

Alexandra Road Estate - Flat 89D

06.11.2024

SCOPE OF WORK

The elements and work listed below reflect discussions with LBoC officers. Some of the works below are highlighted as *Retrospective*, meaning that they were already carried out before the works ceased in April 2024 (as mentioned in the submitted planning application)

Element	Works	Specification notes
1.0	Walls	
1.1	Kitchen walls tiling <i>Retrospective</i> : Removal of non-original cabinets and squared white tiles from the existing walls and installation of new tiles to walls above worktops <i>Note: tiles have been already purchased and installed</i>	Rectangular porcelain tile with white grout Colour: matt white Format: 20x25cm <i>(Refer to product specification sheet)</i>
1.2	Bathroom walls tiling <i>Retrospective</i> : Removal of non-original tiles on wall sections above bathtub and installation of new tiles <i>Note: tiles have been already purchased and installed</i>	Rectangular porcelain tile with white grout Colour: glossy white Format: 25x40cm <i>(Refer to product specification sheet)</i>
1.3	WC wall panel in front of pipework Restore panel to existing condition	Replace previously removed panel with plasterboard painted to match existing
2.0	Kitchen and Fittings	
2.1	Cabinet under right-side worktop Reinstate cabinet as replica of original design.	Manufacture and installation to follow LBoC's HPA Proposed Works (High Significance) Type A1 (Block A)(1 Bedroom) construction drawings and specifications <i>(included into planning submission)</i>

			<p>Base cabinet right-side worktop</p> <ul style="list-style-type: none"> - 3x base cabinet frame, white, 60x60x80 cm - 3x door, light ash effect, 60x60 cm - 6x door handle, stainless steel, 143 mm <p>Note: new lower cabinet height dimension is larger then current existing height between floor and underside of worktop therefore they will be cut to size and adjusted in-situ to fit</p>
2.2	New cabinet above and below left-side worktop and above right-side one.	Installation of new Ikea Kitchen Cabinet, Method model	<p>Wall cabinets both right and left sides:</p> <ul style="list-style-type: none"> - 4x wall cabinet frame, white, 60x37x80 cm - 4x door, light ash effect, 40x80 cm <i>(Image to the right)</i> - 2x wall cabinet frame, white, 40x37x80 cm - 2x door, light ash effect, 40x80 cm - 6x door handle, stainless steel, 143 mm <p>All cabinet structures are made of particleboard clad with white Melamine foil to guarantee durability. All Cabinet door panels are made of particleboard clad with Oak veneer, and tinted clear acrylic lacquer</p>
2.3	Worktop Tiles	Most of the existing tiles are in good condition. Missing, or broken tiles will be replace.	Replace with matching tiles salvaged from elsewhere on the Estate. If salvaged tiles are unavailable then new matching tiles of will be sourced as per <i>Finishes Schedule</i> sheet specifications
3.0 Painting and Decoration			
3.1	General refurbishment	Clean and repaint all walls, doors and ceilings. Remove all wallpaper (<i>retrospective, already removed</i>) and prepare for painting.	Matt white paint to be used
4.0 Floors			
4.1	Entrance all, kitchen, bathroom an WC floor	<p><u>Retrospective</u> Removal of existing vinyl tiles (found in poor state of repair) and installation of new porcelain tiles <i>Note: tiles have been already purchased and installed</i></p>	<p>Square porcelain tile with grey grout Colour: dark grey Format: 60x60cm <i>(Refer to product specification sheet)</i></p>
4.2	Bedroom and living room area	Retention of existing vinyl tiles through and existing oak wood effect laminate floor in living room. Installation of new oak wood effect laminate floor boards to match existing one. A laminate floor underlay will be laid above the existing vinyl tiles to protect them and prevent any damage.	Oak wood effect boards <i>(Refer to product specification sheet)</i>
5.0 Miscellaneous			
5.1	Bedroom cavity acoustic panels	<p><u>Retrospective</u> : Removal of existing acoustic panels on walls which were find in very poor state of repair (<i>already been removed</i>) Installation of new cork panels (<i>not installed and yet to be sourced</i>)</p>	<p>Sound proof and fire resistant natural cork panels to be painted in matt white colour on the external face to match existing. Panels thickness to be defined but to be not larger than 25mm in order to match original panels' thickness, resulting in unaltered wall edges detail</p>
5.2	WC toilet seat	it was removed during the working stage and stored in the flat and it will be re-instated in the same location once the works resume	Existing white ceramic toilet seat

