

2038.03.01.01 | September 2024

Schedule of Works to a Listed Building_Rev.-

The Navigator's House,
River Lane, Petersham
TW10 7AG

INTRODUCTION

This Schedule of Works has been prepared to accompany the planning application for Listed Building Consent for the proposed works to The Navigator's House. The application site is a Grade II listed building located within Petersham Conservation Area No. 6.

This application for listed building consent is for an internal refurbishment, replacement of the existing conservatory with a new single storey rear extension and reconfiguration of modern bay structures.

SCHEDULE OF WORKS

Internal Works

01. Basement Floor

General

- The basement will largely be retained and made good for the instances of the external walls, floor, and existing doors. Timber elements such as posts and joists are to be sensitively retained and restored, as these are assumed Victorian. A new stud partition is proposed that divides the room in two; this is to be lath and plaster. Existing boiler and other M&E will be replaced, whilst new units, plumbing and appliances will be installed to the new 021.01 Utility Room.

021.01 Utility and 021.02 Plant Room

Walls

- External walls to be retained and made good
- Existing ply lining removed.
- Installation of tanking and stud partition for plasterboard, skim and decoration.
- New stud partition between the proposed utility and plant room is to be installed. Lath and plaster, and decorated.
- Existing timber studs as identified on drawing 2038.03.03.Pln01.021 - MH - Proposed Basement Floor Plan to be sensitively retained and restored.
- Existing joinery under stairs to be retained and made good.
- New skirting to be installed to room 021.01, to match existing.

Floors

- Existing slab to be tanked and levelled.
- Existing floor joists above to be retained and made good. Ceiling to have a lath and plaster finish and decorated.

Windows/Doors

- Existing door D-022-14 to be retained and made good for new paint finish.
- Existing architrave to D-022-14 to be retained and restored.
- Existing door D-021-01 to be retained and made good.
- Existing architrave and skirting around D-021-01 to be retained and restored.

MEP

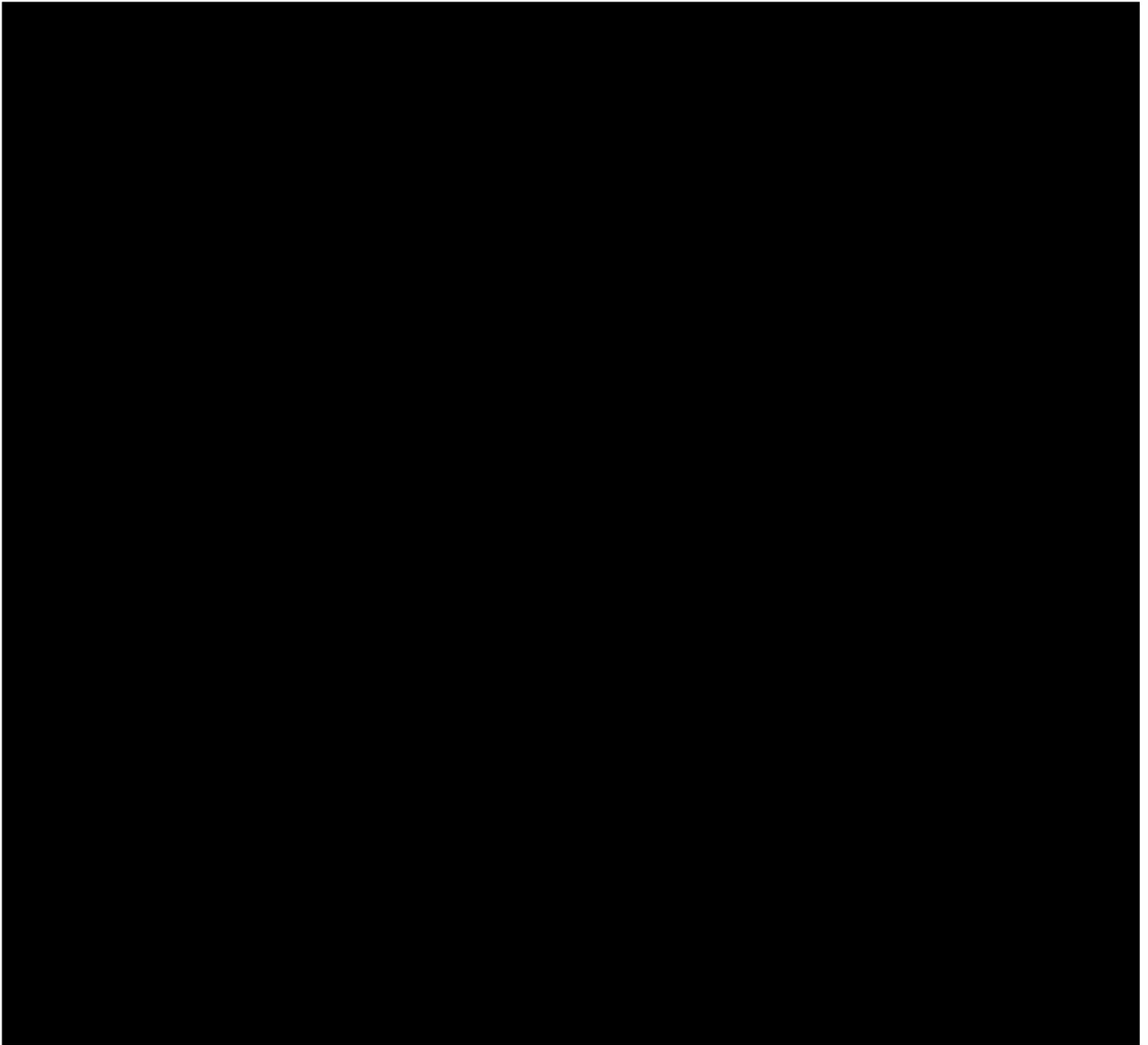
- Existing boiler to be removed and disposed of.
- New mechanical layout, including new hot water cylinder to be installed in the proposed store / boiler room.
- Electrics to be amended in line with existing installation.
- New plumbing to be installed to suit the proposed layout.
- All using the existing service and drainage routes.

F&F

- New units to be installed in the utility room.
- New sanitaryware to be installed in the utility room.
- New appliances to be installed in the utility room.

Other

- Existing staircase to be retained and restored.
- Existing shelving inside storage cupboard to be retained and made good.



Existing floor joists above basement

Existing timber posts

Existing plant room

02. Ground Floor

General

- Existing cornices, skirting and architraves to be retained. Works contained to modern fabric only.

022.01 Hall

Walls

- Existing modern two storey bay entrance removed and replaced with new masonry external wall buildup; to be lath and plaster to prepare for new paint finish.
- Modern cupboard and wall under stairs to be removed.
- New bespoke wine wall to be installed.
- Existing internal walls to be retained and made good.
- Existing cornicing to be retained, modified as required and made good.
- Existing panelling and paint to be stripped and walls prepared for new paint finish.

- New wall infill to match buildup of existing; masonry and decorated plaster finish.
- New cornicing to internal wall infill to be installed to match existing.
- Skirting retained and extended as required, to match existing skirting.

Floors

- Existing floor finish to be removed (existing modern slab below), with new timber floor finish installed.
- Existing threshold strips to be removed.

Windows/Doors

- Existing door D-022-05 and architrave to be removed.
- Existing door D-022-06 to be reused and moved from its existing location.
- Existing door D-022-09 and architrave to be removed and replaced per door schedule.
- Windows W-022-14 and W-022-15 and door D-022-07 to be removed and replaced per window and door schedule.

MEP

- Electrics to be amended in line with existing installation.

Other

- Existing modern staircase and balustrade to be removed and replaced.
- New staircase to be painted with carpet runner.



022.02 Reception and 022.03 Dining

Walls

- Walls to be retained and made good to prepare for new paint finish.
- Existing modern window bay removed and replaced with new masonry external wall buildup; to be lath and plaster to prepare for new paint finish.
- Modern wall between dining room and existing conservatory to be demolished.
- Existing fireplace to be removed and relocated per 2038.03.03.PIn01.022 - MH - Proposed Ground Floor Plan.
- Skirting and cornicing retained and extended as required, to match existing.

