

SITTING ROOM	
Action	Permission?
<u>Windows</u> ● Refurbish windows, keep 'curly' window fittings where they are still there ● Unoriginal, unfit for purpose window fittings to be replaced ● Seal two lower windows for security ● Fit security locks on opening windows ● Fit secondary glazing (Taws glaziers)	Yes, needed for secondary glazing (SG) <i>At least one flat in building has fitted SG</i>
<u>Walls:</u> ● Removed wallpaper (not original). To be replaced with William Morris or similar A&C paper on one wall ● Replaster with mesh (because walls show a lot of cracks) - subject to planning permission ● Skirting boards: remove sockets and repair ● Picture rail mismatched; removed	? <i>Several flats have removed picture rails and not replaced</i>
<u>Ceiling</u> ● Huge cracks. Replaster ceiling with mesh (subject to planning permission)	?
<u>Fireplace</u> ● Grate etc removed by previous owner. Find one similar to the one in neighbour's flat (see below) in Amazing Grates, East Finchley ● Biofuel 'log-look' stove ● Remove unoriginal tile surround and replace with Arts and Crafts style tiles from Golem Baukeramik (see below) ● The tiles should echo Voysey's signature heart motif. According to <i>The Rookfield Estate</i> by David Frith, Collins used this motif in many of his buildings in Muswell Hill. ● I visited one of the only flats with original fireplaces (see below). The owner thinks that the wooden surrounds are original, but not the tiles (three of the original tiles were used as a splashback in the kitchen).	? <i>Many other flats have removed the original tiles</i>
<u>Floor</u> ● Lift floor, put down insulation and install underfloor heating ● Replace floorboards with engineered parquet flooring OR replace, sand down and oil old boards	Yes, needed <i>Flat above us has new floor boards</i>
<u>Electrics</u> ● Very out of date and unsafe ● See electric plan. A mix of spots and A&C style pendant lights	Yes, needed
<u>Door</u> ● Sand down and paint ● Unoriginal doorknob, replace (eventually) with brass doorknob more in keeping with Arts and Crafts	?

Visuals for Sitting room

Firebasket in neighbour's flat/ Art Nouveau Tiles from Golem Baukeramik

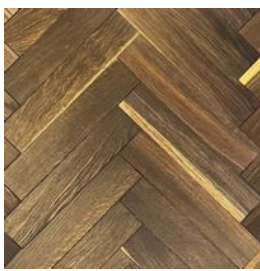


F 81 V1



F 61

Flooring, lighting, door / window handles



Links

[Art Nouveau tiles decorated | GOLEM Baukeramik](#)

[Spotlight](#)

[Firegrate](#)

[Door handles](#)

[Pendant light](#)

[Parquet flooring](#)

LIBRARY/GUEST ROOM

Action	Permission?
<u>Windows</u> ● Refurbish windows, keep 'curly' window fittings where they are still there ● Unoriginal, unfit for purpose window fittings to be replaced ● Seal two lower windows for security ● Fit security locks on opening windows ● Fit secondary glazing	Yes, needed for secondary glazing <i>At least one flat in building has fitted SG</i>
<u>Walls:</u> ● Removed wallpaper (not original) ● Replaster with mesh (because walls show a lot of cracks) - subject to planning permission ● Skirting boards: removed for replastering & better insulation (especially on exterior wall); replace like-for-like	? <i>Several flats have removed picture rails and not replaced</i>

- Picture rail: remove for easy replastering, replace or not - William Morris wallpaper on one wall	
<u>Ceiling</u> Replaster ceiling with mesh (because ceiling shows a lot of cracks) - subject to planning permission	?
<u>Fireplace</u> Grate etc removed by previous owner. Remove covering board and neaten up surround	?
<u>Floor</u> - Lift floor, put down insulation and install underfloor heating - Replace floorboards with parquet flooring OR replace, sand down and oil old boards	Yes, needed
<u>Electrics</u> - Very out of date and unsafe - See electric plan	Yes, needed
<u>Door</u> - Sand down and paint - Unoriginal doorknob replace (eventually) with brass doorknob more in keeping with Arts and Crafts (see sitting room)	
<u>Furniture</u> Fit bookshelves and cupboards use Voysey heart motif	? <i>Other flats have done this</i>
Visuals for guest room    	
SMALL STUDY BY DOOR	
<u>Windows</u> - Refurbish windows, keep 'curly' window fittings where they are still there - Unoriginal, unfit for purpose window fittings to be replaced - Seal two lower windows for security - Fit security locks on opening windows - Fit secondary glazing	Yes, needed for secondary glazing <i>At least one flat in building has fitted SG</i>
<u>Walls:</u> - Replaster with mesh (because walls show a lot of cracks) - subject to planning permission - Replaster with mesh - Skirting boards: remove for replastering and replace like-for-like - Picture rail: remove for easy replastering, replace or not	? <i>Several flats have removed picture rails and not replaced</i>

