Schedule of Works
Listed Building Consent
June 2012

33 Cheyne Row
Chelsea
London
SW3 5HW
Part 1
Design

1. Introduction

This Schedule of Works has been prepared to accompany an application for Full Planning Approval and Listed Building Consent for the proposed works on the site of No. 33 Cheyne Row, London.

The existing building on the application site is Grade II listed within the Cheyne Conservation Area. Following a change of ownership, the building is currently vacant. The proposal comprises partial removal of modern additions, internal alterations, improvements to the side and rear elevations and a replacement rear infill extension.

This document should be read in conjunction with the reports prepared by Architectural History Practice and Dornay Hubbard Chartered Surveyors, and enclosed application drawings, Design and Access Statement and Photo Documentation.
2. External Work

General Notes

- All new brickwork and pointing to match existing in colour and form.
- Ensure all lead work is dressed down in accordance with Lead Sheet Association recommendations.
- Ensure all new paintwork is carried out using high quality external paint.

Roof

- Clean and repair roof finish where necessary.
- Repair flashing to front parapet wall.
- Repair flashing along the party wall to the south.
- Repair chimney and cracked chimney pots, replace if necessary.
- Repair parapet wall and crack in cement render finish above the front entrance.
- Extend flashing and dress down to gutter at the rear (closet wing flat roof).

Front Elevation

- Carry out local repairs to the high level over-sailing cornice with render finish and repaint.
- Carry out local repairs to render relieving band between the first and second floors and repaint.
- Allow for repairs to historic movement cracks and other general repairs to brickwork.
- Remove plant growth from the cantilevered balcony and allow for chemical treatment.
- Remove decaying top finish of the cantilevered balcony, repair cracks and apply new finish.
- Allow for new paint finish to metal railing.
- Repair cracks through the keystone feature above the ground floor window.
- Repair historic cracking in render finish of the ground floor.
- Replace existing tall casement window with new French doors at the lower ground floor level.
- Carefully remove all damp and salt contaminated render at basement level to the height of the lowest recess in rusticated elevation.
- Allow for making good to exposed brickwork and 25mm insulation with STO render.
- Allow for new paint decorative finish to the entire lower ground and ground floors.
- Allow for new paint finish to metal fence around front entrance steps, including gate.

Front Patio

- Supply and fix new recessed double sealed manhole cover and frame set at the existing manhole.
- Clean out gulley in front vault.
- Allow for repairs to render finish and cracked upstand in waterproof Sika type render and repaint.
- Allow for new paving, including new channel drain in front of new French door.
- Replace damaged slate tiles on sloping projecting wall adjacent to entrance steps to No. 31.
- Replace external lighting.
- Allow for new paint finish to metal fence around front patio.

Side Elevation

- Remove buddleia tree growing out of the masonry to the internal face of front parapet wall and allow for chemical treatment and general repairs to be carried out.
- Remove all disused plumbing pipes and allow for general repairs to brickwork.
- Remove metal security grille over window at the first floor half landing and make good.
- Replace 2 existing windows (first and second floor half landing) with white painted timber framed casement windows. Windows to fit existing openings, concrete lintels left in place and sill repaired or replaced as necessary.
- Remove the second floor window and infill the existing opening with brickwork. Allow for stitching junction with the existing brickwork.
- Allow for repairs to cracks and other general repairs to brickwork.
Rear Elevation

- Remove vegetation from parapet wall and allow for local repairs to brickwork, including raking out and re-pointing all opened joints.
- Remove windows in the closet wing elevation and drop sill levels.
- Replace 2 existing windows with white painted timber framed double glazed sliding sash windows with white painted rendered reveals. Concrete lintels left in situ, sill levels dropped and windows to fit existing width.
- Carefully remove the brick built projecting section from the ground floor WC, close off opening and rebuild brick wall in its original position.
- Remove all disused ducting and plumbing pipes and allow for general repairs to brickwork where pipes passed through.
- Remove 2 small side windows (later additions on the first and second floor) and infill the existing openings with brickwork. Allow for stitching junction with the existing brickwork.
- Remove louvered shutters from the first floor window and make good.
- Carefully remove existing basement extension and ground floor conservatory.
- Erect new glazed infill extension in place of the existing conservatory.

