

2013.03.01.01 | December 2024

## Schedule of Works to a Listed Building

10 Pembroke Villas  
Richmond Green  
TW9 1QF

### INTRODUCTION

This Schedule of Works has been prepared to accompany the planning application for Listed Building Consent for the proposed works to 10 Pembroke Villas. The application site is a Grade II listed building located within Richmond Green Conservation Area.

The proposal is to demolish the existing garage and construct a new basement and ground floor side extension with reduced garage. The scheme also includes minor modifications and restoration works to the house to enable the kitchen to move to the ground floor (in free-standing joinery), and other minor works.

### SCHEDULE OF WORKS

- Please read the below doors and windows notes in conjunction with the submitted Door and Window Schedule.

#### Internal Works

##### 01. Basement Floor

###### *General*

- Existing garage to be demolished to make way for side extension at basement and ground floor level, with a reduced garage.
- Retaining walls proposed to accommodate the lowering of the side extension to be level with the existing basement.
- Proposed side extension to be tanked, with a new slab floor, to be in-line with the existing basement buildup (which was modified in 2012). Proposed Bike Store floor level to match existing garage floor level.
- New walls to be lath and plaster and decorated.
- Existing cornices, skirting and architraves to be retained and extended as required. Works contained to modern fabric only.
- Modern doors D-021-01 and D-021-02 to be removed. Proposed doors to be in-keeping with existing throughout.

###### **021.01 Hallway**

###### *Walls*

- Existing walls to be retained and made good for decoration.
- Existing buildup behind inbuilt bookshelf to be removed to reinstate original opening for D-021-09.
- Removal of existing buildup to reinstate opening for D-021-09.

###### *Floors*

- Existing modern slab to be retained, tiles removed and new timber hardwood floor installed.

###### *Windows/Doors*

- Existing door D-021-04 to be retained and made good for new paint finish.
- Existing door D-021-06 to be restored and moved from its existing location.
- Proposed doors D-021-08, D-021-09, and D-021-13 to be installed to be in-keeping with existing.

###### *MEP*

- Electrics to be amended in line with existing installation.

###### *Other*

- Existing staircase to be retained and restored. Handrail to have existing paint stripped and to be French polished.
- Existing modern floor finish to stairs to be removed and replaced with stair runner.

- Existing joinery under stairs to be retained and made good.



Existing hallway



Opening to be reinstated where bookshelf currently is



Existing partition where D-021-13 is to be reinstated.



Existing partition between hallway and existing living room



Existing staircase details



Existing modern D-021-01 entrance from garage to hallway

### **021.02 Media Room**

#### *Walls*

- Existing walls to be retained and made good for decoration.
- Existing joinery removed to instate opening for D-021-06.
- Former opening for D-021-06 to be infilled to match existing wall buildup.
- New opening to be created to East wall to accommodate door D-021.10

#### *Floors*

- Existing modern slab to be retained, tiles removed and new timber hardwood floor installed.

#### *Windows/Doors*

- Existing door D-021-07, and window W-021-02 to be retained and made good.

#### *MEP*

- Electrics to be amended in line with existing installation.

#### *Other*

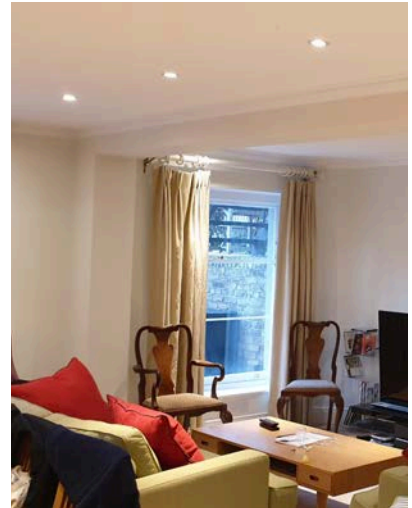
- New bespoke joinery to be installed on both sides of the fireplace.
- All joinery to be scribed around existing mouldings and cornices. No original mouldings or cornices are to be disturbed.
- Existing fireplace to be retained and restored.



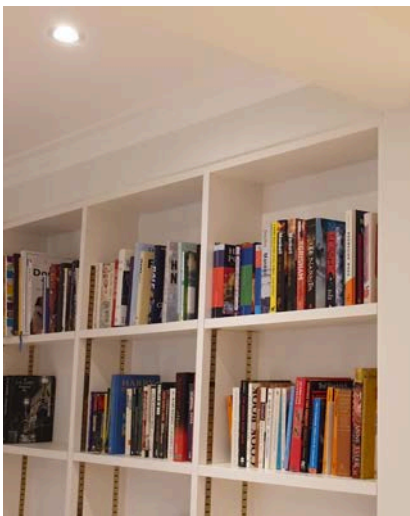
Existing fireplace



Existing D-021-07



Existing W-021-02



Existing joinery where D-021-06 is proposed to be installed.

