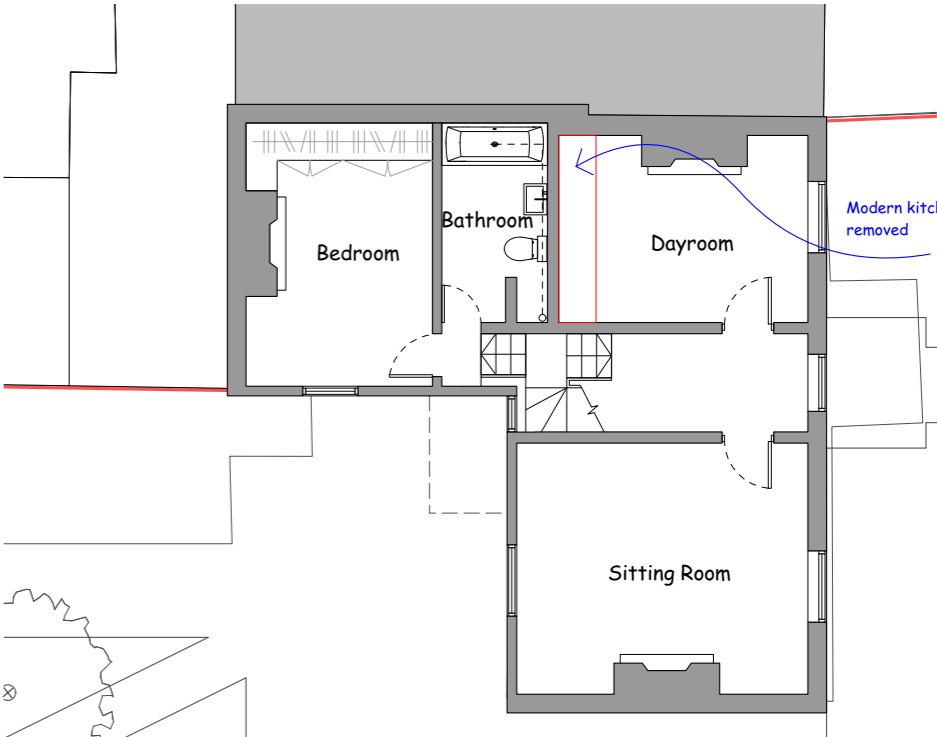
Existing Ground Floor Plan

Adelaide House (No.16) is a three storey, three bay house attached to the north to Clarence House (No 14 Park Road). The plan comprises a rectangular frontage block with rear wing on N side forming L-plan. Frontage block comprises off-centre entrance hall with one room to either side, and with stair to the rear. The rear wing appears originally to have been two storeys, with a second floor added in C19. There is a two storey extension to rear of this wing, with a further single storey range extending to the west.

Materials: Stock brick in Flemish bond, façades and return to No 14 stuccoed. Late C19 tile-hanging to rear second-floor elevations. Slate roofs.



Existing 1st Floor Plan



Existing 2nd Floor Plan

# Schedule of Repairs

# Schedule of Repairs

## Hallway & Staircase

### Introduction

A package of repairs is planned for the Listed Building's interior including timber skirting, architraves and plasterwork mouldings.

Specialist Heritage Plaster Services craftsman & decorators (Details supplied in blue) will be employed to undertake some or all of the following: -

- Re-securing original ceiling and wall plaster
- Patch repairs to original ceiling and wall plaster
- Analysis of the original plaster
- Removing paint and tarnish to restore plaster mouldings to

### Hallway & Staircase

1. Floor:- Existing linoleum floor covering to be carefully removed and replace with Georgian style tiles, ideally reclaimed.

Supplier: <https://www.lassco.co.uk>

2. Walls & Ceiling:- All lining paper to be stripped back. Walls and ceiling to be skimmed and repainted.

Specialist Contractor: <https://www.heritageplasterservices.co.uk/services/conservation-restoration/>

3. Cornice:- Specialist cornice expert will carefully remove existing layers of paint on corncing to reveal existing moulding, repaired and decorated.

Specialist Contractor: <https://www.heritageplasterservices.co.uk/services/conservation-restoration>

4. Staircase:- Balustrade and wooden steps to be stripped, repaired and repainted. Existing carpet to be removed and replaced with sisal runner with fabric border made bespoke by John Lewis.