Floors

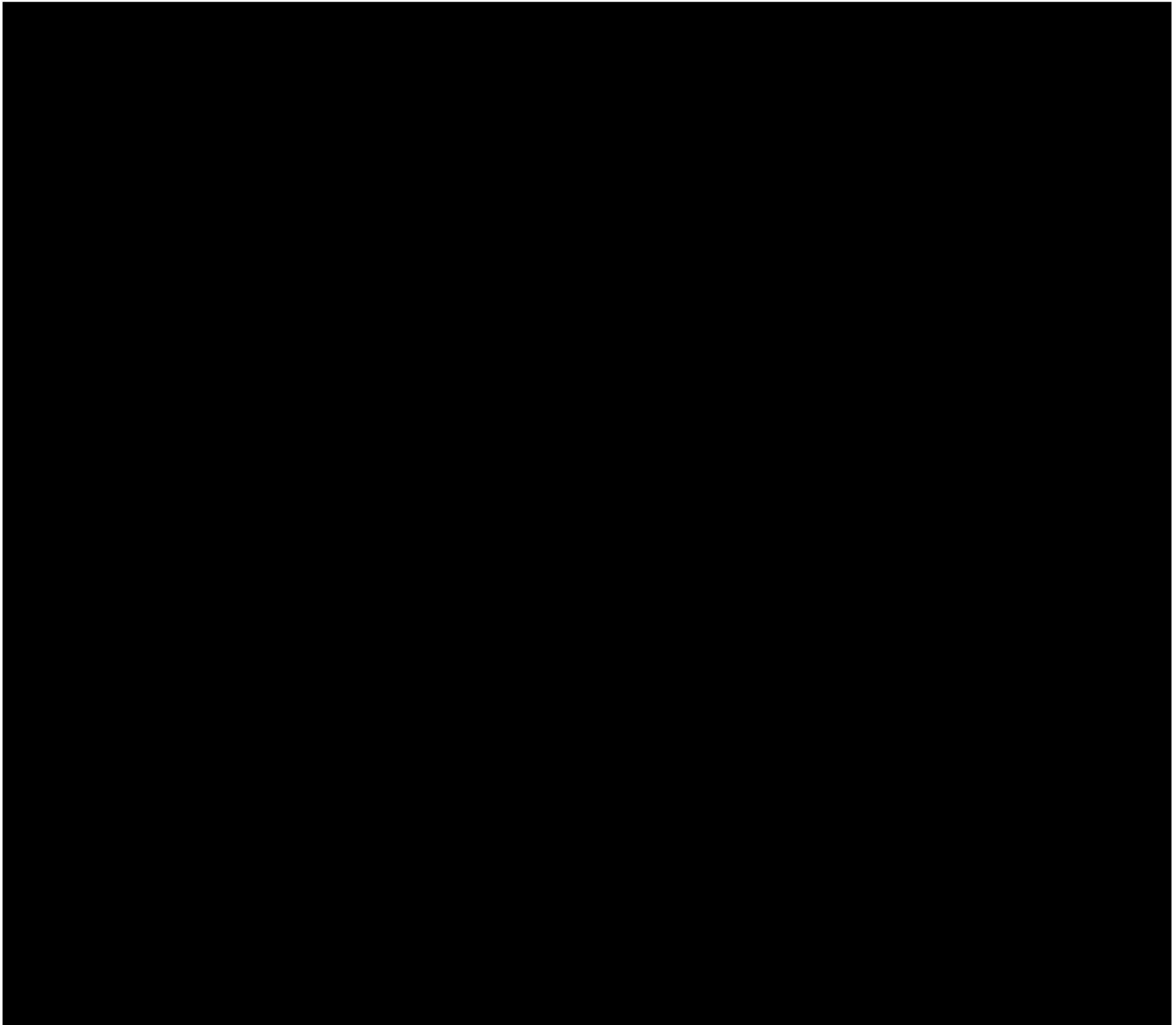
- Existing carpet on modern slab to be replaced with hardwood flooring.
- Existing threshold strips to be removed.

Windows/Doors

- Existing windows and doors, with exception to the below, to be retained per window and door schedule.
- Door D-022-04 to be reused and moved from its existing location.
- Windows W-022-07, W-022-08, W-022-09, W-022-10, and W-022-11 to be removed and replaced, per the window schedule.

MEP

- Electrics to be amended in line with existing installation.



Existing threshold between
Reception/Dining and Hall

Existing Reception and Dining

Existing modern wall between conservatory
and Reception/Dining Room

022.04 Kitchen

Walls

- Modern conservatory to be demolished.
- New masonry external wall buildup to form new single storey extension. Plasterboarded with skim finish to prepare for new paint finish.
- New wall infill to match buildup of existing; to be lath and plaster to prepare for paint finish.
- New skirting and coricing to be installed to match existing.

Floors

- Existing floor finish and slab to be replaced with a slab and hardwood flooring.

Windows/Doors

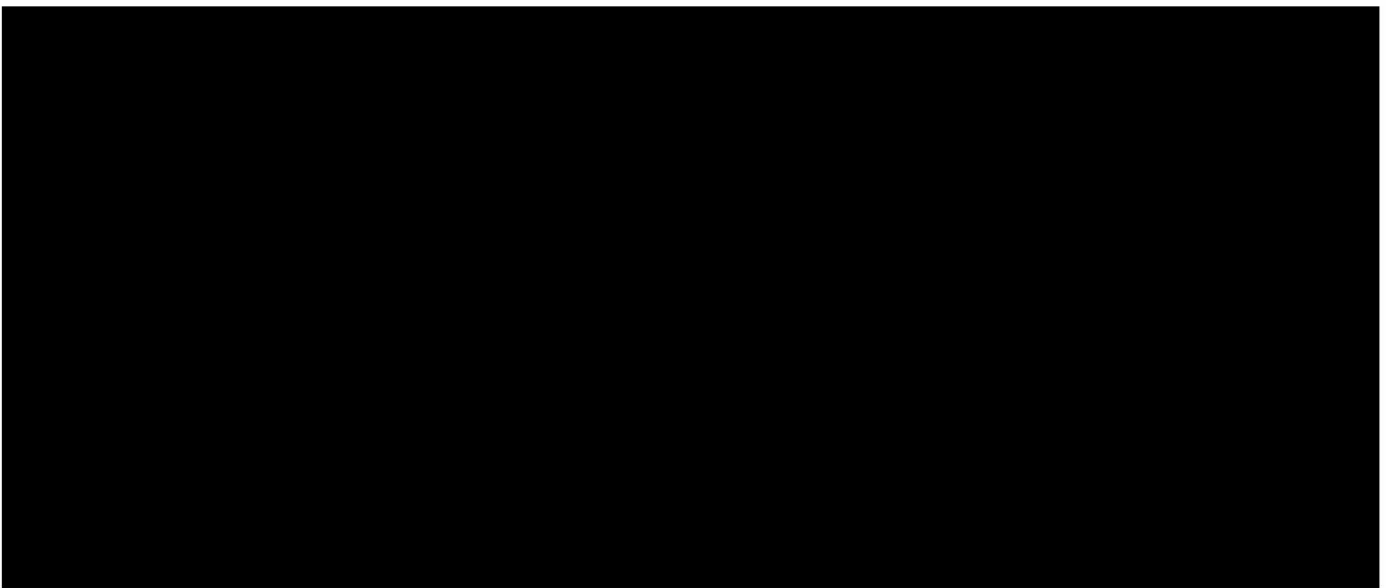
- Windows W-022-01, W-022-02, W-022-03, W-022-04 and door D-022-01 to be removed as part of the conservatory demolition.
- To be replaced by D-022-16 as per door schedule.
- Door D-022-17 installed; reused and restored from its existing location, per door schedule.
- New architrave installed to D-022-17 to match existing.