### **021.03 Gym**

See 01. Basement Floor > General, for scope of works to proposed side extension.

#### *Walls*

- New external walls to match existing buildup; to be plastered and decorated.
- Proposed stud partition to be formed between 021.03 Gym and 021.04 store; to be lath and plaster and decorated.

#### *Floors*

- New hardwood floor to be installed to new floor buildup.

#### *Windows/Doors*

- Proposed doors D-021-10 to be installed to be in-keeping with existing.

#### *MEP*

- New electrics to be installed in line with existing basement layout.

### **021.04 store**

See 01. Basement Floor > General, for scope of works to proposed side extension.

#### *Walls*

- New external walls to match existing buildup; to be plastered and decorated.
- Proposed stud partition to be formed between 021.04 store and 021.05 Utility; to be lath and plaster and decorated.

#### *Floors*

- New floor finish to be installed to new floor buildup.

*Windows/Doors*

- Proposed door D-021-11 to be installed to be in-keeping with existing.

*MEP*

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

**021.05 Utility**

See 01. Basement Floor > General, for scope of works to proposed side extension.

*Walls*

- New external walls to match existing buildup; to be plastered and decorated.
- Proposed stud partition to be formed between 021.05 Utility and 021.06 Bike Store; to be lath and plaster and decorated.

*Floors*

- New tiled floor finish to be installed to new floor buildup.

*Windows/Doors*

- Proposed door D-021-12 to be installed to match existing.

*MEP*

- New electrics to be installed in line with existing basement layout. .
- 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.
- New sanitaryware to be installed.
- New appliances to be installed.

**021.06 Bike Store**

See 01. Basement Floor > General, for scope of works to proposed side extension.

*Walls*

- New external walls to match existing buildup; to be plastered and decorated.

*Floors*

- New tiled floor finish to be installed to new floor buildup.

*Windows/Doors*

- Proposed door D-021-14 to be installed to be in-keeping with existing (formed of tongue & groove panels).

*MEP*

- New electrics to be installed in line with existing basement layout.

*Other*

- New staircase to be installed in-keeping with existing staircase.



Existing entrance from garage



Existing garage doors



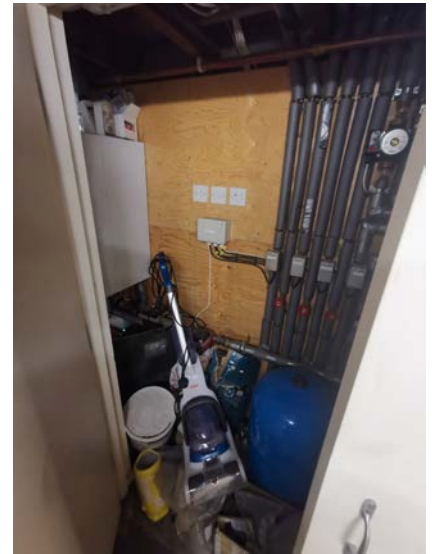
Existing staircase



Existing entrance from garage



Existing plant



Existing plant

### **021.07 Shower Room**

#### *Walls*

- Existing walls to be retained and made good for decoration.

#### *Floors*

- Existing modern tiled floor finish to be removed and replaced.

#### *Windows/Doors*

- Existing door D-021-05 to be retained and made good.

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

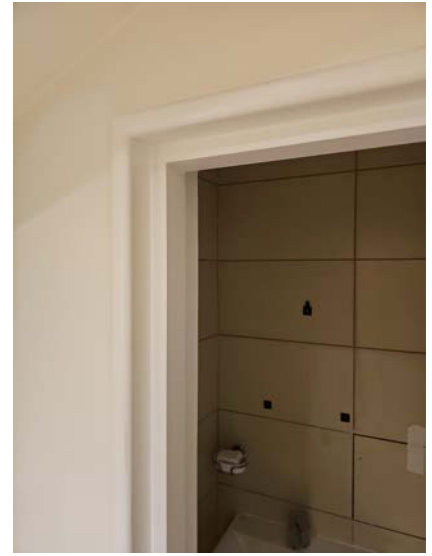




Existing laundry room



Towards D-021-05



Existing WC



Through D-021-05 to WC

### **021.08 Bedroom**

#### *Walls*

- Existing walls to be retained and made good for decoration.
- Proposed stud partition to form built-in wardrobe and adjacent 021.09 Boot Room; to be lath and plaster and decorated.

