

1146_8 Gloucester Gate

Preliminary Schedule of Works

August 2024

Ref No. SCH-1000

V3 - 8.08.24

Address: *8 Gloucester Gate, Regent's Park, London NW1 4HG*

Works Summary: *Proposed internal and external alterations to single family home at lower ground, ground, first, second and third floor levels.*

This preliminary schedule of works is to be read in conjunction with the planning drawings.

A. COMMON WORKS

1. Preliminaries - site set up, insurances etc.
2. Temporary site accommodation.
3. Protect existing retained features i.e. chimneypieces, main staircase balustrade, sash windows etc.
4. Demolition and stripping out.
5. Alterations and attendances.
6. New plant in existing vault space, boiler and plumbing works.
7. New electrical installation.
8. A single / multi-loop, addressable fire alarm system, to BS 5839 shall be installed into the property. This shall consist of smoke/heat detectors located primarily to escape routes and principal rooms, to meet the Fire Strategy for the property and Building Control requirements. As a minimum this should meet "Grade A Category LD1" standard to Part 6 of BS 5839, subject to building control comment/approval.
9. Test all flues to chimneypieces and leave in working order.
10. New fan coil units to provide air cooling to principal rooms.
11. New cast iron underground drainage connections to existing systems where required
12. New fittings and fixtures.
13. Repair and refurbish all existing retained windows and doors.
14. Provide mechanical ventilation to all enclosed habitable rooms and to bathrooms.
15. Carry out joinery repairs where appropriate.
16. New floor finishes throughout.
17. New underfloor heating system, using a tray system in between existing joists where a timber subfloor exists.
18. All original cornices and skirtings to be pieced in to match existing where areas of walls removed or replaced where non-original with more historically appropriate details.
19. Decoration works, internal and external.

B. EXTERNAL AREA

Rear Courtyard Area at Lower Ground & Ground Floor Level

1. Provide all temporary supports and protection during course of works.
2. Remove redundant plant equipment, pipe runs
3. Remove stair to northern boundary wall and associated railing and support.
4. Enlarge opening to provide new sliding glazed door in lower ground west facing wall.
5. Remove brick infills to mews arches and install glazed doors and screen as depicted in the design drawings.
6. Demolish closet wing structure whilst retaining the party wall structure and salvaging the external brickwork to be use within the revised annex design. Construct new closet wing façade and roof with internal floors.
7. Supply and install new purpose made sliding doors and windows with bronze metal frame finish to detail to new openings to closet wing façade.
8. Supply and lay new paving to courtyard area.
9. Supply and install purpose made landscape joinery units to courtyard area.
10. Install climbing plants to boundary wall of courtyard area.

C. INTERNAL ALTERATIONS TO EXISTING APARTMENT INCLUDING MEWS

Main House

Lower Ground Floor

1. Remove modern partitions to create larger utility space.
2. Strip out sanitaryware from toilet and utility spaces.
3. Strip out existing joinery units throughout.
4. Create new opening to access bedroom.
5. Construct new plasterboard partitions to create boot room, WC and ensuite to the bedroom space.
6. Partial infill tv room opening in blockwork to provide sound insulation between rooms.
7. Refit new sanitaryware to new ensuite, WC and utility areas.
8. Supply and fit new purpose made joinery to bedroom and tv room areas.
9. Replace boiler and flue arrangements to plant space to the existing vault area.
10. Provide and install new floor finishes throughout.
11. Provide and install new internal doors throughout (with exception of the door into the boot room)
12. Overhaul and repair existing stone staircase.
13. Replace non-original details with more historically appropriate alternatives.
14. Install sauna, shower & hot tub in Gym area, with minor excavation required

Ground Floor

1. New opening created between the formal dining and library space.
2. Doors are all replaced as none are original. Some architraves and linings are retained as indicated within the design information.
3. Remodel stairs up into the closet wing.
4. Overhaul and repair existing stone staircase, replacing section of spandrel panel under with more historically appropriate railing detail.
5. Provide and install new floor finishes throughout.
6. Strip out existing joinery units throughout.
7. Supply and install new joinery.
8. Replace fireplace surrounds, and internals.
9. Replace some historically inaccurate woodwork.