MEP

- Electrics to be amended in line with existing installation.
- New plumbing to be installed to suit the proposed layout.
- All using the existing service and drainage routes.

F&F

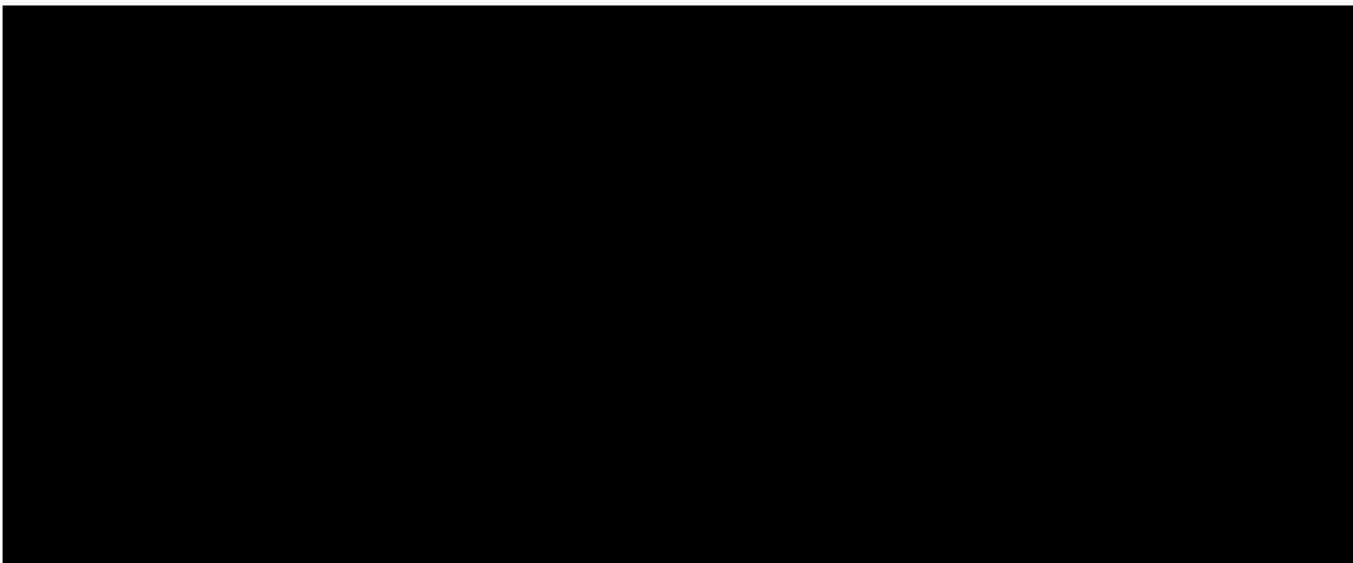
- New kitchen units to be installed.
- New sanitaryware to be installed.
- New appliances to be installed.



Existing conservatory

Existing conservatory roof

Existing door D-022-04 and architrave



From conservatory through to existing kitchen

Existing skirting and architrave

Existing change in level between conservatory and kitchen

022.05 Pantry

Walls

- Internal walls to be retained and made good in preparation for new paint finish.
- Modified wall to be in timber stud with lath and plaster and decorated.
- Existing skirting and cornicing to be retained, made good and extended as required.

Floors

- Existing floor on modern slab to be removed, with hardwood flooring to be installed.

Windows/Doors

- Door D-022-08 to be restored and moved from its existing location. Made good for new paint finish.
- Existing architrave retained and made good.

MEP

- Existing plumbing to be retained and redirected to 022.06 WC
- Electrics to be amended in line with existing installation.

F&F

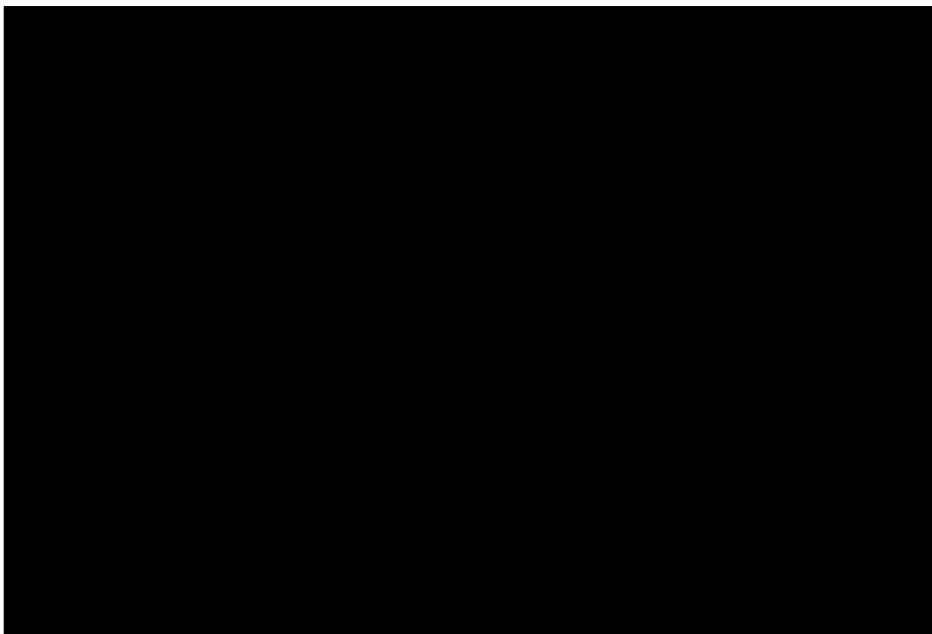
- New joinery installed to form shelving in the pantry.
- Existing sanitaryware to be removed.
- All joinery to be scribed around existing mouldings and cornices. No original mouldings or cornices are to be disturbed.



Existing WC; 022.05 Pantry proposed

Existing WC; 022.05 Pantry proposed

Existing storage cupboard



Existing door D-022-08 and architrave Existing architrave

022.06 WC

Walls

- Internal walls to be retained and made good in preparation for new paint finish.
- Existing skirting and cornicing to be retained and made good.
- New stud partition to form WC cubicle. To be finished with lath and plaster in preparation for new paint finish.
- New skirting and cornicing to new partition to match existing.

Floors

- Existing floor on modern slab to be removed and new hardwood flooring to be installed.

Windows/Doors

- Existing door D-022-10 to be retained and made good for new paint finish.
- Existing architrave to D-022-10 to be retained and made good.
- New pocket door D-022-18 to be installed.

MEP

- Electrics to be amended in line with existing installation.
- Existing plumbing from the existing WC to be rerouted and connected to new sanitaryware positions.
- All using the existing service and drainage routes.

F&F

- New sanitaryware to be installed.
- New bespoke joinery to be installed to form storage cupboard.
- All joinery to be scribed around existing mouldings and cornices. No original mouldings or cornices are to be disturbed.

Existing door D-022-10

Existing pantry where O22.06 Loo is proposed

Existing condition of wall in pantry

022.07 Snug

Walls

- Woodburner retained.
- Internal and external walls to be retained and made good in preparation for new paint finish.
- Proposed infill to the wall on the south elevation. To be finished with lath and plaster in preparation for new paint finish.
- Existing skirting and cornicing to be retained and extended as required and made good.
- New skirting and cornicing to infill areas to match existing.

Floors

- Existing tiled floor on concrete slab to be replaced with hardwood flooring.

Windows/Doors

- Existing window W-022-16 retained and restored as per window schedule.

MEP

- Existing plumbing and drainage connections to be removed.
- Electrics to be amended in line with existing installation.

F&F

- Existing kitchen joinery to be removed and disposed of.
- New sanitaryware to be installed.
- New bespoke joinery to be installed to frame TV scribed to existing cornice and mouldings
- All joinery to be scribed around existing mouldings and cornices. No original mouldings or cornices are to be disturbed.



