



Project Name: 52a North Hill  
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**Description of Works**  
Rev\_01

## **DESCRIPTION OF WORKS TO PROPERTY AT 52A NORTH HILL, HIGHGATE, LONDON**

### **BASEMENT**

No demolition works to the basement. Basement walls to be damp proofed using Delta system (details provided). Some existing small power and lighting installations to be removed, and new proposed added as per electricity and lighting plans. A newly built partition wall with a pocket door to form a utility room, and a new partition and door to form a new study room.

### **GROUND FLOOR**

#### **Entrance Hallway**

Reconfiguration of partitions to create an entrance hallway and new study room by the existing entrance. Reconfiguration of lights ( please refer to the proposed lighting and electric drawings). Some lighting and small power locations to be retained, and some added to the newly formed rooms.

#### **Kitchen/ Dining**

A new kitchen and dining room to be created in the North Wing of the building. Some existing lights to be retained, and some new light fittings added to the room to create consistent lighting. Some electricity points to be added to the new kitchen for appliances. Historic ladder embedded in the existing wall to be retained and exposed.

#### **Study/ Storage**

A new partition built to create separate study and storage rooms.

#### **Living room**

Lighting and small power layout reconfigured to suit the use of the living room. The lighting and electricity points to be retained where possible, and some new added to ensure sufficient light in the living room.

## **FIRST FLOOR**

### **Stair**

A step added to the staircase to create a more comfortable landing.

### **WC**

An existing door removed, a new opening on the side wall formed and a new door installed to match the existing.

### **Corridor**

Some existing modern stud partitions to be removed throughout the floor to create new rooms.

### **Bedroom (lane-side)**

Lights and small power reconfigured to create a uniform lighting, and serve the new function and layout of the room. A new partition to be created behind the proposed wardrobe to separate the room from the proposed bathroom.

### **Bedroom (garden-side)**

Lights and small power reconfigured to create a uniform lighting, and serve the new function and layout of the room. An existing door removed and blocked in.

### **Bathroom**

A new bathroom to be formed and new pipes to be introduced. Existing SVP to be reused. A new shower enclosure, a bath and a new vanity unit is proposed in the new bathroom. There existing drainage is reused where possible, and existing extractor to be reused. Some new lights are introduced in the bathroom where existing ones could not be reused.

### **Storage**

Some small power points and existing lights are removed, and some new lights and small power points added to serve the function of the room and create uniform lighting.

## **SECOND FLOOR**

### **Master Bedroom**

Lights and small power reconfigured to create a uniform lighting, and serve the new function and layout of the room. A doorway created by removing modern stud in the wall to lead from the bedroom to the

bathroom. A pocket door in a new stud wall to be created for entry to the bathroom. An existing door between the stair and dressing area to be fixed shut. Plasterboard ceiling to be replaced - no historic timbers will be removed. Existing pipe in the dressing area to be removed.

### **En Suite**

Lights and small power reconfigured to create a uniform lighting, and serve the new function and layout of the room. An existing SVP to be retained, and proposed pipes to be connected to it through a new penetration in the wall. A new extractor fan proposed to be discharged to the terrace area. A new shower enclosure, free standing bath, vanity unit and WC are proposed in the bathroom. A pocket door in a new stud wall to be created for entry to the bathroom.