#### *Floors*

- Existing modern slab to be retained, tiles removed and new timber hardwood floor installed.

#### *Windows/Doors*

- Existing window W-021-01 to be retained and made good.

#### *MEP*

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

#### *F&F*

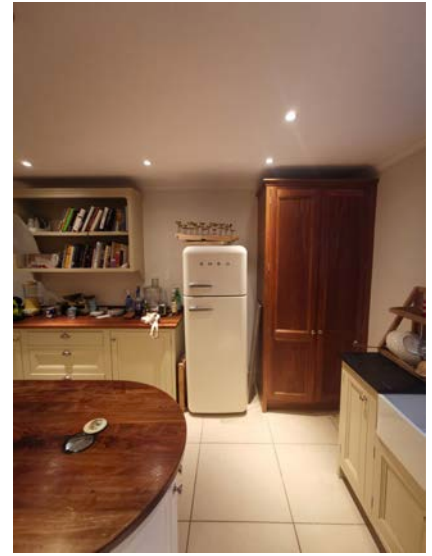
- New bespoke joinery to be installed.
- All joinery to be scribed around existing mouldings and cornices. No original mouldings or cornices are to be disturbed.



Existing kitchen appliances



Existing kitchen towards W-021-01



Existing kitchen



Existing W-021-01



Existing skirting detail



Existing corning detail

**021.09 Boot Room**

*Walls*

- Existing walls to be retained and made good for decoration.
- Proposed stud partition to be formed between 021.09 Boot Room, 021.08 Bedroom, and the adjacent built-in wardrobe, to be lath and plaster and decorated.

*Floors*

- Existing modern slab to be retained, tiles removed and new timber hardwood floor installed.

*Windows/Doors*

Covered under 021.01 Hallway.

*MEP*

- Electrics to be amended in line with existing installation.

*F&F*

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

## 02. Ground Floor

### **General**

- Existing garage will be demolished to make way for side extension at basement and ground floor level, with a reduced garage.
- Proposed external walls to match buildup of existing masonry; to be plastered and decorated.
- Existing cornices, skirting and architraves to be retained and extended as required. Works contained to modern fabric only.
- Modern doors D-022-07, -08, -09, and -10 to be removed. Proposed doors to be in-keeping with existing throughout.

### **022.01 Hallway**

#### *Walls*

- Existing walls to be retained and made good for decoration.
- Existing modern partitions to WC and Store to be demolished.
- Form opening between existing ground floor and proposed side extension as per plans.

#### *Floors*

- Existing modern floor finish to be removed and replaced with hardwood flooring, as per drawing Des.201.

#### *Windows/Doors*

- Existing door D-022-01 to be retained and made good.
- Existing window W-022-03 to be removed.
- Existing windows W-022-04 and W-022-05 to be retained and made good.
- Existing doors D-022-04 and D-22-05 to be restored and relocated.
- Existing modern door D-022-06 to be removed and replaced with W-022-06.

#### *MEP*

- Electrics to be amended in line with existing installation.
- Existing plumbing, and drainage connections to be retained and rerouted where possible.

#### *F&F*

- Existing sanitaryware to be removed and disposed of.

#### *Other*

- Existing staircase to be retained and restored.
- Existing modern runner to stairs to be removed and replaced with new stair runner.



Existing modern door D-022-06



Existing WC



Existing store

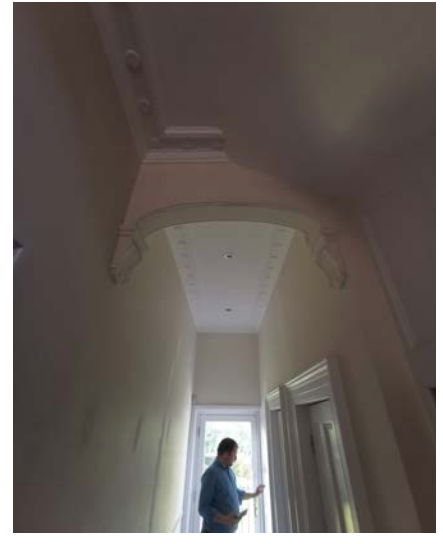




Existing front door D-022-01



Existing staircase



Existing plaster arch detail

### **022.02 Kitchen**

#### *Walls*

- Existing walls to be retained and made good for decoration.
- Form openings between 022.02 Kitchen and 022.01 Hallway, and 022.02 Kitchen and 022.06 Reception.

#### *Floors*

- Existing modern floor finish to be removed and replaced with hardwood flooring, as per drawing Des.201.

