

1951.03.01.01 | December 2023

Schedule of Works to a Listed Building

31 The Green
TW1 1LX

INTRODUCTION

This Schedule of Works has been prepared to accompany the planning application for Listed Building Consent for the proposed works to 31 The Green. The application site is a Grade II listed building located within the Richmond Conservation Area.

This application for listed building consent is for the works associated with changing the building back into a single family dwelling, along with minor external restoration and general enhancement works.

Please note, the schedule refers to room numbers on the *Existing* series plans Exg.022 - Exg.023

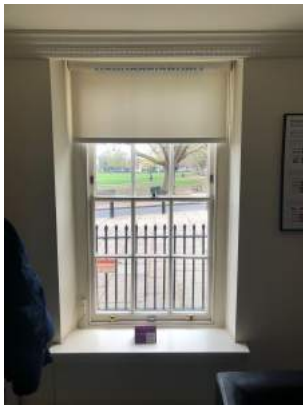
SCHEDULE OF WORKS

Internal Works

01. Ground Floor

Hallway GR00:

- All modern plasterboard to be removed and replaced with lath and plaster. Decorate with breathable paint.
- Existing modern radiators and covers to be removed. Replace with floor standing Castrad cast iron units.
- Existing modern skirting, cornice and dado to be removed.
- Existing staircase to be removed.
- Existing modern dividing stud and plasterboard partitions on the ground floor to be removed.
- Existing carpet/ parquet flooring to be removed, there is a concrete substrate beneath, there are no floorboards on the ground floor. New period appropriate oak flooring to be laid on the ground floor.
- Existing electrical cupboard to be removed.
- Existing entrance door to be retained. Remove flaking paint, sand prime and repaint to match existing, retain ironmongery.
- Existing window, surround and sill to be retained and restored. Windows to have flaking paint removed, cracks filled, sanded and decorated with white linseed oil paint. Ironmongery to be retained.
- New electrical and lighting layout to suit proposed layout.
- New lath and plaster finishes on walls and ceilings. Painted in breathable paint.
- New period appropriate doors, skirting dado and architrave.



Existing Window



Existing Entrance wall



Existing door architraves



Existing floor



Existing staircase



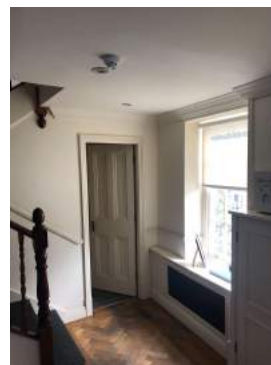
Existing entrance door



Existing electrical cupboard



Existing timber radiator cover



Existing WC toilet door

GRO1 WC: (WC relocated to underside of new stairs)

- All modern plasterboard to be removed and replaced with lath and plaster. Decorate with breathable paint.
- Existing modern radiators and covers to be removed. Replace with floor standing Castrad cast iron units.
- Existing modern skirting, cornice and dado to be removed.
- Existing modern cabinetry to be removed.
- Existing Sanitary ware and mirror to be removed and replaced by floor standing units in the new WC location.
- Existing tile floor to be removed, fit new period appropriate oak flooring over the existing concrete substrate.
- New electrical and lighting layout to suit proposed layout.
- New period appropriate doors, skirting dado and architrave.
-



Existing cupboard above WC



Existing cupboard opposite WC



Existing sanitaryware



Existing Door



Existing Mirror



Existing floor tiles

GRO2 - Reception (to be new living area)

- Existing modern curved wall dividing the kitchenette to the reception room to be removed and disposed of.
- Existing double door the meeting room to be retained and restored, including architraves.
- New electrical and lighting layout to suit proposed layout.
- Existing modern cabinetry to be removed.
- New period appropriate staircase to be introduced centrally to the floor plan.
- All modern plasterboard to be removed.
- Existing modern radiators and covers to be removed. Replace with floor standing Castrad cast iron units.
- Existing modern skirting, cornice and dado to be removed.
- Existing carpet/ parquet flooring to be removed, there is a concrete substrate beneath, there are no floorboards on the ground floor. New period appropriate oak flooring to be laid on the ground floor.
- Existing windows, surrounds and sill to be retained and restored. Windows to have flaking paint removed, cracks filled, sanded and decorated with white linseed oil paint. Ironmongery to be retained.
- New electrical and lighting layout to suit proposed layout.
- New lath and plaster finishes on walls and ceilings. Painted in breathable paint.
- New period appropriate skirting dado and architrave and doors to hallway.
- Existing modern radiators and covers to be removed. Replace with floor standing Castrad cast iron units.