Existing Door D-022-10 and window
W-022-016

Existing Window W-022-016 and Door
D-022-11

022.08 Music Room/Library

Walls

- Internal and external walls to be retained and made good in preparation for new paint finish.
- Existing modern bay ancillary entrance removed and replaced with new masonry external wall buildup; to be lath and plaster to prepare for new paint finish.
- Existing skirting and cornicing to be retained, extended as required and made good.

Floors

- Existing floor on concrete slab to be replaced with hardwood flooring.
- Existing carpet finish to staircase to be removed and replaced.

Windows/Doors

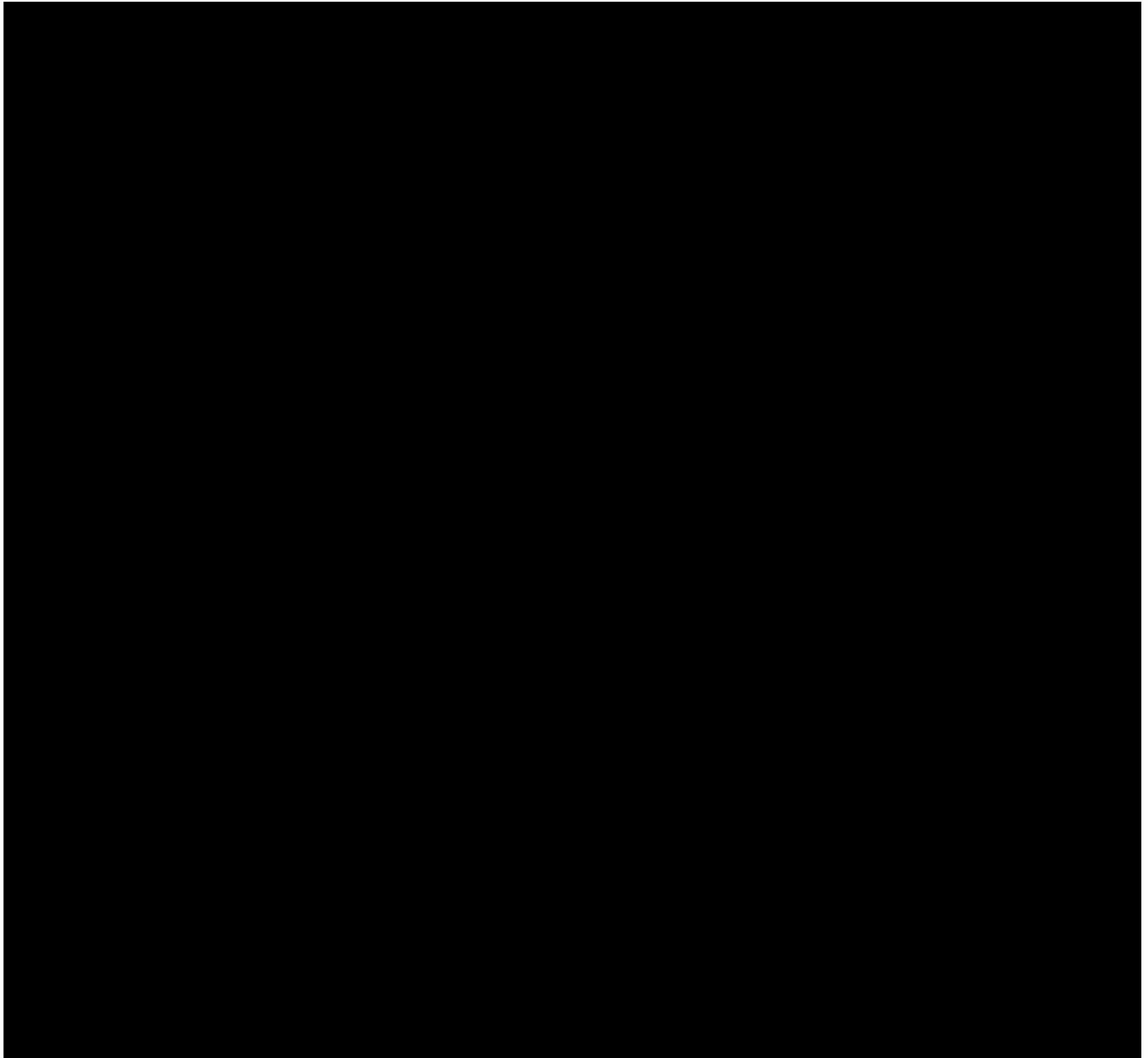
- Windows W-022-17, W-022-18, and door D-022-12 to be removed and replaced per window and door schedule.
- Existing architraves, skirting, and cornicing to be retained and made good.

F&F

- New bespoke joinery to be installed to form bay window seating.
- New bespoke joinery to be installed to form storage cupboards in alcoves.
- All joinery to be scribed around existing mouldings and cornices. No original mouldings or cornices are to be disturbed.

Other

- Existing staircase and balustrade to be retained and restored.



Existing Music Room Bay looking towards D-022-013

Existing Music Room

View from kitchen, arched opening between Hall and Music Room visible

022.09 Office

Walls

- Internal and external walls to be retained and made good in preparation for new paint finish.
- Existing modern bay removed and replaced with new masonry external wall buildup; to be lath and plaster to prepare for new paint finish.
- Existing skirting and corncing to be retained, extended as required and made good.

Floors

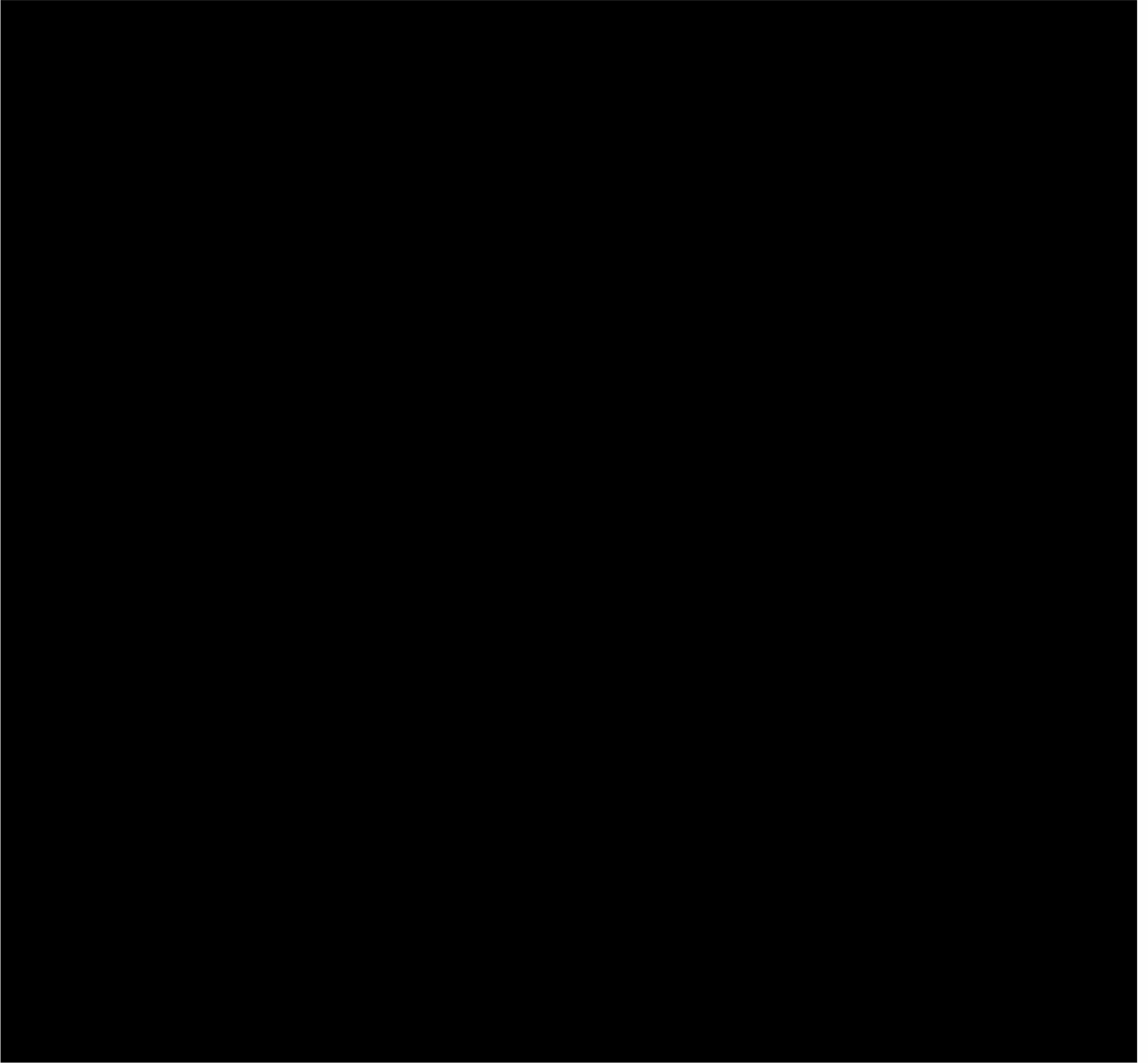
- Existing laminate floor to be replaced with hardwood flooring. See 2038.03.03.Pln01.205 - Proposed Flooring Build-Up Detail.
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Windows/Doors

