

59 Petersham Road - Room by room schedule of works – SEPTEMBER 2024 SCHEME 2

Proposed Room Name	Work proposed
General	<p>Refer to the structural report for information relating to the existing structural condition. It is expected that only minor repairs such as limited bed joint reinforcement and elbow ties to tie the external walls to internal walls (where not adequately bonded in) will be required.</p> <p>Floors found to be in very bad condition may need additional timbers bolted alongside them.</p>
Demolition	<p>Existing dilapidated flat roofed rear extension (housing WCs at lower ground floor level and garden level) along with associated balcony and external steps to be demolished.</p> <p>Existing front steps from driveway level to garden level to be removed for proposed lightwell to garden level. New helical steps area to be dug out.</p> <p>Existing kitchen at lower ground floor level to be removed.</p> <p>Existing bathroom to front room at garden level to be removed. Existing artificially raised floor removed at garden level, existing slab to be dug up so that drainage (in bad condition) can be fully renewed and replaced with new insulated limecrete 'breathable' slab.</p>
Second Floor	<p>Form new small shower room at head of stair using lightweight stud construction. Existing spine wall to be altered as indicated on proposed plan to form access into bedrooms 3 and 4.</p> <p>A clear plumbing route is available from the proposed bathrooms to the existing soil pipe at the front of the property (the plumbing will run between floor joists to the front and will be concealed within the existing ceiling depth.)</p>
Bedroom 3	<p>New en-suite to be formed in full height lightweight glazing (refer to drawing 22.15.Sept24.Sanitary Rev.00 - Proposed shower rooms and associated glazing). Room to be decorated New floor finish</p>
Bedroom 2	<p>Room to be decorated New floor finish</p>
Bedroom 4	<p>Access into bed 4 formed as described above Room to be decorated New floor finish</p>
Stairs and Hall	<p>Panelling to be made good and area re-decorated</p>
First Floor	<p>No structural works. Bedroom, Dressing Room and Bathroom to be redecorated. Bathroom to receive new sanitaryware</p>
Stairs and Hall	<p>Panelling to be made good and area re-decorated</p>

Upper Ground Floor	
Entrance hall	Panelling to be made good and area re-decorated
Reception Room	Re-decorate
Study	Re-decorate
Stairs	Panelling to be made good and area re-decorated
External Balcony	Balustrade to be re-instated in line with existing permissions. The existing balcony brackets are to be retained.
Lower Ground Floor	
Kitchen (New guest bedroom)	Existing kitchen to be removed. Lightweight stud partition added between front and rear rooms. Full height lightweight glazed walls to be installed (refer to drawing 22.15.Sept24.Sanitary Rev.00 Proposed shower rooms and associated glazing). These are additive measures and the glazing still allows the plan form to be understood. Room to be made good and decorated New floor finish
Dining (New snug)	Bar to be added in opening area between the existing front and rear rooms (currently open to one another). Panelling to be made good and room re-decorated. New floor finish
Stairs and Hall	Hallway panelling to be made good and area re-decorated New floor finish New glazed timber external door in current opening between main house and extension that is to be demolished. Glazing bars and fenestration pattern to match existing rear elevation doors.
Proposed External terrace/balcony	Walk on glass at junction between main house and extension at garden level (to allow buildings façade to be read from lower level). Walk on sedum roof with metal railings to step landscaping towards river.
Wisteria	Wisteria to be trained to grow from garden level up to new balcony and existing balcony over. Refer to wisteria drawing.
Garden Level	Remove existing artificially raised floor at this level. The existing slab needs to be dug up to replace the drainage which is in very poor condition as shown in CCTV survey of drainage. Full new insulated 'breathable' limecrete slab to be laid at same level as existing. New floor finishes throughout. New lightwell at front to be created in existing steps area. The new lightwell will allow the existing external walls to be better protected from damp penetration with the removal of the existing steps.

	<p>New concrete helical steps to lower ground floor (finished in York stone paving) to be formed (this is as proposed and approved in 2004 by others but not implemented).</p> <p>Construct new access to garden level at front and enclose front store rooms so that they are accessible within the home.</p>
Stairs and Hall	<p>Form WC on other side of stair in existing cupboard area.</p> <p>Redecorate hall</p> <p>Strip back stair and refurbish</p> <p>Form new steps from hall to proposed rear extension on the line of the original rear opening (existing architrave to be retained).</p>
New dining Room (in rear room of original house)	<p>Retain existing window openings. Remove existing windows but retain on site for historical value.</p> <p>Add glazed doors between existing front and rear rooms (currently an opening here).</p> <p>Make good walls/ceilings and redecorate</p>
Family Room (in front room of original house)	<p>Demolish existing partition forming existing front bathroom</p> <p>Existing window in bathroom to be enlarged and one new window formed to create 2 windows that match the width of the existing over (their height will be shorter to reflect the hierarchy of the floors).</p> <p>Make good walls/ceilings and redecorate</p>
Utility/Kitchenette	<p>Make good and redecorate</p>
Stores to front	<p>These stores will be accessed from the utility room in the proposed plans. They will be part of a new area formed by the addition of a timber side door to the lightwell and associated structure. See lightwell drawings.</p>
Proposed New Kitchen Extension	<p>Accessed from hallway via steps on original rear door opening line.</p> <p>New kitchen to be 380mm lower than main house floor (structural report shows this does not undermine foundations of main house).</p> <p>Extension steelwork to sit within new walls adjacent to party wall. Mirrored cladding to sides externally.</p> <p>Largely glazed extension with green roof and rooflight over.</p> <p>The new extension means that a new kitchen can be added to the property without disrupting the original fabric.</p> <p>As the kitchen will now be located on the garden level, external steps to the lower ground floor level are no longer required.</p>
Rear Elevation	<p>Party wall to 61 Petersham Road to mirror existing opposite (similar to original party wall on this line as evidenced by brickwork at this location).</p> <p>All existing windows to be fully refurbished/re-decorated.</p> <p>Existing balcony to upper ground floor to be repaired like for like with new timbers and original ironwork as previously approved.</p>

Front Elevation	Existing windows to be fully refurbished/re-decorated Front door to be painted in line with previous approval.
Front Driveway	New concrete helical steps to lower ground floor (finished in York stone paving) to be formed (this is as proposed and approved in 2004 by others but not implemented). Existing balustrade to be retained and altered locally to suit new steps reconfiguration. Existing driveway to be made good after works.
Rear Garden	See proposed site block plan showing proposed extension coming to existing retaining wall line with full width new steps to garden. Wisteria will be grown from garden level up to the new metal balcony railings and existing balcony above (see wisteria drawing).