

## SCOPE OF WORKS

Project: 1314

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Revision: /

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9 Leigh Street, London, Issued For Planning  
WC1H

To be read in conjunction with drawings; PL100, 101, 102, 103, 104, 110, 112, 120, 130, Design & Access Statement and Heritage Report

SE = Structural Engineer  
CA = Chartered Architect

### Existing Building

Item	Location	Description
<b>1.00</b>		<b>Demolition and Temporary Works</b>
1.01	Internal partitions	Existing internal partitions to be carefully demolished as indicated on the drawings. Contractor's method statement to be approved by S.E. All reusable materials to be identified and re-used where appropriate in accordance with relevant guidance and CIRIA publication C513 – Reclaimed and Recycled Materials Handbook 1999. All waste to be transported off site to be handled as appropriate and as recommended by the Building Research Establishment. See Good Building Guide 57 Pt 1 & 2, 2003.
1.02	Roof envelope	Existing roof to the rear annex to be carefully removed by hand following a full structural survey and design to S.E recommendation or approval. Contractor's method statement to be approved by S.E. All reusable materials to be identified and re-used where appropriate in accordance with relevant guidance and CIRIA publication C513. All waste to be transported off site to be handled as appropriate and as recommended by the Building Research Establishment. See Good Building Guide 57 Pt 1 & 2, 2003.
1.03	Structural opening to new kitchen & door to terrace.	Create new opening to flank wall at Lower Ground level. Existing wall to be temporarily supported with needle supports to SE approval. Existing brickwork to be carefully removed and new pad footings and steel box frame installed to SE design. New steel lintel to be installed to existing rear wall with discrete galvanised steel section with protruding ledge to SE design. Existing brickwork made good and wall re-rendered.
1.04	Existing Window Openings	Existing windows to ground and first floor bedrooms to be removed at the rear. Existing jamb profiles to be retained, walls below cill level to be carefully cut out and profiles instated to match jambs above.
1.05	Temporary Protection	The Contractor is to maintain full weather protection to the existing building during the construction to CA approval.

- 2.00 Annex      Renovation of Existing Structure with New First Floor with Mansard Roof & Dormers**
- 2.01 New Structure      New timber floor construction to bear onto existing brick walls subject to SE design. Timber rafters to span onto steel purlins to SE design. Dormer windows to be formed with timber joists.
- 2.02 Party Wall      Party walls to Nos.7 and 11 to be raised to form parapet wall to new mansard roof. Party Wall Awards to be agreed with neighbouring owners in accordance with the 1996 Party Wall Act.
- 2.03 Existing Fabric      Existing façade to be retained and restored. Existing stucco to be surveyed and repaired. Existing sash windows to be surveyed and repaired, replacement elements to match existing profiles. New internal waterproof render to be installed to the existing brickwork. Also refer to 5.00.
- 2.04 Roof      Slate tile mansard and roof to be tiled in reclaimed slate tiles to match existing mansard to main house (Reclaimed and Recycled Materials Handbook 1999.). Dormer windows to be lead clad and flashings to existing walls in accordance with BS EN 12588:2006, and current BS6915 Code of Practice, (Refer to Rolled Lead Sheet - The Complete Manual, June 2007).
- 2.05      Introduce new insulation and breathable waterproofing layer to meet building control requirements. Install new vapour barrier, plasterboard ceiling: plaster skim and decorate.
- 2.06 Internal Walls      Internal walls to be surveyed and repaired and rendered with waterproof render system. Insulated plasterboard with vapour barrier to be independently supported on studwork to building control requirements.
- 2.07 Chimney      Existing chimney flue to be retained cleaned and sealed with adequate ventilation.
- 2.08 Dormer windows      Install new painted timber sash windows to the 3No. dormers. Lead flashings and fascias installed as para. 2.03.
- 2.09 Staircase      Construct new solid timber stair to mezzanine to S.E. specification in accordance with BS 5395-1; 2010.
- 2.10 Shower Room      Construct new timber stud plasterboard partition to first floor shower room. WPB Plywood floor and moisture resistant plasterboard. Floor and wall to be tiled. Install bathroom services and fittings as appropriate.
- 2.11 Kitchenette      Construct new timber stud plasterboard partition to stair case. Kitchen cabinets, appliances and services to be installed to suit.