- Existing doors D-022-15 to be retained and made good for new paint finish.
- Windows W-022-20, W-022-21, and W-022-22 to be removed and replaced per window schedule.
- Existing architraves to be retained and made good.
- Existing window W-022-23 to be retained.
- Existing shutters to W-022-23 to be retained and made good.

F&F

- New joinery to be installed to storage cupboards, to be scribed around existing mouldings and cornices where existing and are not to be disturbed.



Existing door D-022-15 and architrave

Existing Bedroom 02 to become
proposed 022.09 Office

View towards existing bay window
W-022-20, W-022-21, and W-022-22

03. First Floor

General

General restoration works and refurbishment, alterations to modern fabric only.

023.01 Landing

Walls

- Existing internal walls to be retained and made good.
- Existing modern two storey bay removed and replaced with new masonry external wall buildup; to be lath and plaster to prepare for new paint finish.
- Existing cornicing to be retained, made good, and extended as required.
- Existing panelling and paint to be stripped and walls prepared for new paint finish.
- Skirting retained, made good, and extended as required.
- New wall infill to match buildup of existing; masonry and decorated plaster finish.

Floors

- Existing floor finish to be removed, with new floor finish installed.
- Existing threshold strips to be removed.

Ceiling

- Ceiling to be vaulted to allow installation of conservation rooflights.

Windows/Doors

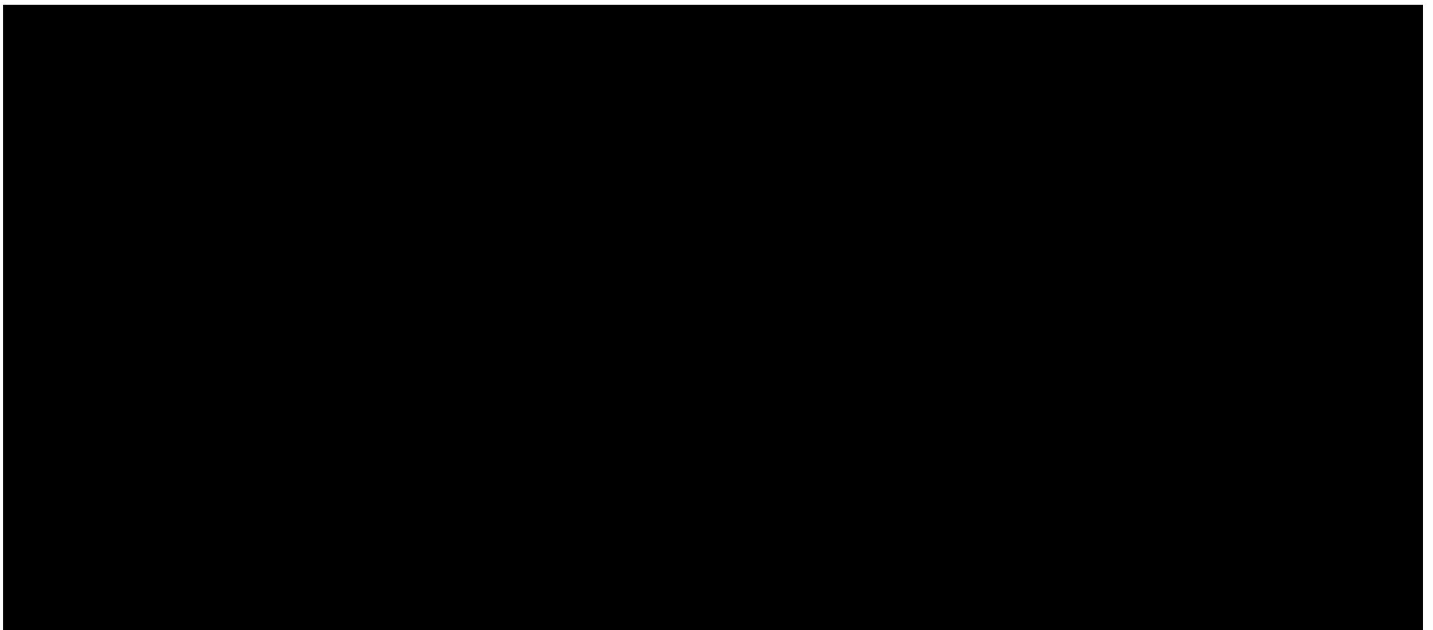
- Existing window W-023-03 to be retained and made good.
- Existing door D-023-01 to be removed and replaced with existing internal door. (This door is also to be reused elsewhere). To be made good in preparation for paint finish.
- New architrave to match existing.
- Windows W-023-12, W-023-13 and W-023-14 to be removed and replaced, per window schedule.

MEP

- Electrics to be amended in line with existing installation.

Other

- Existing staircase and balustrade to be removed and replaced.
- New staircase to be painted with carpet runner.



Existing Landing

Existing landing looking towards existing family bathroom

Existing staircase

Existing balustrade, architrave and skirting detail to door D-023-01

Existing window W-023-03

Existing balustrade and spindle details

023.02 Master Bedroom and 023.03 Master Bathroom

Walls

- Internal and external walls to be retained and made good in preparation for new paint finish.
- New wall infill near D-023-01 to match buildup of existing; masonry and decorated plaster finish.
- Existing corncicing and skirting to be retained, made good, and extended as required.
- New stud partition between the proposed master bedroom and master bathroom is to be installed. Plasterboard, skim and decorated.

Floors

- Existing floor finish to be removed, with new floor finish installed.

Ceiling

- Modern timber beams to be removed and the ceiling vaulted.
- Existing ceiling to be made good where relevant.