Supplier: <https://www.johnlewis.com>



# Schedule of Repairs

## Hallway & Staircase



# Schedule of Repairs

## Hallway & Staircase





# Schedule of Repairs

## Sitting Room

1. Floor:- Careful removal of existing carpet. Original wooden floorboards to be sanded, restored and buffed by restoration specialist.

Specialist Contractor: <https://heritagewoodfloors.co.uk/restore/>

2. Walls and ceiling:- All lining paper to be stripped back. Walls and ceiling to be skimmed and repainted.

Specialist Contractor: <https://www.heritageplasterservices.co.uk/services/conservation-restoration/>

3. Cornice:- Cornicing features to be carefully restored. All paint professionally removed, original mouldings to be repaired and repainted.

Specialist Contractor: <https://www.heritageplasterservices.co.uk/services/conservation-restoration/>

4. Skirting:- Damaged skirting to be stripped, repaired and repainted.



# Schedule of Repairs

## Sitting Room



# Schedule of Repairs

## Sitting Room

1. Floor:- Careful removal existing carpet. Original wooden floorboards to be sanded, restored and buffed.

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Specialist Contractor: <https://www.heritageplasterservices.co.uk/services/conservation-restoration/>

3. Cornice:- Cornicing features to be carefully restored. All paint professionally removed, original mouldings to be repaired and repainted.

Specialist Contractor: <https://www.heritageplasterservices.co.uk/services/conservation-restoration/>



# Schedule of Repairs

## Ground Floor WC & Anteroom



1. WC Floor:- Carefully remove existing carpet and replace with Georgian style black and white chequered tiles, ideally reclaimed, to match the hallway.

Supplier: <https://www.lassco.co.uk>

Anteroom Floor:- Carefully remove modern floorboards. Original wooden floorboards to be sanded, restored and buffed.

Specialist Contractor: <https://heritagewoodfloors.co.uk/restore/>

2. Walls and ceiling:- All lining paper to be stripped back. Walls to be skimmed and repainted.

Specialist Contractor: <https://www.heritageplasterservices.co.uk/services/conservation-restoration/>

3. Doorway:- Existing door from anteroom to be removed, repaired and rehung as toilet door by local heritage restorers.

Specialist Contractor: <https://www.fortishooke.co.uk>

4. Sanitary ware:- Reclaimed sink and toilet in keeping with the style of the original house to be installed.

Supplier: <https://uk-heritage.co.uk/shop/category/bathrooms-sinks/>

# Schedule of Repairs

## Master Bedroom & Bathroom



1. Bathroom floor:- Carefully remove existing carpet to reveal original wooden floor. Restoration specialist to sand, restore and buff.

Specialist Contractor: <https://heritagewoodfloors.co.uk/restore>

2. Walls and ceiling:- All lining paper to be stripped back. Walls and ceiling to be skimmed and repainted.

Specialist Contractor: <https://www.heritageplasterservices.co.uk/services/conservation-restoration/>

3. Cornice:- Coricing features to be carefully restored. All paint professionally removed, original mouldings to be repaired and repainted.

Specialist Contractor: <https://www.heritageplasterservices.co.uk/services/conservation-restoration/>

4. Sanitary-ware:- Reclaimed sink, bath and toilet in keeping with the original style of the house to be installed.

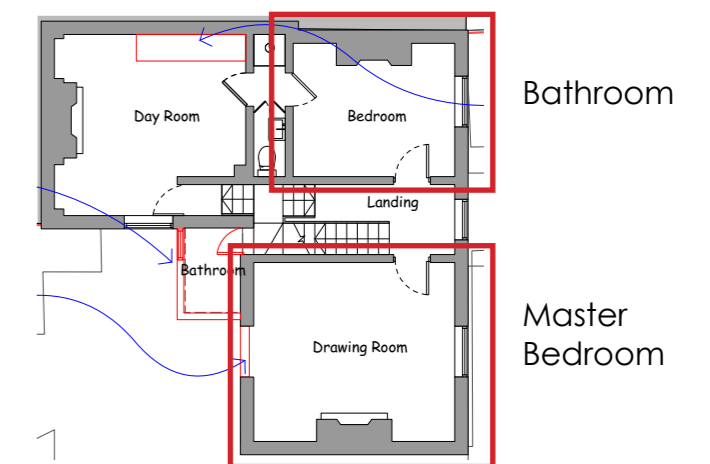
Supplier: <https://uk-heritage.co.uk/shop/category/bathrooms-sinks/>

<https://www.antiquebaths.com/contact-antique-bathrooms/>

Restoration Supplier: <https://www.gallopsltd.co.uk>

5. Locally made bespoke cafe curtains.

Supplier: <https://eastlondoncloth.co.uk>



First Floor Plan

# Schedule of Repairs

## Bedroom 2 & Bed 2 Ensuite Bathroom



1. Kitchen:- Existing modern kitchen to be carefully removed.

2. Floor:- Existing linoleum floor covering to be carefully removed and replaced with Georgian style chequered tiles, ideally reclaimed.