#### *Windows/Doors*

- Existing door D-022-03 to be retained and made good.
- Existing window W-022-02 to be retained and made good.
- Proposed doors D-022-12 and D-022-13 to be installed 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 bespoke joinery to be installed.
- All joinery to be scribed around existing mouldings and cornices. No original mouldings or cornices are to be disturbed.
- New appliances to be installed.

#### *Other*

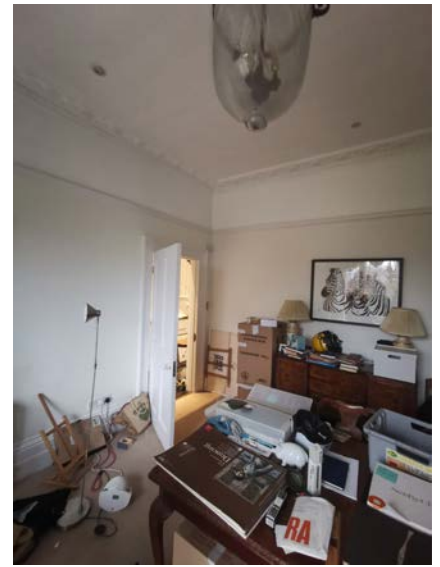
- Existing fireplace to be retained and restored.



Existing fireplace



Existing window W-022-02



Existing living room 02

### **022.03 Library**

See 02. Ground Floor > General, for scope of works to proposed side extension.

#### *Walls*

- New external walls to match existing buildup; to be plastered, and decorated.
- Proposed stud partition to be formed between 022.03 Library and 022.04 WC; to be lath and plaster and decorated.

#### *Floors*

- New floor finish to be installed to new floor buildup.

#### *Windows/Doors*

- Proposed door D-022-14 to be installed to be in-keeping with existing.

Opening for Door D-022-05 has been covered under 022.01 Hallway.

#### *MEP*

- Electrics to be amended in line with existing installation.

#### *F&F*

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

### **022.04 WC**

See 02. Ground Floor > General, for scope of works to proposed side extension

#### *Walls*

- New external walls to match existing buildup; to be plastered and decorated.
- Proposed stud partition to be formed between 022.04 WC, 022.05 Study, and the new entry lobby from the 022.01 Hallway into the side extension. To be lath and plaster and decorated.

#### *Floors*

- New floor finish to be installed to new floor buildup.

#### *Windows/Doors*

- Proposed pocket door D-022-15 to be installed.

The opening for W-022-04 has been covered under 022.01 Hallway.

#### *MEP*

- New electrics to be installed in line with existing ground floor layout.
- Plumbing, and drainage to be connected; rerouted from the previous WC location where possible.
- All using the existing service and drainage routes.

*F&F*

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

**022.05 Study**

See 02. Ground Floor > General, for scope of works to proposed side extension.

*Walls*

- New external walls to match existing buildup; to be plastered and decorated.
- Proposed stud partition to be formed between 022.05 Study and the new entry lobby from the 022.01 Hallway into the side extension. To be lath and plaster and decorated.

*Floors*

- New floor finish to be installed to new floor buildup.

*Windows/Doors*

- Proposed window W-022-07 to be installed to be in-keeping with existing.
- Proposed door D-022-16 to be installed to be in-keeping with existing.

*MEP*

- New electrics to be installed in line with existing ground floor layout.

*F&F*

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



View from D-022-07 into the garage



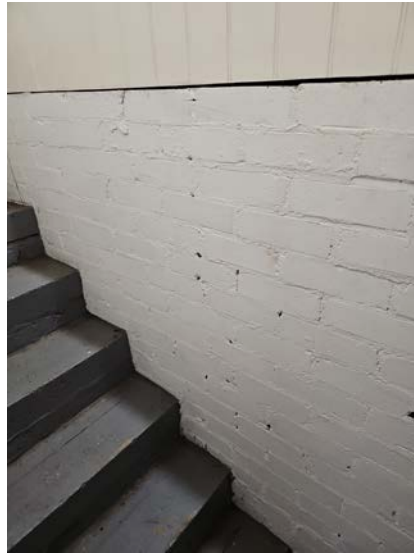
View from the rear patio towards the existing garage



Outbuilding D-022-08



Inside the existing garage



Existing stairs within garage



External view of garage door D-022-11

### **022.06 Reception**

#### *Walls*

- Existing walls to be retained and made good for decoration.

#### *Floors*

- Existing modern floor finish to be removed and replaced with hardwood flooring. .

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#### *Windows/Doors*

- Existing door D-022-02 to be retained and made good.
- Existing window W-022-01 to be retained and made good.

