

14 Milton Place, Gravesend

Listed Building Consent

Appendix 1

SCHEDULE OF WORKS

18/03/2025



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BASEMENT

Damp

Due to the high damp meter readings recorded during the Bank survey, the timber floor boards should be lifted up so a full inspection.

The bank report states that high internal damp readings were recorded on nearly every single internal wall on the ground floor along with the basement and some areas of the first floor. They also recommend that the rising or penetrating damp should be treated at the first opportunity. For this reason, the Client is keen in performing a damp test on each floor to check condition of the timber joists.

The basement tanking will surely help preserving the structure of the building by protecting the integrity of the walls in the basement.

Procedure to tank the basement using a waterproof membrane

1) Clear the working area

The first step to tanking the basement will be preparing the area and walls. This involves removing anything that is obstructing access to the wall or floor, such as shelves and cupboards (which are not original).

2) Prepare the walls

Next, restore the walls to their original masonry by hacking off any plaster, render, paint or previous coatings, and scraping out old mortar joints and other loose debris, ensuring the walls are completely free of dust. There is no need to repair any cracks or holes with a fillet seal as there are no problems with salt (otherwise a salt inhibitor will need to be applied). This is an important step as the brickwork needs to be in good enough condition to deal with the build-up of water pressure.

3) Cut the damp proof membrane to size

Measure the area of wall you need to cover and cut the membrane to the correct size.

4) Apply the product to the walls

Place the membrane against the wall as level as possible and drill 10mm holes through to the substrate wall.

5) Add quick seal plugs

The next step is to install quick seal plugs into the holes you have drilled. These provide an effective seal between the plug and the membrane.

6) Install the drainage channel and sump pump

The drainage channel is installed at the base of the channel. A drainage membrane is then placed on the floor and pushed over the drainage channel and against the wall. Strip tape is then used to seal the wall and floor together. A sump pumps will be also provided to keep the basement dry by dispersing water safely into the outer side of the building.

High Level window

It is proposed to reinstate the original high-level window allowing natural light and ventilation to the basement.

It is proposed to fit a Sanford Heritage Range casement window, top hinged for ventilation. Sanford is a windows manufacturer specialised in listed building and conservation area property. They created and designed a specific range of windows that are specifically tailored to Listed Buildings.

The Heritage Range is product specific for Listed Buildings.

All drawings, details and specification from manufacturer are attached.

The existing window is currently been obscured with a rudimental plaque and no glazing in place.

Electric layout

New wiring for electric layout as shown on proposed set of plans. It is proposed a boxing location to run services up to the ceiling, from basement to all other floors. Consumer Unit is located in the basement. Wiring going up to the ground floor through the boxing, will pass into the floor void in order to reach the downlights.

The new electrical layout has been designed to suit the new layout arrangement and requirement of the proposed use. This also included a replacement of the consumer unit to comply with the up-to-date legislation.

All electrical works (new cabling and wiring, sockets and switches) have been designed, installed and tested by a qualified electrician to comply with the requirements of Building Regulations Document P (electrical safety).

All cabling and wiring to rise from this location to the first and second floor in order to reach the new shower walls, then the ceiling to be distributed as shown on the proposed set of drawings.

It is proposed a 50mm stud-wall to provide cavity space for wiring power sockets in the basement. This solution allows to protect the integrity of the structure and feed all the power sockets around the basement, as shown on the proposed set of drawings. No chasing for wiring through existing walls.

The stud-wall is to be fixed onto existing wall, screwing onto the mortar between bricks 50mm stud frame. 12,5 mm plasterboard to be applied onto the stud frame, skimmed and finished with paint.

All works completely reversible.

Radiator

A radiator is to be installed in to the basement.

The radiator is to be connected to the system with the pipework dropping down from the ground floor (reception room), as shown of proposed set of drawings. The pipework is proposed to run directly inside the 50mm cavity stud-wall and reach the connection valve.

GROUND FLOOR

Procedure to strip paint of doors using spirit-based dip

The spirit-based dip stripping procedure will consist in placing the doors in a large vat of solvent to help remove paint / varnish and rust before refinishing.

The dip stripping process involves soaking in a tank of warm caustic solution followed by a powerful jet wash. Caustic soda dissolves the paint that is then washed away exposing the wood itself.

Some very little flaking is expected with soaking, this will be corrected with a slight sanding.

Secondary Glazing reveal fixed

The secondary glazing model chosen (Artic Glaze Slimline Hinged unit) is specially designed for listed properties is designed to retain the character and charm of period properties whilst having a positive impact on both thermal and acoustic insulation.

The procedure only requires to install a bespoke made timber frame within the recess of the windows for which this system is required.

The secondary glazing frame is to be fitted directly to the timber frame. A metal profile is to be fitted to cover the timber frame.

This system is to be applied onto the windows as shown on proposed set of drawings.

All drawings, details and specification from manufacturer are attached.

All works completely reversible.

Installation of ThermaLine Plus

The installation of the Gyproc ThermaLine Plus, as shown on proposed set of drawings, will help to preserve the heat inside the building. The boards are to be fixed into place by using the dot and dub system with the plasterboard decorative side facing outwards from the wall. Install the fixing a minimum of 13mm from cut edges and 10mm from bound edges.