<u>Ceiling</u> ● Replaster ceiling with mesh (shows a lot of cracks) - subject to planning permission ●	?
<u>Fireplace</u> ● No fireplace	?
<u>Floor</u> ● Lift floor, put down insulation and install underfloor heating ● Replace floorboards with parquet flooring OR replace, sand down and oil old boards	Yes, needed
<u>Electrics</u> ● Very out of date and unsafe ● See electric plan	Yes, needed
<u>Door</u> ● Sand down and paint ● Unoriginal doorknob replace (eventually) with brass doorknob more in keeping with Arts and Crafts (see sitting room)	?
<u>Furniture</u> ● Fit bookshelves and cupboards use Voysey heart motif	? <i>Other flats have fitted cupboards and fitted bunk beds</i>
HALL	
<u>Walls:</u> ● Remove wallpaper (not original). Replace with William Morris or similar A&C paper on lower wall ● Replaster with mesh (because walls show a lot of cracks) - subject to planning permission ● Skirting boards: remove for replastering and replace like-for-like ● Picture rail: remove for easy replastering, replace or not	? <i>Several flats have removed picture rails and not replaced</i>
<u>Fanlights</u> ● Nasty 'toilet window' glass to be replaced with stained glass to match the one in the front door (eventually)	?
<u>Ceiling</u> ● Replaster ceiling with mesh (shows a lot of cracks) - subject to planning permission	?
<u>Floor</u> ● Lift and keep tiles, put down insulation and install underfloor heating ● Put back tiles, replace broken ones like for like	Yes, needed
<u>Electrics</u> ● Very out of date and unsafe ● See electric plan. Mix of spotlights and A&C style wall lights	
<u>Visuals for hall</u> Lighting, William Morris wallpaper, panelling, tiles and coat rack	



Links

[William Morris wallpaper](#)

KITCHEN

Action	Permission?
<u>Windows</u> - Refurbish windows, keep 'curly' window fittings where they are still there - Unoriginal, unfit for purpose window fittings to be replaced - Seal two lower windows for security - Fit security locks on opening windows - Fit secondary glazing	Yes, needed for secondary glazing <i>At least one flat in building has fitted SG</i>
<u>Walls:</u> - Remove wallpaper (not original) - Replaster with mesh (because walls show a lot of cracks) - subject to planning permission - Skirting boards: remove for replastering and replace like-for-like - Picture rail, broken in places: remove for easy replastering, replace or not	? <i>Several flats have removed picture rails and not replaced</i>
<u>Ceiling</u> - Huge cracks (fell down) - Replaster ceiling with mesh – subject to planning permission	?
<u>Fireplace</u> Original fireplace and surround removed by previous owner and replaced with non-original 1990s tiles which have now been removed	?
<u>Floor</u> - Section of floorboards had already been removed by previous owner (leak?) and replaced with new floorboard - Lift floor, put down insulation and install underfloor heating - Replace floorboards with tiles OR replace, sand down and oil old boards	Yes, needed <i>Flat above has replaced their floor boards</i>
<u>Dresser and cupboard</u> - Doors already removed by previous owner, what remained was in bad repair. Removed - Replace with dresser in Arts and Crafts style, see below.	?
<u>Kitchen fittings</u> Butler sink. White worktop. Use pottery handles	

Electrics

- Very out of date and unsafe
- See electric plan. Mix of spotlights and A&C style wall lights

Visuals for kitchen

Neighbour's fireplace, Magnet kitchen, Floor tiles to match hall, William Morris wallpaper on one wall, lighting and pottery handles for cabinets to echo Voysey heart theme, Arts and Crafts dresser



Links

[Black and white tiles](#)

[Squirrelman \(Ex-Mouseman\) Arts & Crafts Yorkshire School English Oak Dresser](#)

[Wardley Harvest Kitchen | Magnet](#)

[Pottery handles](#)

UTILITY ROOM

Action	Permission?
• Replace boiler with more energy-efficient one	?
• Remove all units (all modern). Replace	?
<u>Walls</u> • Remove tiles, insulate walls and ceiling, replaster	?
<u>Floor</u> • Lift brown tiles, put down insulation and install underfloor heating • Refloor with black and white tiles to match hallway	Yes, needed
<u>Back door</u> • Big gaps all around, ill-fitting door. Glass has clearly been replaced, not original. Security risk • Remake door like for like with permitted double glazing	? <i>Other flat have done this after a burglary</i>

<u>Electrics</u> • Very out of date and unsafe • See electric plan.	
BATHROOM	
<u>Action</u>	Permission?
<u>Windows</u> • Refurbish window, keep 'curly' window fittings where they are still there • Unoriginal, unfit for purpose window fittings to be replaced • Seal two lower windows for security • Fit security locks on opening windows • Fit secondary glazing	Yes, needed for secondary glazing <i>At least one flat in building has fitted SG</i>
<u>Fittings</u> • None of fittings original • Replace with Edwardian style sink and toilet • Fit shower • Golem tiles, F129 and F130, as splashback behind sink (heart pattern mirrors the hearts on the fireplaces)	Almost every flat has completely refurbished their bathroom including the floor tiles
<u>Floor</u> • Lift and keep tiles, put down insulation and install underfloor heating • Put back tiles, replace broken ones like for like	Yes, needed
<u>Electrics</u> • Very out of date and unsafe • See electric plan.	
<u>Visuals for bathroom</u>       F 130 F 129	