Windows/Doors

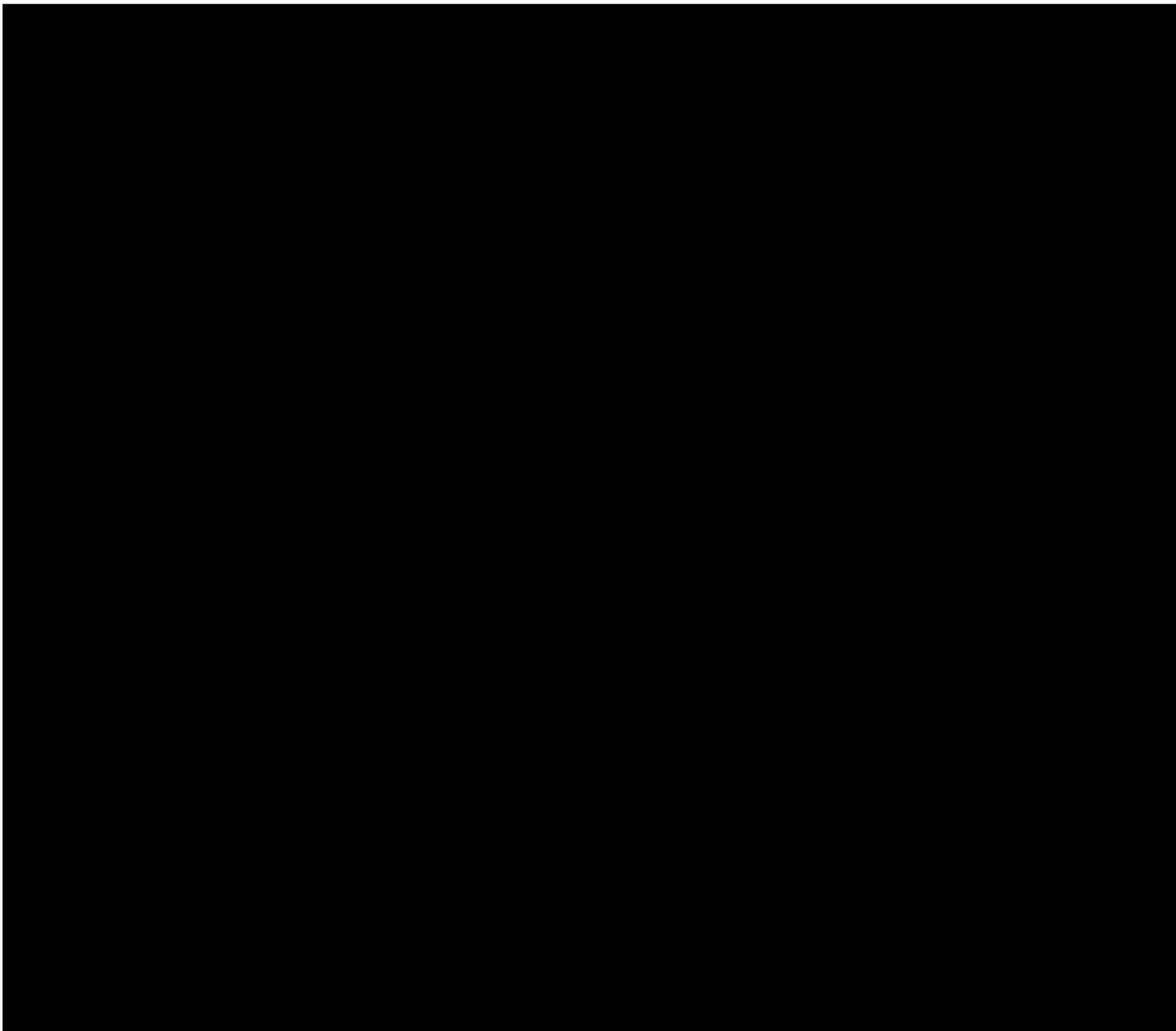
- Existing windows W-023-04, -05, -06, -07, -08, -09, -10, and -11 to be retained and made good.
- Proposed window W-023-20 to be installed per window schedule.
- Proposed pocket door D-023-09 to be installed per door schedule.

MEP

- Electrics to be amended in line with existing installation.
- Existing plumbing from the existing master bathroom to be rerouted and connected to new sanitaryware positions.
- All using the existing service and drainage routes.

F&F

- New units to be installed in the master bathroom.



View towards existing master bathroom

Existing master bedroom and W-023-04

Existing master bedroom W-023-09,
W-023-10, and W-023-11

023.04 Dressing Room

Walls

- Existing walls to be retained and made good in preparation for new paint finish.
- Existing cornicing and skirting to be retained and made good.

Floors

- Existing carpet to be replaced.

Windows/Doors

- Existing window W-023-01 and W-023-02 to be retained and made good.
- Existing door D-023-02 to be retained and made good for new paint finish.
- Existing architrave to be retained and made good.

MEP

- Electrics to be amended in line with existing installation.

F&F

- New bespoke joinery to be installed in the dressing room.



Existing window W-023-03

Existing W-023-02

Existing corning detail

023.05 Bedroom 02

Walls

- Existing walls to be retained and made good in preparation for new paint finish.
- Existing corning and skirting to be retained and made good.

Floors

- Existing carpet to be replaced.

Windows/Doors

- Existing window W-023-015 to be retained and made good.
- Existing doors D-023-04 and D-023-05 to be retained and made good for new paint finish.
- Existing architrave to doors to be retained and made good.

Existing Bedroom towards D-023-06

View through D-023-06 into Bedroom
from existing Playroom

Existing Window W-023-015

023.06 En-Suite

Walls

- Existing walls to be retained and made good.
- Proposed infill to internal partition, to match existing build-up. To be finished with lath and plaster in preparation for new paint finish.
- Opening reinstated in existing internal partition for new door location.
- Existing cornicing and skirting to be retained, made good, and extended as required.

Floors

- Existing carpet to be replaced.

Windows/Doors

- Existing door and architrave D-023-03 to be reused and moved from its existing location.
- Door and architrave to be made good as required.

MEP

- Electrics to be amended in line with existing installation.
- Existing plumbing to be retained and/or rerouted and connected to new sanitaryware positions where required.
- All using the existing service and drainage routes.

F&F

- New units to be installed in the En-Suite.



Existing Door D-023-03

Existing corning detail

Existing architrave detail

023.07 Playroom

Walls

- Existing walls to be retained and made good.
- Existing corning and skirting to be retained and made good.

Floors

- Existing carpet to be replaced.

Windows/Doors

- Existing window W-013-16 to be retained and made good.
- Existing door D-023-06 and architrave to be retained and made good.