Rear Garden

- Remove decorative trellis.
- Carefully remove existing olive tree. Tree to be reused in new landscaping.
- Remove all paving and existing brick planters, including foundations.
- Shut off, decommission and remove boiler, all plumbing and boiler cupboard.
- Excavate garden to lower ground floor level as drawn.
- Create new landscape including steps, planters and water feature.
- Replant the existing olive tree and plant new plants.
3. Internal Work

General

• Replace all carpets.
• Remove all wallpaper finishes and allow for new decorations.
• Replace all modern cornices, unless specifically mentioned otherwise.
• Retain all skirting, unless specifically mentioned otherwise.
• Remove all radiator casings and radiators, unless specifically mentioned otherwise.
• Remove all joinery.
• Remove all sanitaryware.
• All new doors to be either reused doors from within the house or new to match existing.
• All new architraves to match existing.
• Allow for new plumbing, heating system and radiators.
• Allow for electrical rewiring.
• Overhaul all existing windows retained.
• Retain the original main timber stairs.

Second Floor

• Retain front bedroom as existing.
• Create new front bedroom lobby in place of the existing bathroom.
• Create new bigger rear bedroom.
• Create new main bathroom on the half landing (closet wing).

• Remove existing doors to front bedroom and infill opening in studwork and plasterboard.
• Form a new single door opening between front bedroom and existing bathroom.
• Retain front room fireplace and fireplace surround.
• Remove all non-loadbearing partitions within the rear room, including doors.
• Create new doors into rear bedroom from hallway, door to be fitted into the existing opening.
• Remove existing partition between bathroom and hallway.
• Create new partition in line with existing spine wall, including new door.

First Floor

• Retain main bedroom as existing.
• Create new master suite in the rear room.
• Create new walk-in wardrobe on the half landing (closet wing).

• Remove fireplace and fireplace surround in the front room and infill.
• Infill existing door opening between the front and rear rooms and create a new opening.
• Retain remains of the original cornice within the bedroom lobby.
• Remove all non-loadbearing partitions within the rear room, including doors.
• Restore door opening from the hallway to the rear room, door and architrave to match adjacent.
• Create new stud partition in the rear room to allow for additional storage from hallway.
• Retain remains of original cornice within the rear room.
• Create new suspended ceiling to allow for concealed lighting and to protect original cornice.

Ground Floor

• Retain reception room as existing.
• Reconfigure rear hallway, cloak room and create new cupboard.
• Create void in place of the existing conservatory.

• Retain original rosette cornice in the entrance hallway.
• Remove marble finish throughout, including steps.
• Repair front door.
• Retain timber window lining and shutters to the front and rear of the reception room.
• Retain fireplace in the front section of the reception room and install existing fireplace from the lower ground floor front room.
• Remove decorative pilasters and beam.
• Install new glass balustrade into the rear door opening facing void in the rear infill extension.
• Remove all partitions within the rear hallway and create new stud partitions for reconfigured cloak room and cupboard.
• Remove existing doors to conservatory and infill opening.
• Remove floor structure of the conservatory to create double volume.
• Create new lining to either side of the rear infill.

Lower Ground Floor

• Relocate kitchen to the front room.
• Create new family / TV room in the rear room.
• Relocate dining to the rear infill extension, opening to the garden.
• Front and rear utility rooms remain unchanged.

• Remove marble and tile floor finish throughout, including stairs.
• Remove skirting throughout.
• Carefully remove fireplace surround in the front room, install new lintel at high level and widen opening for cooker (fireplace to be relocated to the ground floor reception).
• Restore and widen the opening between the front and rear rooms.
• Remove the existing wood burner and infill fireplace.
• Remove the existing door between hallway and the rear room and infill with studwork and plasterboard.
• Carefully remove existing column between the rear room and rear infill extension to widen the existing opening, allow for new beam.
• Remove all ducting and encasements in the rear extension.
• Infill existing opening between the rear extension and the rear utility room.
• Create new lining to either side of the rear infill.