

SCHEDULE OF WORKS

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HOUSE REFURBISHMENT

PETITE KEW

11 ST. JOHN'S GROVE

RICHMOND

TW9 2SP

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LBC – SCHEDULE OF WORKS

Project Ref. 06659L		REVISION RECORD		
Rev	Description	Date	Originator	Reviewed
-	1 ST issue 2024	19.7.2024	<i>Ernie Vennart</i>	<i>DM Phillips</i>

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1. Introduction and Planning Proposals

Planning Permission and Listed Building Consent is sought for the listed building Petite Kew, at 11 St. John's Grove, TW9 2SP and the following works: enlargement of an existing doorway to the existing rear extension, minor internal alterations, enlarged doors at the rear, modernize and improve all bathroom facilities and kitchen in line with a comprehensive refurbishment of the property including the outbuilding.

As part of the programme of works, all old mechanical and electrical plant and services will be upgraded to meet higher environmental standards and to facilitate lower energy usage. Historically sensitive redecoration will also be carried out throughout the property, as will careful window and door repairs.

Refer also to the application drawings, Design and Access Statement and Heritage Statement submitted with this application.

2. Generally

1. The building is Grade II listed and sited within the Kew Foot Road Conservation Area.
2. All proposed works will comply with the requirements of the current CDM Regulations for health and safety.
3. All materials and workmanship will conform with the relevant requirements of the current Building Regulations, byelaws, rules and regulations.
4. All materials will comply with the current editions of the relevant British Standard or Code of Practice. All workmanship is to be carried out in accordance with the relevant Code of Practice and good building practice.
5. The works will accord with best conservation practice.
6. All works, finishes and making good are to be carried out in materials and in detailed execution to match the existing.
7. Obtain all necessary permits and permissions from relevant authorities, especially considering the listed status of the building via Local Borough of Richmond upon Thames.
8. Set up proposed scaffolding, hoardings, external lighting and the like to ensure safety of neighbours, occupants and workers and remove when works are completed.
9. Provide all necessary temporary warning and hazard signs, advice signs and remove when the works are completed.
10. Conduct a thorough inspection of all services and areas to assess any potential risk or complications.
11. Arrange for or cut off and the relocation of any utilities, such as electrical wiring, gas or plumbing, that may be affected by the works.
12. Obtain Building Regulation sign off, all required Certificates, prepare Health and Safety File and complete snagging prior handing over to the client.

3. Proposals and Schedule of Works (refer also to application drawings)

Main House, Ground Floor

- The kitchen will be relocated to the current dining room. New kitchen appliances and cabinetry to include a kitchen island will be installed. New services will be installed to include a waste pipe for the kitchen sink under the raised timber floor. Existing timber floorboards will be carefully removed, numbered and re-installed in the correct order. All existing features will remain intact.
- The existing arched doorway between the original house and the rear extension will be enlarged and the later addition of internal timber stud walls to form a pantry will be removed. This will be in the benefit of a higher light transmission and better flow between the spaces.
- A new timber stud wall with arched opening will be installed under a newer existing down stand beam to reinstate the original wall position. This will also rectify the previous non-compliant (Building Regulations) gap between the staircase and adjoining areas. A useful storage space will be created under the stairs with paneled timber doors. The symmetry either side of the fireplace will be reinstated.
- The ground floor guest toilet in the property is outdated and in need of a full refurbishment. As part of the proposal, the guest toilet will benefit from upgraded sanitaryware and better-quality fittings. New wall and floor tiles.
- The current kitchen in the main house is outdated and now in need of renewal. The kitchen appliances and cabinets will be renewed and relocated with layout oriented to allow optimisation of the space whilst retaining period style of the room.
- The proposal is also to replace the existing plant with modern and more environmentally efficient plant technology. Modern panel radiators will be replaced with traditional style column radiators.
- All the upgrades to services will use existing conduits within the property wherever possible. New conduits will be carefully installed according to Heritage England guidance and to minimize disruption.
- The Timber floorboards will be carefully sanded, repaired and made good where necessary and re-stained.
- The tiled concrete floor in the rear extension will be replaced with new timber style vinyl planks to incorporate electric underfloor heating.
- The existing modern staircase will be painted and stained to match the timber floor. The mahogany handrail will be polished to high standard.
- All internal walls and ceilings will be redecorated.
- All woodwork will be redecorated and made good where necessary.