## **3.00 Lower Ground Extension & Refurbishment Floor**

- 3.01 All existing windows, skirting and architraves to be protected during construction.
- 3.02 Relocate boiler room to new enclosure position.
- 3.03 Install new underground drainage for utility room, shower room and kitchen in accordance with underground drainage engineers and SE design.
- 3.04 Install new footings and ground floor slab to kitchen and corridor to SE design.
- 3.05 Make good and repair existing floor joists. Install new WPB plywood floor to shower room and utility room to SE approval. Install new telescopic vents to existing floor void.
- 3.06 Extend existing parapet to closet extension.
- 3.07 Install new timber floor joists to ground floor extension to SE design.
- 3.08 Install new timber roof joists enclosing the existing party wall to No.7 to SE design.
- 3.09 Install new WPB plywood decking to extension roof with parapet up stands and timber trimmer for skylights to SE design.
- 3.10 Install new single ply membrane to extension roof with lead flashings with existing structure.
- 3.11 Install new timber framed sliding door to kitchen.
- 3.12 Install fixed structural glazed window and roof light to kitchenette.
- 3.13 Install openable skylight with flashings to extension roof.
- 3.14 Install stained and treated timber cladding to extension with opening vent to ground floor.
- 3.15 Install new glazed door to corridor with emergency locking arrangement.
- 3.16 Install new stud work wall to form kitchen shower room and utility room.
- 3.17 Install first fix electrics including fire safety equipment throughout.

3.18 Re-plaster and skim internal walls and paint to match existing.

3.19 Install internal floor and wall finishes throughout.

3.20 Install sanitary wear, kitchen fit out and cupboards.

3.21 Final fix mechanical and electrical installation.

3.22 Prepare and decorate rooms throughout.

## **4.00 Terrace**

4.01 Level to terrace to be reduced and underground drainage installed.

4.02 New steps to annex front door to be installed.

4.03 New paving to be installed.

4.04 External terrace lighting to be installed with concealed armour conduits.

## **5.00 General External Cleaning & Maintenance Items to the House**

5.01 Pointing Existing pointing to be retained where practical and patch pointing should be used for areas of repairs if required. A lime mortar (2:1:1 or 3:1:1) should be used with a flush joint detail in a mid-light grey to match the original pointing. A sample panel is to be prepared to the rear elevation prior to an inspection by the CA.

5.02 Brickwork Cleaning Existing soiled brickwork and mortar to be cleaned with a weak (2-8%) hydrofluoric acid. Windows, paints and polished surfaces must be fully protected, the scaffold capped. The brickwork to be cleaned should be pre-wetted to limit the activity of the acid to the surface and treatment and thoroughly washed off to prevent streaking. Scope and specification to be in accordance with BS 6270: Code of Practice for Cleaning and Surface Repair of Buildings Part 1: 1982 Natural stone, Cast stone, Clay and Calcium Silicate Brick masonry and specialist consultant specification. A sample panel is to be prepared to the rear elevation prior to an inspection by the CA.

5.03 Sash Windows Existing sash windows and cills to be surveyed renovated and repaired. Window weights and chains to be checked and new nylon cords installed and windows balanced if required. Existing glazing bars, sashes, frames and cills to be surveyed. Rotten wood to be cut out and replaced with profiles to match existing if required. Existing paintwork to be removed, throats be large (not less than 12mm) and damp proof courses installed under cills if required. Existing windows to be draft proofed in accordance with English Heritages Energy Efficiency and Historic Buildings

recommendations. Windows to be primed and painted with semi- gloss paintwork system to manufacturer's recommendations with CA approval.

- 5.04 Cast Iron Balcony Existing cast iron painted balcony to front elevation at first floor to be prepared and decorated. Flaked paintwork to be removed, sound paintwork to be prepared primed and repainted with full gloss metal paintwork system to manufacturer's recommendations with CA approval in accordance to BS ISO 27831: 2008: Metallic and other Organic Coating Cleaning and Preparation of Metallic Ferrous Metals and Alloys, BS EN ISO 12944: 1998, Paint and Varnishes. Corrosion Protection of Steel Structures by Protective Paint Systems.
- 5.05 Stucco Existing stucco paint to be surveyed to ground and lower ground floor elevations and window reveals. Stucco to be repaired with a suitable render repair system based on hydraulic lime, white cement with sand and mineral fibre fillers by Keim or similar approved. Surface to be prepared in accordance with manufactures instructions and painted with a mineral matt finish silicate based paint by Keim or similar approved.
- 5.06 Front Door Existing front door to be retained. Front door paintwork to be carefully removed from the existing frame and door. Paint to ironmongery to be carefully removed and ironmongery protected. Door and frame to be carefully repaired. Door and frame to be primed and painted with full semi-gloss paintwork system to manufacturer's recommendations with CA approval.