Existing south wall



Existing low level curved wall



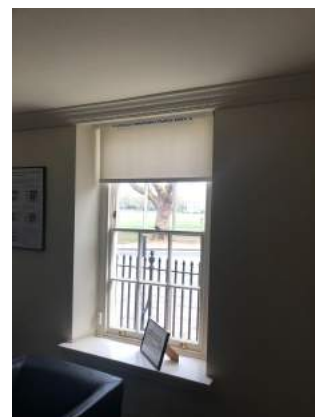
Existing light layout



Existing double door



Existing carpet



Existing sash window

GRO3 - Kitchenette (to be new living area)

- Existing modern curved wall dividing the kitchenette to the reception room to be removed and disposed of.
- Existing double door the meeting room to be retained and restored, including architraves, skirting and corning.
- New electrical and lighting layout to suit proposed layout.
- Existing modern cabinetry to be removed.
- All modern plasterboard to be removed.
- Existing modern radiators and covers to be removed. Replace with floor standing Castrad cast iron units.
- Existing modern skirting, cornice and dado to be removed.
- Existing carpet/ parquet flooring to be removed, there is a concrete substrate beneath, there are no floorboards on the ground floor. New period appropriate oak flooring to be laid on the ground floor.
- Existing windows, surrounds and sill to be retained and restored. Windows to have flaking paint removed, cracks filled, sanded and decorated with white linseed oil paint. Ironmongery to be retained.
- New lath and plaster finishes on walls and ceilings. Painted in breathable paint.
- Existing modern single external door to rear garden to be removed and replaced with sash window to match existing.
- Existing boiler, flues and associated services to be removed.
- Fire extinguishers and escape signage to be removed.



Existing boiler location



Existing external door



Existing timber floor



Existing kitchenette joinery



Existing boiler flue



Existing concrete slab across the ground floor

GRO4- Meeting Room (to be new kitchen)

- Existing modern glazing to be replaced with openable bifolding door within the same structural opening. Door to be single glazed with hand painted timber frame. Beading to match existing sash windows.
- New electrical and lighting layout to suit proposed layout.
- Existing modern cabinetry to be removed.
- All modern plasterboard to be removed.
- Existing modern radiators and covers to be removed. Replace with floor standing Castrad cast iron units.
- Existing modern skirting, cornice and dado to be removed.
- Existing carpet to be removed, there is a concrete substrate beneath, there are no floorboards on the ground floor. New period appropriate oak flooring to be laid on the ground floor.
- Existing windows, surrounds and sill to be retained and restored. Windows to have flaking paint removed, cracks filled, sanded and decorated with white linseed oil paint. Ironmongery to be retained.
- New lath and plaster finishes on walls and ceilings. Painted in breathable paint.
- Existing double door the meeting room to be retained and restored, including architraves, skirting and corning.



Existing glazing



Existing radiator and shelving



Existing double door to be retained and restored



Existing carpet and loose office furniture



Existing double door to be retained and restored

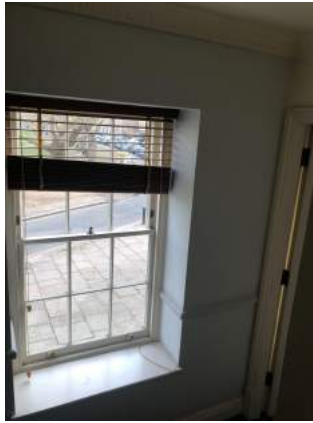
02. First Floor

FROO- First Floor Landing:

- All modern plasterboard to be removed.
- Existing modern radiators and covers to be removed. Replace with floor standing Castrad cast iron units.
- Existing modern skirting, cornice and dado to be removed.
- Existing staircase to be removed.
- Existing modern dividing stud and plasterboard partitions on the 1st floor to be removed.
- Existing carpet flooring to be removed, Existing timber floor boards to be retained.
- Where the stair position was moved, re-use the existing joists and floorboards to infill the opening in the floor.
- Existing windows, surrounds and sills to be retained and restored. Windows to have flaking paint removed, cracks filled, sanded and decorated with white linseed oil paint. Ironmongery to be retained.
- New electrical and lighting layout to suit proposed layout.
- New lath and plaster finishes on walls and ceilings. Painted in breathable paint.
- New period appropriate doors, skirting dado and architrave.