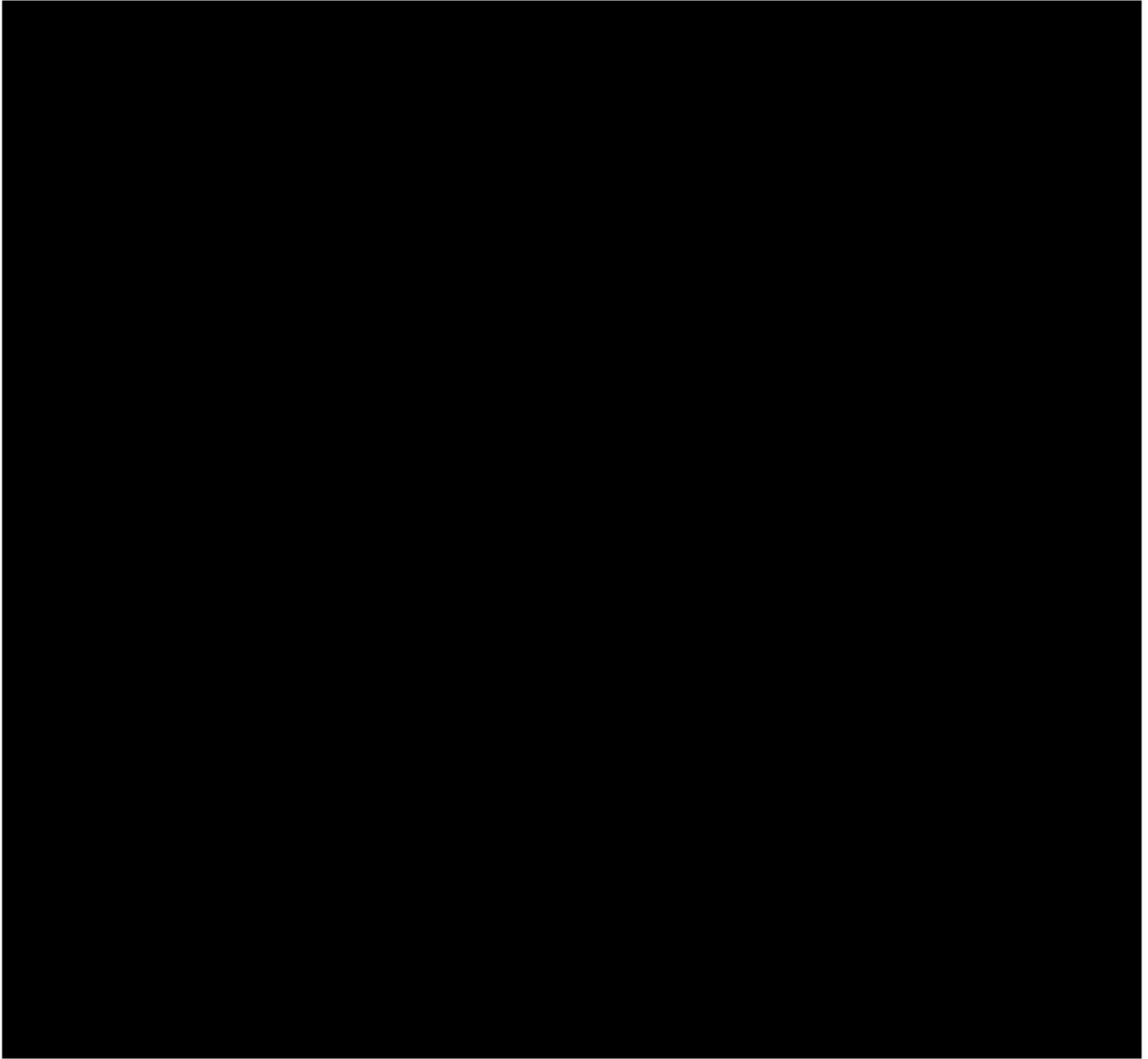
MEP

- Electrics to be amended in line with existing installation.

F&F

- New joinery to storage cupboard.

- To be scribed around existing mouldings and cornices where existing and are not to be disturbed.



View towards existing door D-023-06 Existing rooflight

Existing door D-023-06

023.08 Bedroom 03

Walls

- Existing walls to be retained and made good.
- Existing cornicing and skirting to be retained and made good.

Floor

- Existing carpet to be replaced.

Windows/Doors

- Existing window W-023-18, and W-023-19 to be retained and made good.
- Existing door and architraves D-023-09 to be retained and made good.
- Existing cupboard storage door to be retained and made good.
- New door to second storage cupboard to be installed to match existing.

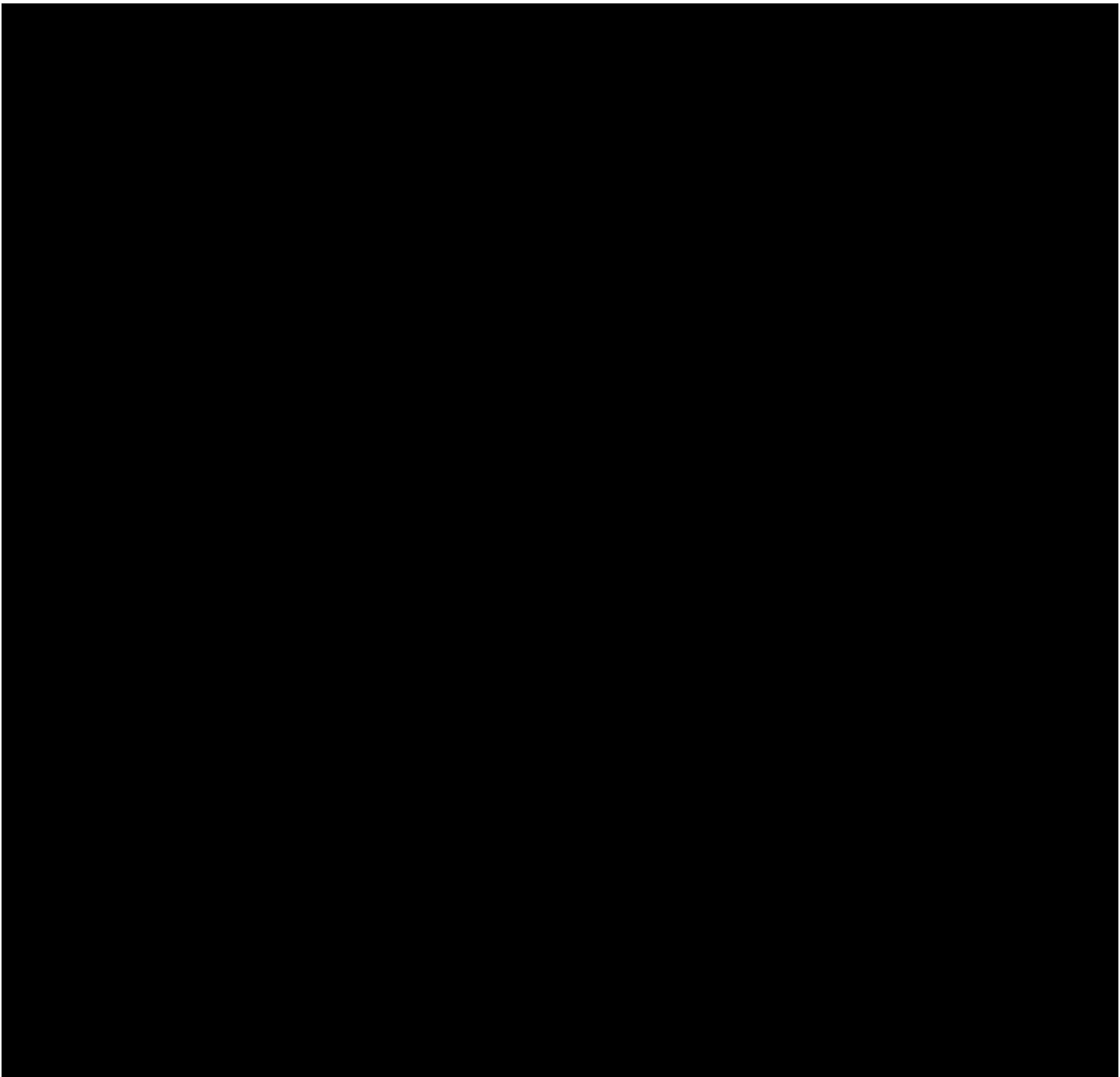
MEP

- Electrics to be amended in line with existing installation.

F&F

- New joinery to storage cupboards to be installed.

- To be scribed around existing mouldings and cornices where existing and are not to be disturbed.



Existing door D-023-08

Existing window W-023-18 and
W-023-19

Existing storage cupboard

023.09 Shower Room

Walls

- Existing walls to be retained and made good.

Floor

- Existing floor finished to be removed and replaced.

