40 CHESTER TERRACE, REGENT'S PARK, LONDON NW1

PROPOSED EXCAVATION TO SIDE GARDEN AREA TO CREATE UNDERGROUND BASEMENT EXTENSION, EXCAVATION UNDER 1960's EXISTING MEWS HOUSE TO PROVIDE SWIMMING POOL AND PLANT ROOMS. EXCAVATION TO TWO FRONT VAULTS TO ACCOMMODATE PLANT AND CONDENSING UNITS. INTERNAL ALTERATIONS TO MAIN HOUSE AND MEWS ANNEXE AS PART OF SINGLE FAMILY DWELLING.

PRELIMINARY SCHEDULE OF WORKS – March 2012

COMMON WORKS

1. Preliminaries- site set up, insurances etc.
2. Protection of existing retained trees during course of works.
3. Temporary site accommodation.
4. Demolition and Stripping Out.
5. Alterations and attendances.
6. New plant room, boiler and plumbing works.
7. New electrical installation.
8. New air-cooling to underground basement extension and existing principal rooms.
9. New drainage connections to existing systems
10. New Fittings and Fixtures.
11. Refurbish existing lift and fit new lift car.
12. Joinery repairs.
13. Decoration works, internal and external.
14. New Underground Basement Extension to side garden area and under existing mews.
15. New two storey replacement side extension to south-west of existing house.
16. Reinstate garden planting, driveway and paved areas

EXTERNAL AREA

Side Garden Area

1. Protect existing trees prior to excavation work and leave safe zone in accordance with arboriculturist's recommendations.
2. Protect existing boundary walls and railings in immediate vicinity of the works to avoid damage during construction phase.
3. Lift and cart away paved areas ready for new work.
4. Dig out hedge planting against boundary walls to immediate area of excavation.
5. Take out and cart away modern metal entrance steps to side elevation.

NEW EXTENSIONS

Basement Extension to North of Main House

1. Construct contiguous concrete piles or Giken type steel piles using non-precussive methods to side garden area and cast capping beam. Piles designed as vertical cantilevers.
2. Simultaneously underpin flank wall of main house.
3. Excavate side garden area within contained piled area to depth to form structural envelope and cart muck away.
4. Lay underground surface and foul water drain runs and cavity wall drainage pipes and connect to new manhole chambers with double submersible pumps to connect into existing drain runs.
5. Cast insulated waterproof concrete base slab tied to piled wall and underpinning.
6. Construct cavity wall internally against contiguous piled retaining walls to form watertight box to underground basement accommodation.
7. Over underground basement extension construct insulated RC roof to falls to take minimum 500mm soil depth plus 100mm crushed hardcore for drainage.
8. Lay York Stone paving with open joints on sand and lime bed on compacted hardcore in approximate location of original paving.

9. Construct internal concrete blockwork division walls finished in plaster with new hardwood/ glazed screens and doors with hardwood architraves and skirtings to suit new room layout.
10. Modify existing opening to main house basement and construct short flight of stairs.
11. Reinstate lightwell in existing location at ground level and glazed with obscure laminated structural glazing.
12. Construct new external steps to garden in metalwork to traditional details to access main house.
13. Install sanitary fittings to shower rooms.
14. Install Wine Store by specialist.
15. Install audio visual equipment to new cinema by specialist.
16. Reinstate lawn area and plant mature hedges to boundary to screen garden as previously.

Basement Extension to East under 1960's Annexe Extension

1. Prop upper parts of building on beams to allow removal of existing loadbearing wall between garage and garden room and clear access for underpinning.
2. Cut out existing ground floor slab using non-vibratory methods.
3. Excavate down to existing footings assumed to be below existing main house basement level footings.
4. Underpin walls with reinforced retaining wall sections.
5. Cast insulated basement slab in waterproof concrete.
6. Construct cavity wall against underpinning with insulation and cavity drainage.
7. Cast new suspended ground floor slab.
8. Re-instate wall between garage and den room to support upper parts.
9. Construct extension to existing plant room within rear courtyard with insulated suspended slab over.
10. Install heating, air handling equipment and pool filtration equipment to new plant room to serve new accommodation and pool room.
11. Fit out of pool room by specialist.
12. Lay new Limestone slabs to floors.

Works to Front Vaults

1. Underpin brick walls to two existing vaults to front area of main house using conventional underpinning methods.
2. Cast new waterproof concrete slabs pinned into underpinning.
3. Construct short flight of steps down to vaults from lobby area.
4. Construct half glazed screen and entrance door under entrance steps to traditional details.
5. Lay new York Stone paving to basement area.
6. Install condensing units, water tanks and pumps to serve main house and basement extension to north.
7. Install louvre doors to allow fresh air circulation to plant room.

ALTERATIONS TO EXISTING HOUSE

Basement

1. Strip out non-original 1960's joinery and replace with traditional Regency joinery as detailed.
2. Form new partition to minor modifications to layout.
3. Construct new staircase to replace 1960's design.
4. Fit new kitchen and utility units.
5. Fit new sanitary fittings.
6. Finish floor with stone slabs with carpet to bedroom.

Ground Floor

1. Replace modern travertine stone to entrance steps with Portland Stone to detail.
2. Remove modern arch to entrance hall.
3. Strip out non-original doors and architraves and replace with traditional Regency joinery as detailed to increased height.
4. Fit traditional shutters to front windows to replace those stripped out in the 1960's.
5. Refit guest cloakroom.
6. Refit existing kitchen.
7. New cornices as detailed.
8. Refurbish existing staircase from ground to top floor.
9. Reinstate balcony access to garage at rear above plant room.

First Floor

1. Strip out non-original doors and architraves and replace with traditional Regency joinery as detailed.
2. Refit guest cloakroom.
3. Strip out partitions to annexe to form single large reception room.
4. New cornices as detailed.
5. Install traditional three light sash window to front wall on annexe reception to line through with existing French doors on ground floor. NB. Annexe constructed in 1960's to replace demolished mews house.

Second Floor

1. Strip out non-original doors and architraves and replace with traditional Regency joinery as detailed to increased height.
2. Modify partition layout to suit.
3. Refit bathroom.
4. Construct purpose made wardrobe units to dressing rooms.
5. New cornices as detailed.

Third Floor

1. Strip out non-original doors and architraves and replace with traditional Regency joinery as detailed to increased height.
2. Modify partition layout to suit.
3. Refit shower rooms.
4. Construct purpose made wardrobe units to bedrooms.

ROOF

General

1. Overhaul existing roof structure and renew slates with Welsh blue/grey slates and lead flashings to Crown Estate Specifications to match existing
2. Increase thickness of insulation in roof space.