Existing modern staircase and handrail



Existing Sash Window



Existing wall in to office



Existing Fire extinguisher points



Existing floor buildup

FRO1 - First Floor WC

- Remove existing modern sanitary fixtures, doors and cabinetry.
- Existing modern radiators and covers to be removed. Replace with floor standing Castrad cast iron units.
- Existing modern skirting, cornice and dado to be removed.
- Existing modern dividing stud and plasterboard partitions and plasterboard ceiling on the 1st floor to be removed.
- Existing carpet flooring to be removed, Existing timber floor boards to be retained.
- Remove extractor fan and other services both plumbing and electrical.
- New electrical and lighting layout to suit proposed layout.
- New lath and plaster finishes on walls and ceilings. Painted in breathable paint.
- New period appropriate doors, skirting dado and architrave.
- Remove tile flooring, replace with oak flooring.



Existing WC sanitaryware



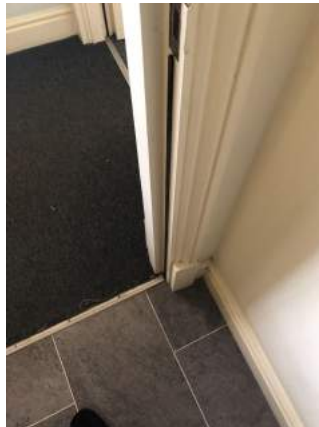
Existing cupboard behind WC



Existing mirror



Existing door architrave



Existing tile floor



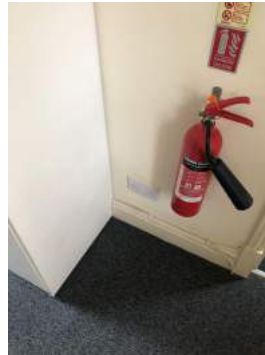
Existing WC door

FRO2 - First Floor Office space

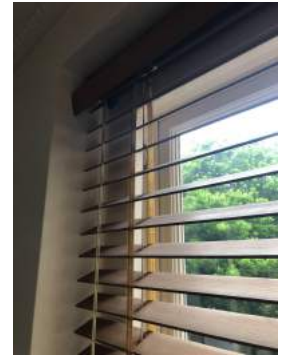
- Existing drawstring blinds to be removed and disposed of and replaced with new blinds that match existing.
- Remove all furniture and cabinetry.
- Remove fire extinguishers and emergency exit signage.
- Existing modern radiators and covers to be removed. Replace with floor standing Castrad cast iron units.
- Existing modern skirting, cornice and dado to be removed.
- Existing modern dividing stud and plasterboard partitions and plasterboard ceiling on the 1st floor to be removed.
- Existing carpet flooring to be removed, existing timber floor boards to be retained. Floating Oak flooring to be laid over the existing floorboards.
- New electrical and lighting layout to suit proposed layout.
- New stud walls over the top of existing floorboards.
- Lath and plaster finishes on walls and ceilings. Painted in breathable paint.
- New period appropriate doors, skirting dado and architrave.
- Existing windows, surrounds and sill to be retained and restored. Windows to have flaking paint removed, cracks filled, sanded and decorated with white linseed oil paint. Ironmongery to be retained



Existing windows - West side



Existing fire extinguisher



Existing blinds



Existing office cabinets



Existing condition of sash window



Existing windows - East side

03. Second Floor

SROO - Landing.

- All modern plasterboard to be removed.
- Existing modern radiators and covers to be removed. Replace with floor standing Castrad cast iron units.
- Existing modern skirting, cornice and dado to be removed.
- Existing staircase to be removed.
- Existing modern dividing stud and plasterboard partitions on the 1st floor to be removed.
- Existing carpet flooring to be removed, Existing timber floor boards to be retained.
- Where the stair position was moved, re-use the existing joists and floorboards to infill the opening in the floor.
- New electrical and lighting layout to suit proposed layout.
- New lath and plaster finishes on walls and ceilings. Painted in breathable paint.
- New period appropriate doors, skirting dado and architrave.