#### *MEP*

- Electrics to be amended in line with existing installation.

#### *Other*

- Existing fireplace to be retained and restored.



Existing living room 03



Existing fireplace



Existing shutter to W-022-01



### 03. First Floor

#### **General**

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

#### **023.01 Landing**

##### *Walls*

- Existing walls to be retained and made good for decoration.

##### *Floors*

- Existing modern floor finish to be removed and replaced.

##### *Windows/Doors*

- Existing doors D-023-01, -02, -03, and -04 to be retained and made good.
- Existing window W-023-01 to be retained and made good.

##### *MEP*

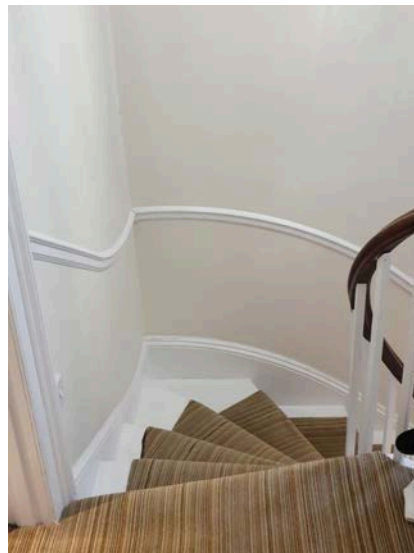
- Electrics to be amended in line with existing installation.

##### *Other*

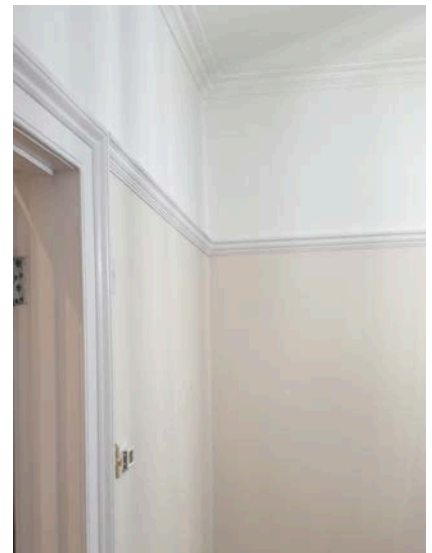
- Existing staircases to be retained and restored.
- Existing modern floor finish to stairs to be removed and replaced with stair runner.



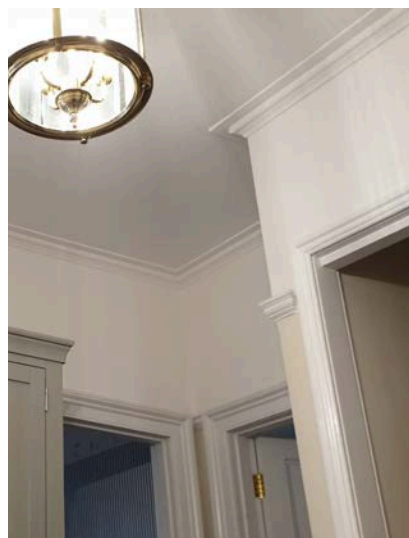
Existing staircase



Existing staircase details



Existing cornicing and architrave details





**023.02 Master Bedroom**

*Walls*

- Existing walls to be retained and made good for decoration.
- Amend modern cupboard door to form opening.

*Floors*

- Existing modern floor finish to be removed and replaced with hardwood flooring.

*Windows/Doors*

Existing door D-023-01 covered under 023.01 Landing.

- Existing door D-023-05 to be retained and made good.
- Existing window W-023-02 to be retained and made good.

*MEP*

- Electrics to be amended in line with existing installation.

*F&F*

- New joinery to be installed inside storage cupboards.

*Other*

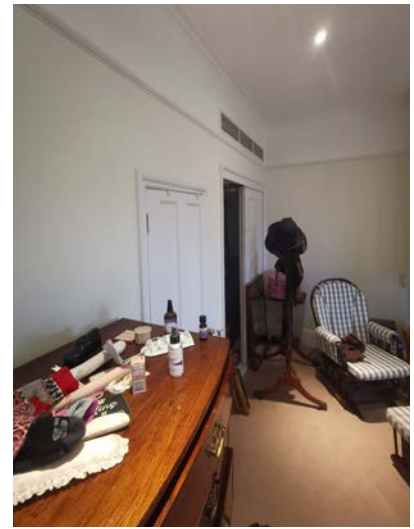
- Existing fireplace to be retained and restored.