Windows/Doors

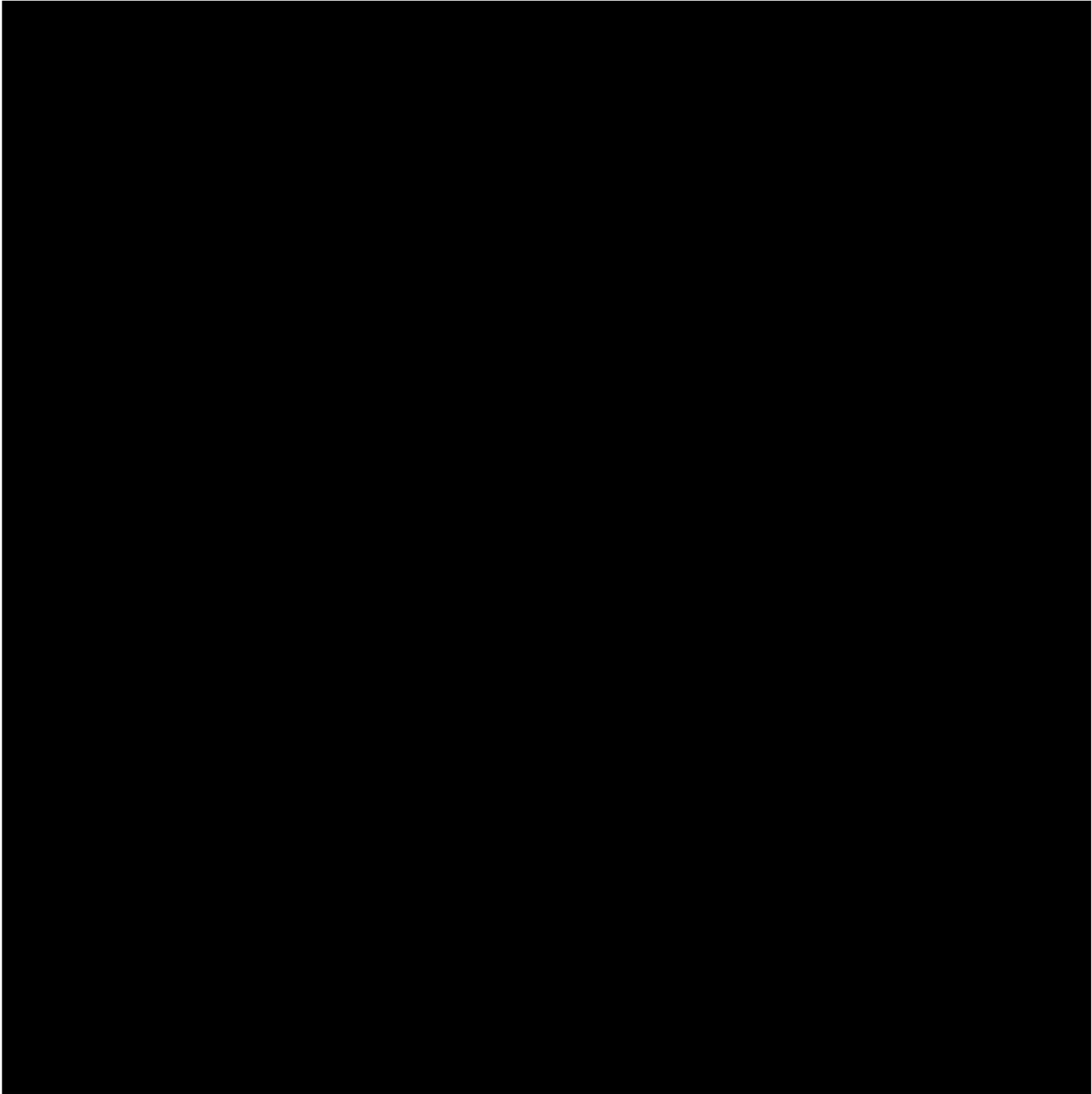
- Existing door D-023-07 to be retained and made good.

MEP

- Electrics to be amended in line with existing installation.
- Existing plumbing to be retained and/or rerouted and connected to new sanitaryware positions where required.
- All using the existing service and drainage routes.

F&F

- New sanitaryware to be installed.
- New units to be installed.



Existing shower

Existing units

Existing pocket door and architrave

02.10 Landing

Walls

- Existing walls to be retained and made good.
- Existing cornicing and skirting to be retained and made good.

Floor

- Existing floor finish to be removed and replaced.
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Windows/Doors

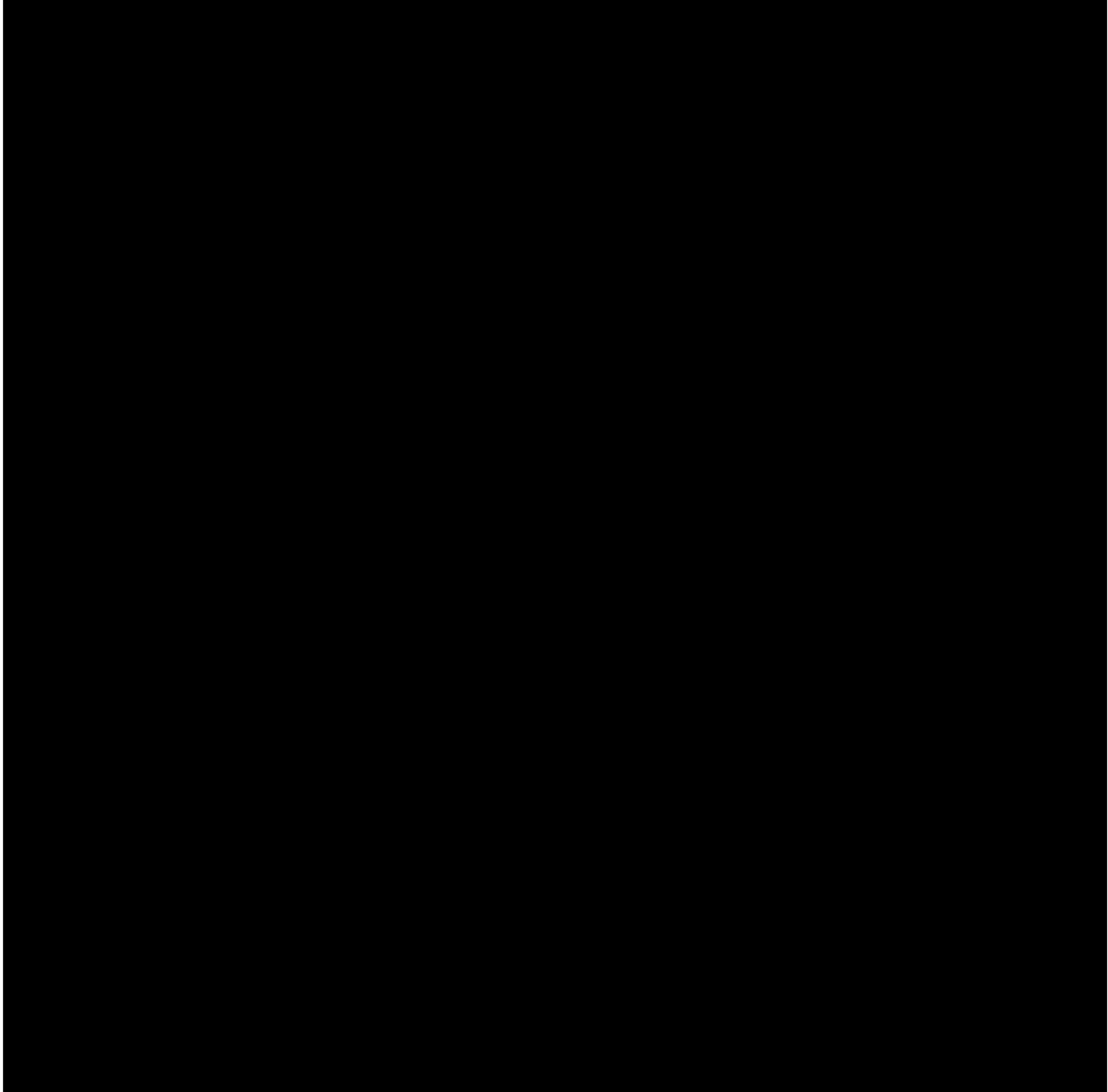
- Existing window W-023-17 to be retained and made good.

MEP

- Electrics to be amended in line with existing installation.

Other

- Existing modern staircase and balustrade to be removed and replaced.
- New staircase to be painted with carpet runner.



Existing balustrade and spindles

Existing cornice detail

Existing stair details

External Works
04. Hardscaping

General

- Paving modified to matching existing.



Existing paving to patio area



Existing paving to North Elevation



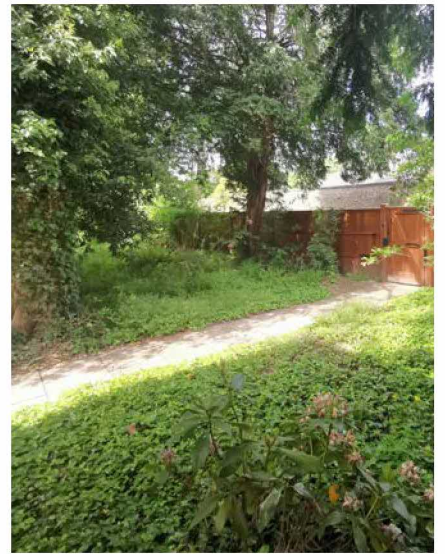
Existing paving to East Elevation



Existing Paving to North Elevation Dining Room Bay



Existing paving to Main Entrance Bay



Existing Paving from entrance gate