Links

[1930 - Toilets, Sinks & More | Duravit](#)

MAIN BEDROOM

Action

Windows

- Refurbish windows, keep 'curly' window fittings where they are still there
- Unoriginal, unfit for purpose window fittings to be replaced
- Seal two lower windows for security
- Fit security locks on opening windows
- Fit secondary glazing



Permission?

Yes, needed for secondary glazing
At least one flat in building has fitted SG

Walls:

- Remove wallpaper (not original). Replace with William Morris or similar A&C paper on one wall
- Replaster with mesh (because of many cracks) - subject to planning permission
- Skirting boards: remove for replastering and replace like-for-like
- Picture rail, mismatched, bad repair: remove for easy replastering, replace or not

?
Several flats have removed picture rails and not replaced

Ceiling

- Huge cracks
- Replaster ceiling with mesh - subject to planning permission

?

Fireplace

- Grate etc removed by previous owner. Remove covering board and neaten up. Fit with A&C tiles from Golem Baukeramik (see below). Heart pattern mirrors the pattern in the fireplaces and tiles in kitchen

?

Floor

- Lift floor, put down insulation and install underfloor heating

Yes, needed

Replace floorboards with parquet flooring OR replace, sand down and oil old boards	
<u>Electrics</u> - Very out of date and unsafe - See electric plan	Yes, needed
<u>Door</u> - Sand down and paint - Unoriginal doorknob replace (eventually) with brass doorknob more in keeping with Arts and Crafts	?
<u>Furniture</u> Either built in wardrobes or purchase ready made wardrobe. Repeat Voysey heart pattern on doors	?
<u>Visuals for bedroom</u> Wallpaper, parquet, wall light, tiles for fireplace, doorhandle (as for all doors)    	
 	
<u>Links</u> Pimpernel Woad Fabric Morris & Co by Sanderson Design Art Nouveau tiles decorated GOLEM Baukeramik Arts & Crafts Door Handles Antique Satin Brass - Broughtons Lighting & Ironmongery	

Two emails from Dexters, managing agent, in response to our Project Manager's query about whether we need to apply to them for permission as well as the planning office

In response to a query about moving walls:

On Tue, 12 Sept 2023 at 10:11, Fergus Wells <ferguswells@dexters.co.uk> wrote:

Hi Lucy,

As discussed, please see details for licences below.

Applications for a licence to alter

Leaseholders are directly responsible for checking whether their proposed alterations require planning permission and should consult their local planning authority **before** making an application to the landlord. Equally, leaseholders are responsible for ensuring they comply with any necessary application relating to conservation area restrictions. Leaseholders should then submit full architectural, mechanical and **electrical** plans for the proposed works to Dexters for formal consideration. Fees will be payable by the leaseholder to both Dexters and the landlords surveyors subject to the complexity of the application and confirmation of the fees will be made on receipt of the application for a minimum of **£500 + VAT**.

Further fees may be payable for Mechanical and Electrical consultants/structural surveyors, under the licence, subject to the complexity of the alterations.

Fees may also be payable to the landlords solicitors for preparing the final licence.

Next Steps

1. I will email our surveyor to establish his fees.
2. I will then confirm the total costs to be paid.

The surveyor may then request additional info or wish to visit site to inspect. He will then relay his findings on the proposed works back to me and we can then hopefully progress and draft the LTA provided no concerns are raised by the surveyor.

Please proceed and obtain plans which show:

1. Your flats current layout.
2. Your flats proposed layout once alterations have been made.
3. Any annotations required should be on the plans. So where the plans do not make absolutely clear the exact nature of the alterations, full annotations should be included.

Once you have provided the above plans, provided they are sufficient, we will:

3. Confirm the surveyors fees and remittance details.
4. Confirm our fees and remittance details.

Kind regards,

Fergus Wells AIRPM | Block Manager

Dexters Block Management | North London Office

418 Muswell Hill Broadway | London | N10 1DJ

Office 020 8742 4150

Direct 020 8815 1481

In response to a query about insulating and underfloor heating

From: Fergus Wells <ferguswells@dexters.co.uk>

Date: 21 September 2023 at 12:21:30 CEST

To: Lucy Zanetti <luce.zanetti@gmail.com>

Subject: 139 Birchwood Mansions

Hi Lucy,

As discussed earlier, the leaseholder will not need consent to carry out the proposed insulation works to the flooring and kitchen/bathroom refurbishments.

Kind regards,

Fergus Wells AIRPM | Block Manager