Existing bedroom 01



Existing window W-023-01



Existing joinery



Existing joinery



Existing window details

### 023.03 Bathroom

#### Walls

- Existing walls to be retained and made good for decoration.

#### Floors

- Existing modern floor finish to be removed and replaced.

#### Windows/Doors

Existing door D-023-02 covered under 023.01 Hallway.

- Existing window W-023-03 to be retained and made good.

#### MEP

- Electrics to be amended in line with existing installation.
- Plumbing, and drainage to be retained and reconnected where possible.
- All using the existing service and drainage routes.

#### F&F

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



Existing bathroom sanitaryware



Existing shower



Existing door D-023-02



Existing window W-023-03

### 023.04 Bedroom

#### Walls

- Existing walls to be retained and made good for decoration.

#### Floors

- Existing modern floor finish to be removed and replaced.

#### Windows/Doors

Existing door D-023-04 covered under 023.01 Hallway.

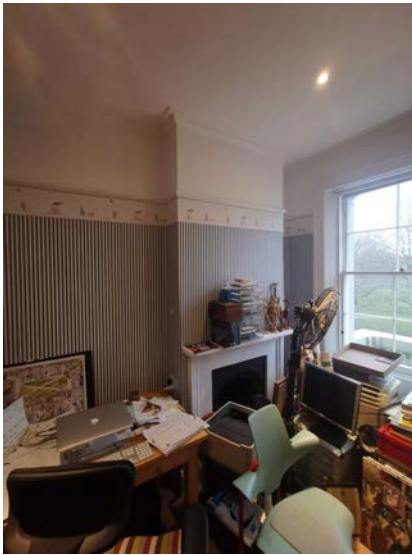
- Existing window W-023-05 to be retained and made good.

#### MEP

- Electrics to be amended in line with existing installation.

#### Other

- Existing fireplace to be retained and restored.



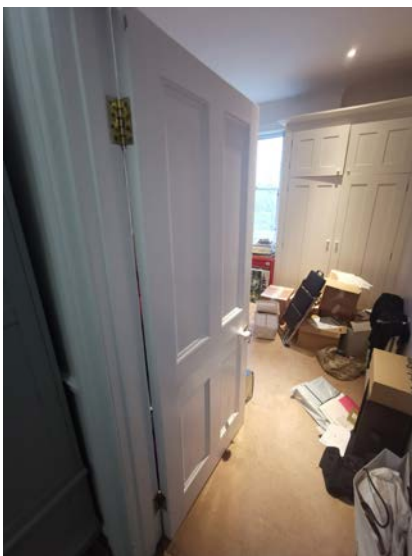
Existing fireplace



Existing bedroom 03



Existing window W-023-05



Existing door D-023-04



Existing cornicing and architrave details

### 023.05 Bathroom

#### Walls

- Existing walls to be retained and made good for decoration. Walls around shower to be built out as per interior designer drawings to protect fabric behind and allow services and waterproofing to be installed.

#### Floors

- Existing modern floor finish to be removed and replaced with hardwood flooring

#### Windows/Doors

- Existing door D-023-03 works covered under 023.01 Landing section.
- Existing window W-023-01 to be retained and made good.
- Door D-023-06 to be a new jib door with skirting matching existing, as per ID elevation.

#### MEP

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

#### F&F

- New units to be installed.
- New freestanding sanitaryware to be installed.
- All joinery to be scribed around existing mouldings and cornices. No original mouldings or cornices are to be disturbed.

#### Other

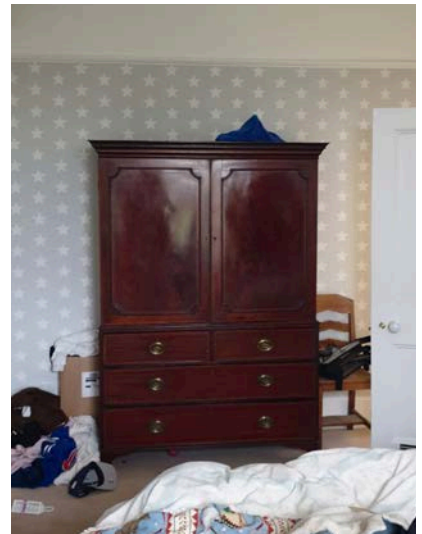
- Existing fireplace to be retained and restored.



Existing joinery and fireplace



Existing bedroom 02



Existing bedroom 02





Existing door D-023-03

04. Second Floor

05.

**General**

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

**024.01 Landing**

*Walls*

- Existing walls to be retained and made good for decoration.

*Floors*

- Existing modern carpet to be removed and replaced.