After fixing the board into place, start jointing as soon as you can. This will reduce the risk of damage or UV degradation to the paper liner. Scrim tape can be applied where boards are butted to prevent the boards from crumbling at the edges when plastering. Corner beads can also be fitted to the wall corners to protect from damage. You can finish the board using jointing systems that comply with EN13963, including the Gyproc range.

After fixing and jointing the board, continue onto finishing. You can finish the board using plaster that complies with EN13279-1, including the Thistle range.

When the finishing system is dry, decoration can start. Finish by jointing systems with Gyproc Drywall Primer before painting.

Decoration to start as soon as practicable after the finishing system is dry.

Electric layout

New wiring for electric layout as shown on proposed set of plans. It is proposed a boxing located in the reception room, to run services up to the ceiling, from basement to all other floors. Wiring will run through the ground floor voids for the power sockets and through the ceiling voids for the downlights.

The new electrical layout has been designed to suit the new layout arrangement and requirement of the proposed use. This also included a replacement of the consumer unit to comply with the up-to-date legislation.

All electrical works (new cabling and wiring, sockets and switches) have been designed, installed and tested by a qualified electrician to comply with the requirements of Building Regulations Document P (electrical safety).

All cabling and wiring to rise vertically through the boxing to the first and second floor in order to reach the new shower walls, then in the ceiling to be distributed as shown on the proposed set of drawings.

All the double socket outlet are to be wired through the flooring in order to reach the boxes, this solution allows to protect the integrity of the structure and feed all the power sockets around the ground floor, as shown on the proposed set of drawings. No chasing for wiring through existing walls.

All works completely reversible.

Heating system

The new boiler is to be fitted in the new kitchen, high level cupboard, as shown on proposed set of drawings.

The heating system is to be connected by running the pipework to feed radiators within the floor voids. No chasing for pipework through existing walls.

The pipework will reach the radiators located to the first and second floors by rising vertically from the boiler location or through the boxing in the reception room, straight into the first floor and second floor voids, as shown on the proposed set of drawings. From first to second floor, it will rise vertically through the new shower room's partition walls.

Plumbing system

Pressurised fresh water entering in the building from outside. Horizontal distribution will happen through floor voids to feed basins, appliances and WC.

Waste water is to be disposed outside through the existing Soil Vent Pipe in the garden, that will collect the waste water, as shown on proposed set of drawings.

New kitchen

As per planner request, the proposed kitchen layout is attached to this document. Howdens is the kitchen supplier and the proposal is specified in the 'Kitchen Design Pack'.

All appliances as specified are to be connected to power socket located a low level, all cabling running through floor voids.

Pipework and electrics to be updated to comply to the current Building regulations.

Non-original WCs (Garden)

Non-original external WCs to be retained and used as storage. WCs to be removed.

Decommissioning the WCs, which are in poor condition and not been used for years, will require turning off the water valve and drain the toilets, disconnect the water supply, remove the Toilet Cistern (unused and empty for years), unscrew the mounting nuts, anyway rusty and missing in some parts, pull the toilets up. Then the wax ring can be removed, install the new mounting bolts and close up the hole.

All works completely reversible.

Utility room

The new proposed utility room is to be located in the non-original garden extension, which was already subject of a previous refurbishment, granted but not realised.

The bathtub in this location is to be removed, whilst basin and WC are to be relocated.

stud-wall and reach the connection valve.

FIRST AND SECOND FLOOR

Procedure to strip paint of doors using spirit-based dip

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This system is to be applied onto the windows as shown on proposed set of drawings.

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Internal Stud Partitions to shower room and ensuite

100mm x 50mm timber stud partitions at 450mm centres, 100mm x 50mm head and sole plates and solid intermediate horizontal noggings 1/3 height or 450mm. Provide acoustic soundproof quilt tightly packed (e.g., Rockwool Flexi or Isowool mineral fibre sound insulation) in all voids the full depth of the studs. Allow space for running services as necessary.

Walls faced throughout with 12.5mm plasterboard to timber frame with skim plaster finish.

Taped and jointed complete with beads and stops.

All walls to be finish with 2no coats of paint.

Sanitaryware

Basins and WCs to shower room and en-suite are to be floor mounted in order to be reversible. Water pipework to run within floor voids and rise vertically to feed basins, WCs and showers.

Electric layout

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Plumbing system

Pressurised fresh water entering in the building from outside, is to rise vertically through the boxing in the ground floor reception room to first and second floor. Horizontal distribution will happen through floor voids to feed basins and showers.

Waste water is to be disposed outside through a newly fitted Soil Vent Pipe, that will collect the new shower rooms waste waters, as shown on proposed set of drawings.

Cast Iron Air-vent brick

The proposed use and the existing air ventilation provision have been discussed with the Council's planner. It has been agreed that additional ventilation would be required to increase the unit natural ventilation.

To this end, it is proposed to install a new cast iron air brick measuring 225mm by 225mm on the side elevation of the building at first and second floor to ventilate the shower room and the ensuite, as shown in the proposed set of drawings.

The proposed new cast iron brick vent will supplement the existing one.