Existing cornices



Existing skirting board and Dado



Existing handrail

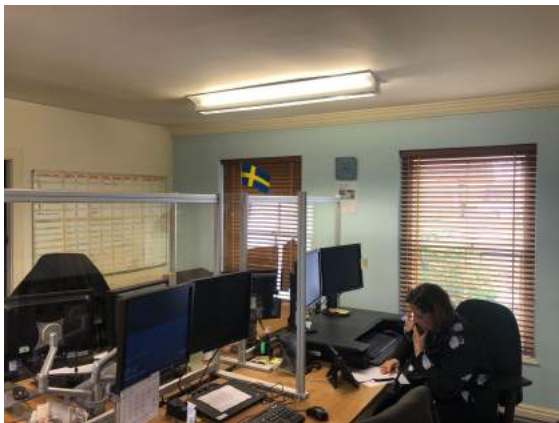
SR01 - Office space

- Existing drawstring blinds to be removed and disposed of and replaced with new blinds that match existing.
- Remove all furniture and cabinetry.
- Remove fire extinguishers and emergency exit signage.
- Existing modern radiators and covers to be removed. Replace with floor standing Castrad cast iron units.
- Existing modern skirting, cornice and dado to be removed.
- Existing modern dividing stud and plasterboard partitions and plasterboard ceiling on the 1st floor to be removed.
- Existing carpet flooring to be removed, existing timber floor boards to be retained. Floating Oak flooring to be laid over the existing floorboards.
- New electrical and lighting layout to suit proposed layout.
- New stud walls over the top of existing floorboards.
- Lath and plaster finishes on walls and ceilings. Painted in breathable paint.
- New period appropriate stair doors, skirting dado and architrave.
- Existing windows, surrounds and sill to be retained and restored. Windows to have flaking paint removed, cracks filled, sanded and decorated with white linseed oil paint. Ironmongery to be retained



Existing server and storage rooms

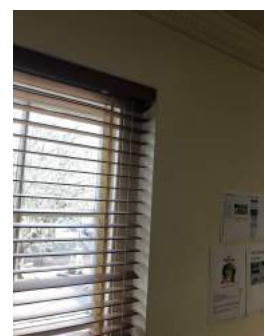
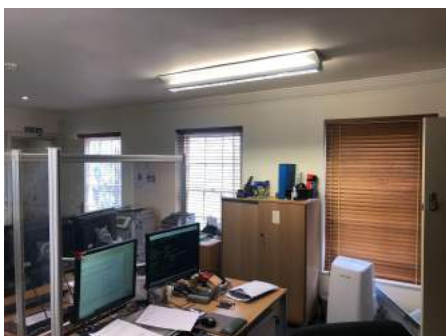
Existing office storage cabinets



Existing window - West Side

Existing window

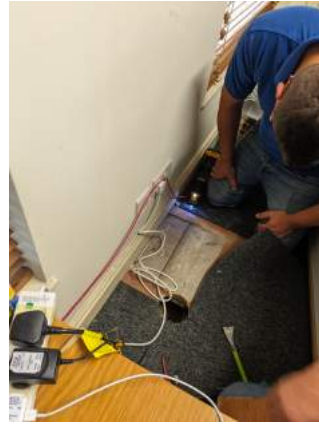
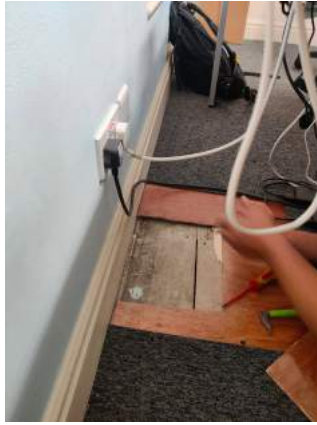
Existing server room



Existing storage room

Existing storage room

Existing blinds



Existing 20C floorboards beneath carpeting to be retained on upper floors, re-used to infill the change in stair position.



Existing upper floor build ups clearly showing C20 timbers and floorboards, Plasterboard ceilings throughout. Views through apertures of light fittings