Supplier: <https://www.lascco.co.uk>

3. Bedroom walls and ceiling:- All lining paper to be stripped back. Walls and ceiling to be skimmed and repainted.

Specialist Contractor: <https://www.heritageplasterservices.co.uk/services/conservation-restoration/>

En-suite walls and ceiling:- All lining paper to be stripped back. Ceiling and upper walls to be carefully skimmed and repainted by specialist. Walls to be tiled to 1.5m.

Supplier: <https://www.mandarinstone.com>

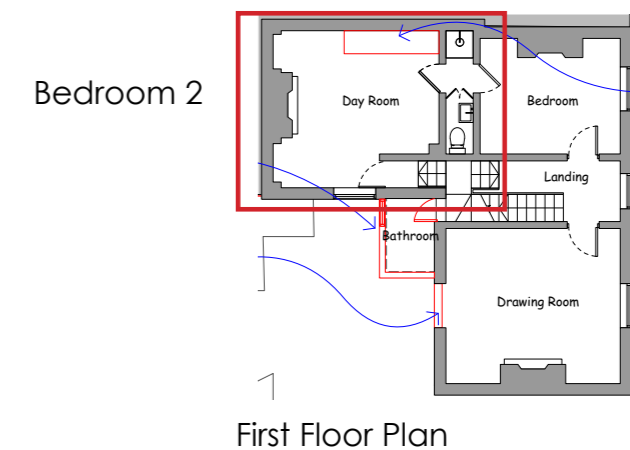
Specialist Contractor: <https://www.heritageplasterservices.co.uk/services/conservation-restoration/>

4. Doorway to en-suite:- Modern door to be removed and replaced with bespoke door in keeping with original doors of the house.

Specialist Contractor: <https://www.fortishooke.co.uk>

5. Sanitary-ware:- Removal of existing sanitary-ware and shower and replace with new high quality basin, toilet, taps, accessories and shower.

Supplier: <https://www.samuel-heath.com>



# Schedule of Repairs

## Bedroom 3



1. Floor:- Carefully remove existing carpet to reveal original wooden floor. Restoration specialist to sand, restore and paint to match existing flooring on second floor.

Specialist Contractor: <https://heritagewoodfloors.co.uk/restore>

2. Walls and ceiling:- All lining paper to be stripped back. Walls and ceiling to be skimmed and repainted.

Specialist Contractor: <https://www.heritageplasterservices.co.uk/services/conservation-restoration/>

3. Fireplace: Cracked modern concrete hearth stone to be carefully removed and replaced with reclaimed black marble to match existing sitting room stone.