*Windows/Doors*

- Existing doors D-024-02, and D-024-05 to be retained and made good.

*Other*

- Existing staircases to be retained and restored.
- Existing modern floor finish to stairs to be removed and replaced with stair runner.



Existing staircase to second floor



View from staircase to first floor



Existing balustrade and architrave details

**043.02 and 024.07 Shower Rooms**



To be retained as is.



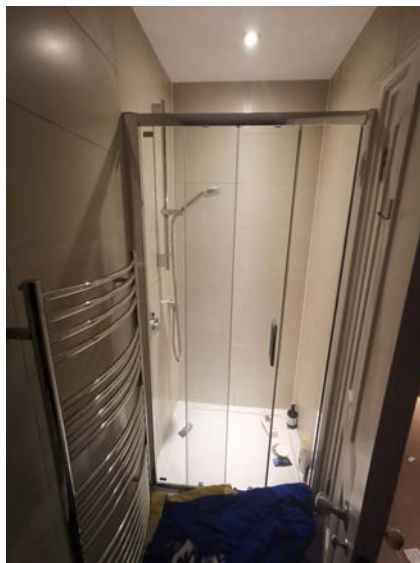
Existing shower room 01



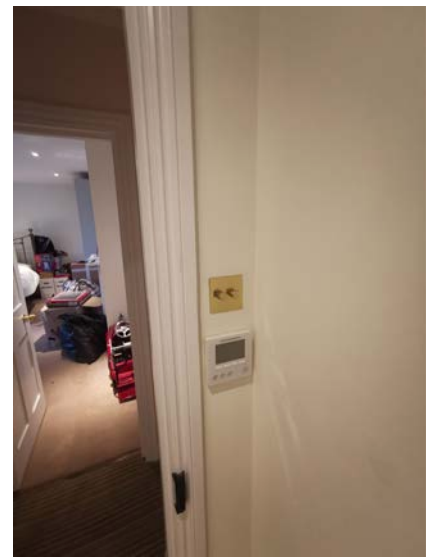
Existing shower room 01



Existing shower room 02



Existing shower room 02



View from shower room to adjoining bedroom 05

### **024.03 and 024.07 Bedrooms**

#### *Walls*

- Existing walls to be retained and made good for decoration.

#### *Floors*

- Existing modern carpet to be removed and replaced.

#### *Windows/Doors*

- Existing doors D-024-01, and D-024-06 to be retained and made good.
- Existing windows W-024-01, and W-024-02 to be retained and made good.

#### *MEP*

- Electrics to be amended in line with existing installation.

#### *Other*

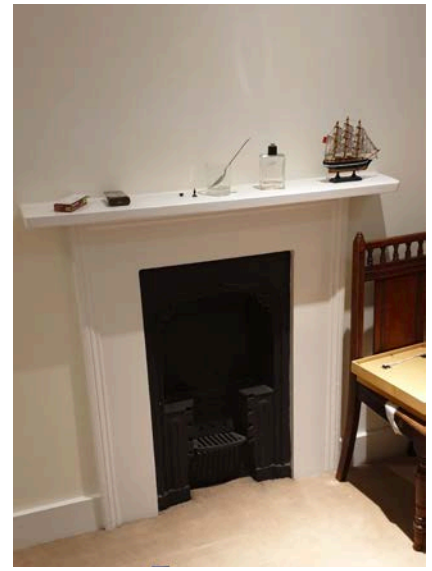
- Existing fireplaces to be retained and restored.