First Floor

1. Opening between reception and sitting room enlarged.
2. Doors are all replaced as none are original. Some architraves and linings are retained as indicated within the design information.
3. Overhaul and repair existing stone staircase.
4. Provide and install new floor finishes throughout.
5. Strip out existing joinery units throughout.
6. Supply and install new joinery.
7. Replace fireplace surrounds, and internals.
8. Replace some historically inaccurate woodwork.

Second Floor

1. Removal of inset section of wall to the southern end of the master bedroom.
2. Removal and reconstruction of modern plasterboard master bathroom and dressing wall to balance the two spaces.
3. Relocation of main stair arched partition to reinstate historic location with appropriate detailing.
4. Existing 1987 window on rear elevation staircase landing to be elongated.
5. Stair to third floor to be reversed to reinstate a more typical arrangement found across the terrace.
6. Overhaul and repair existing stone staircase.
7. Raising beam into floor zone in ceiling of Master Bedroom.

8. Provide and install new floor finishes throughout.
9. Provide and install new internal doors throughout
10. Strip out existing joinery units throughout.
11. Supply and install new joinery.
12. Full extent of modern bathroom fittings, joinery and linings to be removed and replaced.
13. Replace fireplace surrounds, and internals.
14. Replace reproduction decorative plasterwork in master bedroom suite.

Third Floor

1. Temporary support and removal of existing partitions. New plasterboard partitions with suitable acoustic and fire rating.
2. Replace modern plasterboard ceilings as part of internal alterations.
3. Levelling of the third floor requiring the removal of the timber boarding and the installation of firing pieces / supplementary joists as detailed by structural engineer.
4. Provide and install new floor finishes throughout.
5. Provide and install new internal doors throughout
6. Strip out existing joinery units throughout.
7. Supply and install new joinery.
8. Full extent of modern bathroom fittings, joinery and linings to be removed and replaced.
9. Replace fireplace in Bedroom 04 (Room No. 39).
10. Replace reproduction decorative plasterwork.

Roof

1. Remove and replace rooflight above the main staircase with historically sensitive design. Design of rooflight to incorporate acoustic enclosure for cooling plant on the mews side, ensuring the mass does not break the ridge line.
2. Install new rooflights above the two ensuite spaces.
3. Like for like repairs as required
4. Repair existing lead and asphalt finishes, and solar protection as required.
5. Overhaul existing roof slopes and renew any damaged broken slates in Welsh blue/grey slates.
6. Overhaul existing lead flashings and flats and replace as necessary to Crown Estate Specifications to match existing.

Closet Wing

1. Modern closet wing to be removed and replaced with new annex. Party wall to be retained and facing bricks to be salvaged and used within the new façade design. (Review viability of retaining a section of the floor structure with temporary propping and onsite investigation)
2. Lower ground floor slab removed and excavated to provide a new slab with insulation and underfloor heating.

Mews

1. Elevations to be retained and sympathetically cleaned and repaired on a like-for-like basis.
2. Blind arcade arches in the western elevation of the mews building will be opened and restored.
3. Windows on east elevation to be replaced and repositioned.
4. 1987 garage door to be modified to new height.
5. Roof to be rebuilt to widen the central distance between the two trusses and incorporate a skylight on the yard side of the slope. Existing purlins and slate tiles will be reused where their condition permits.
6. Interior to be removed and reordering of internal plan of mews at ground and lower ground floor level (the ground floor accessed from Gloucester Gate Mews corresponds to the Lower Ground Floor of the main house)
7. 1987 flooring to be replaced and new floor finishes throughout.
8. 1987 staircase to be replaced.