Supplier: <https://prestigemarble.co.uk>

4. Door furniture:- Replace modern door furniture on cupboard with more traditional brass door knobs.

Supplier: <https://beataheuman.com>



2nd Floor Plan

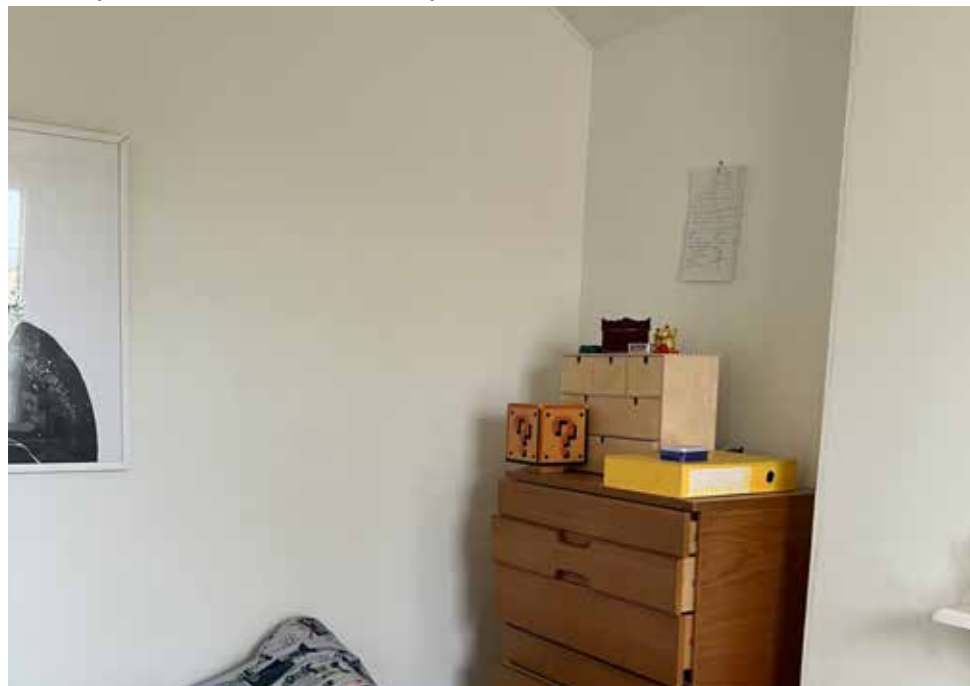
# Schedule of Repairs

## Bedroom 4 & Kids Playroom

Before (photo taken 04.02.21) :



After (photo taken 11.04.22) :



1. Walls and ceiling:- All lining paper to be stripped back. Walls and ceiling to be skimmed and repainted.

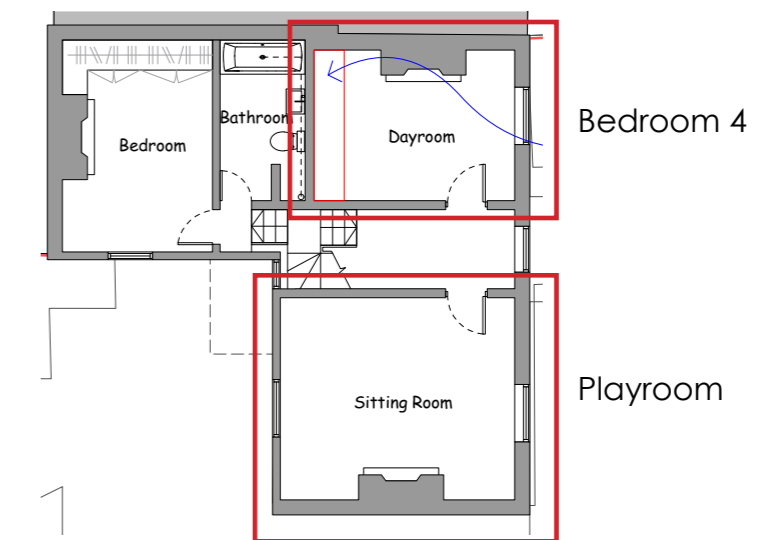
Specialist Contractor: <https://www.heritageplasterservices.co.uk/services/conservation-restoration/>

2. Window covering:- Removal of modern half window roller blinds and replace with more practical bespoke Roman blinds.

Supplier: <https://www.johnlewis.com>

3. Bedroom 4 kitchen:- Existing modern kitchen has been carefully removed to restore original use.

4. Kids playroom window:- Broken window pane to be carefully replaced.



2nd Floor Plan



# Schedule of Repairs

## External



1. Render:- Specialist render contractor to inspect existing render and advise on restoration requirement. This may need a Stucco restoration repair and repaint or specialist clean.  
Specialist Contractor: <https://www.williams-restoration.co.uk/services/>

2. Brickwork:- All brickwork to be re-pointed and cleaned to restore the building to its original state.  
Specialist Contractor: <https://www.williams-restoration.co.uk/services/>

Ground floor sitting room/ first floor WC brickwork:- Where brickwork is required, reclaimed bricks must be used where possible. Where required, any new bricks to match existing.  
Specialist Contractor: <https://www.williams-restoration.co.uk/services/>

3. Windows:- Restoration specialist to carefully clean, repair and paint windows where required.

First floor landing window:- Where first floor landing toilet doorway is removed, a new bespoke period style window to match existing windows.

Ground floor door:- Where ground floor sitting room door is reinstated, new bespoke French doors and shutters to match window style.  
Specialist Contractor: <https://www.fortishooke.co.uk>

4. Front Door:- Existing cracked concrete entrance stone to be restored or replicated by with bespoke period stone.  
Specialist Contractor:- <https://www.haddonstone.com/en-gb/building-and-construction/restoration-replication/>