Table 1

<p>Picture 1 - Lounge</p>	<p>Picture 2 – modern staircase and downstand beam to reception room</p>	<p>Picture 3 – Arched doorway to rear extension</p>
<p>Picture 4 – rear extension with modern kitchen and pantry.</p>	<p>Picture 5 – rear windows and doors from outside, roof balcony</p>	<p>Picture 6 – rear windows and doors From inside</p>
<p>Picture 7 – Current dining room</p>	<p>Picture 8 – Pantry and Guest toilet</p>	<p>Picture 9 – Guest toilet</p>

Main House, 1st Floor

- The 1st floor bathroom the property is outdated and in need of a full refurbishment. As part of the proposal, all bathrooms will benefit from upgraded sanitaryware and better-quality fittings. The inbuilt modern joinery will be removed and replaced.
- The existing tiles in the bathroom will be removed and replaced with new to include and appropriate tanking system in wet areas.

- The modern inbuilt joinery and plasterboard boarding over the existing fireplace in the master bedroom will be removed to expose the original chimney breast. The niches either side the chimney breast and the picture rail will be reinstated.
- The modern inbuilt joinery in bedroom 2 will be removed.
- The modern panel radiators will be replaced with traditional style column radiators and relocated where feasible. Refer to drawings.
- The Timber floor will be carefully sanded, repaired and made good where necessary and re-stained.
- All internal walls and ceilings will be redecorated.
- All woodwork will be redecorated and made good where necessary.







Table 2

		
<p><i>Picture 1 – Master bedroom, inbuilt joinery and plasterboard boxing to chimney breast</i></p>	<p><i>Picture 2 – Bathroom with inbuilt modern joinery</i></p>	<p><i>Picture 3 – Bedroom 2, modern inbuilt joinery and radiator</i></p>

Outbuilding

- The bathroom, kitchen and plant in the outbuilding are outdated and in need of a full refurbishment. As part of the proposal, the bathroom and kitchen will benefit from upgraded sanitaryware, appliances and joinery and better-quality fittings.
- The existing ledge and timber brace door is rotten. This will be replaced by a heritage style panelled, solid and painted timber door to also meet thermal standards for this heated space.
- The internal plasterboard ceiling will be removed, and the roof structure exposed, including ceiling joist ties.
Insulation at rafter level with plasterboard over will be installed according to Heritage England guidance. This will be also beneficial to the space, as the current head height is limited.
- All internal walls and ceilings will be redecorated.
- The existing tiles in the bathroom will be removed and replaced with new to include and appropriate tanking system in wet areas.
- The existing carpet will be replaced with timber style vinyl planks.
- The skirting boards will be reinstated, and woodwork made good and repainted.
- The internal door to the bathroom will be replaced with a new panelled timber door.

Table 3







		
<p>Picture 1 - bathroom</p>	<p>Picture 2 - kitchen</p>	<p>Picture 3 – rotten entrance door</p>
		
<p>Picture 4 - modern blockwork wall</p>	<p>Picture 5 – modern inbuilt furniture</p>	<p>Picture 6 – sitting room</p>

Exterior and Landscape

- The existing external plastic half round gutters will be replaced with heritage style aluminium gutters and downpipes.
- A new SVP will be replacing the existing in matching style and be relocated. The existing external plastic wastepipes will be replaced and relocated to suit the bathroom layout and tidy up the elevation.
- A decking system with stone style porcelain slabs on pedestals will be installed on the roof balcony to provide a level surface and protect the waterproofing layer.
- The corroded balustrade will be replaced with new and slightly raised heritage style black metal railings.
- A white painted timber heritage style canopy will replace the poor-quality damaged and bent metal portico above the front door.
- The raised pond and rotten timber decking will be removed, and hard and soft landscaping reinstated to a high-quality standard and to compliment the style of the property.

- A timber bin store will be installed near the front gate and tucked away at the rear corner between the building and planting without interfering with the view to the historic property from the public road.
- External lead work to brick walls will be repaired and made good where necessary and to protect the existing fabric and prevent from further deterioration.
- Brickwork pointing will be repaired and made good to match the existing where necessary to protect the existing fabric from further deterioration.

Table 4

		
<p>Picture 1 – Front garden</p>	<p>Picture 2 – Existing roof balcony and railings</p>	<p>Picture 3 – Portico</p>
		
<p>Picture 4 – External RWP and gutter</p>	<p>Picture 5 – Rear garden</p>	<p>Picture 6 – timber shed</p>



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