Existing door D-024-02



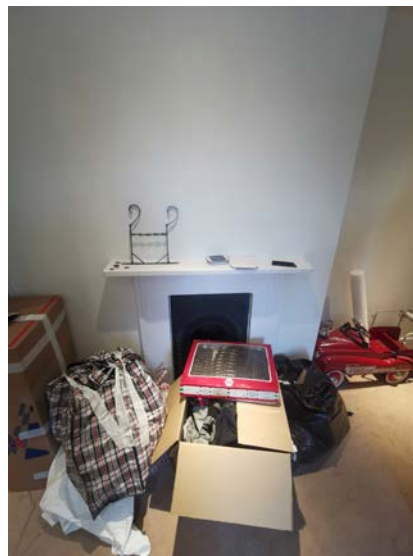
Existing window W-024-01



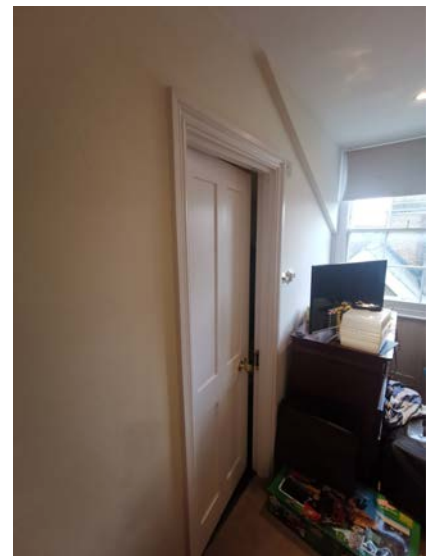
Existing fireplace in bedroom 04



Existing bedroom 05



Existing fireplace in bedroom 05



Existing D-024-05 to shower room and W-024-02

#### ***024.04 and 024.05 Eaves Storage***

##### *Walls*

- Proposed stud partitions to be installed; to be lath and plaster and decorated.

##### *Windows/Doors*

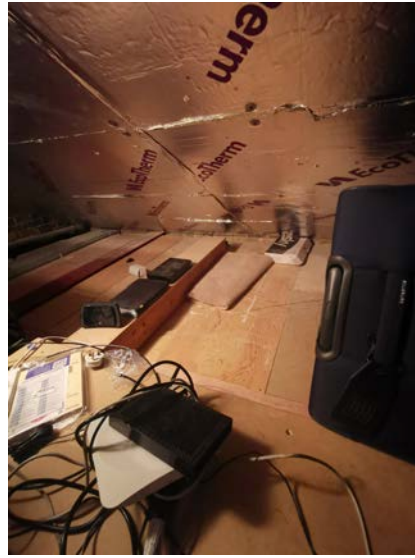
- Existing doors D-024-03, and D-024-04 to be retained and made good.

##### *MEP*

- Electrics to be amended in line with existing installation.



Existing eaves storage to bedroom 04



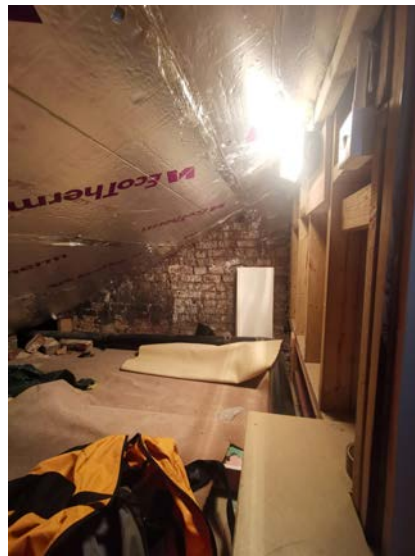
Existing eaves storage to bedroom 04



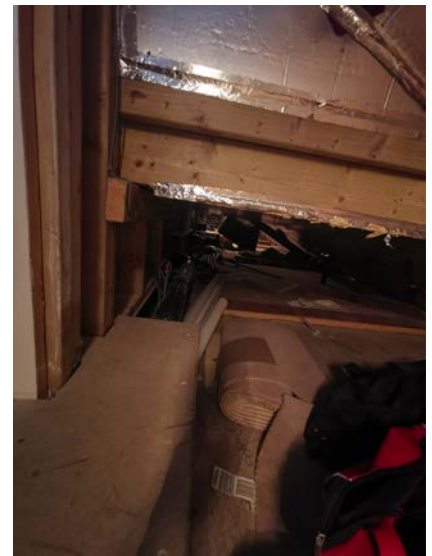
Existing eaves storage to bedroom 04



Door to eaves storage D-024-04



Existing eaves storage to bedroom 05



Existing eaves storage to bedroom 05

## External Works

### 06. External Works

#### **Front Garden**

- Remedial works to existing paving where required.

#### **Side Extension**

- New part flat, part pitched roof to be installed to the new side extension.
- Roof tiles to the pitched roof to be reclaimed welsh slate in-keeping with the existing roof tiles to the main house.
- Flush rooflights proposed to be installed to the pitched portion of the new roof as per details and to match No. 9 Pembroke Villas.
- GRP roof finish to the flat roof, in-keeping with the modern finish of the existing garage.
- Replacement rainwater goods to be installed to be in black cast iron.
- Existing concrete lintels to the garage to be removed and replaced with a brick flat arch built from reclaimed bricks, to match the existing head detail on the side elevation side extensions to No. 8 and 9.

#### **Rear Garden**

- Removal of existing modern metal staircase.
- Proposed steps to be installed between sunken patio and rear garden to improve access between different levels.
- Patio extended to the north eastern boundary of the rear garden; new Yorkstone paving to be installed.





Existing sunken patio



Existing modern staircase



Existing paving to the front



Existing patio, and level differences



Side profile of existing garage



Existing roof finish of garage