

**Schedule of works for the proposed works at 7 St Katharine's Precinct, NW1 4HH – Planning December 2011:**

Phase 1 – Excavation/Demolition/Basement works

**Demolition/Strip out:**

- 1- Demolish rear basement coal cellar and ceiling above
- 2- Carefully remove portions of basement hallway wall as proposed on drawings, also to open out cellar and remove existing W.C – brick wall above to be adequately propped and new Steels installed to replace existing walls. Extra care taken not to damage original brickwork where not being removed.
- 3- Break out existing floor structure to expose basement ground.
- 4- Carefully remove non-original rear wall of garden to facilitate access and construction – to be rebuilt at end of project.
- 5- Remove garden landscaping and planting.

**New Basement Extension – External Works, Excavation and Shell:**

- 1- Install run of contiguous concrete piles to rear of garden as proposed by Structural engineers basement impact assessment.
- 2- Construct underpinning concrete walls along both garden boundaries as outlined by Structural Engineer – Take extra care not damage existing garden walls on either boundaries.
- 3- Excavate rear garden to proposed depths of approximately 4m – Excavation to use machine digging (crane lifted into site), conveyor to move spoil to ground level and then wheel barrowed down side alley way to temporary skips. Agreement to be confirmed with Crown Estates Paving Commission and neighbours.
- 4- Construct additional underpinning to rear of house to allow excavation of basement conservatory room.
- 5- Lay underground drainage systems for cavity wall drainage and basement drainage- to route to new sump pumps in plant room and refurbished gravity fed drainage.
- 6- All rainwater drainage and entire foul drainage for property to be routed to new manhole chamber at existing basement floor level in cinema room to be routed to existing sewer connection at front of house.
- 7- Construct new reinforced insulated concrete slab floor for new basement, to include water based UFH system.
- 8- Incorporate new service trenches to route services from front of property to new plant room.
- 9- Construct reinforced concrete roof to new basement – to include shell of the light well at rear of garden.

Phase 2 – Internal refurbishment/fit-out, waterproofing, landscaping

- New lighting and switch plate layouts to be installed throughout all floors .
- Sash windows throughout to be reconditioned and repaired

**Basement:**

- 1- Specialist sub contractor to install cavity drainage system for new basement and plant room – to be routed to new sumps in plant room
- 2- Sub-contractor also to install waterproofing to concrete deck for new landscaping
- 3- Strip out of internal joinery in basement and removal of kitchen
- 4- New steps constructed in hallway to lower floor level to half lobby and then to new dining area in lowered basement.
- 5- Basement rear bedroom to convert French doors opening to Juliet balcony over new lowered basement dining area.
- 6- New Kitchen to be installed in new basement.
- 7- Front Bedroom reconfigured with new joinery, relocate door way to new ensuite in the former coal cellar.
- 8- Rear light well to have full height sliding doors installed across width of basement – Light to have new stair case installed up to ground rear garden and living green wall in light well.
- 9- Casement windows to front basement bedroom to be replaced with sash windows to match rest of house

**Ground:**

- 1- Existing non original joinery to be removed in front Reception and Library.
- 2- New Bookcases and joinery to be installed as per joinery drawings.
- 3- Non-original herringbone flooring to be removed and new engineered timber flooring installed.
- 4- Window in existing kitchen to be removed and brick work removed below to create new opening – brick partition cut back to widen opening – stone architrave to be reinstated around opening to follow window reveal details.
- 5- Existing door in kitchen to be removed to create fixed opening.
- 6- Window in rear elevation of Library to be removed, brick work to be cut down away with traditional reveal detail reinstated to create new opening through to conservatory. Install glass doors to new opening.

**Conservatory:**

- 1- New structural glass floor to be installed in conservatory- spanning where ceiling to old basement guest room was and across previous basement conservatory space. Double height void to be left along long edge of glass floor down to basement with glass balustrade.
- 2- New structural glass conservatory with sliding doors onto rear garden

**Landscaping:**

- 1- Basement to have 500mm min ground cover for planting and future alterations on top of 200mm rigid insulation.
- 2- Construction concrete planters as per landscape design – incorporating subtle low level lighting
- 3- Install flush walk-on skylights as indicted to basement.
- 4- Reinststate rear garden wall
- 5- Install new slat trellis on boundary wall with No.7 and rear wall
- 6- Install toughened glass balustrades around light well.
- 7- Create 300mm raised deck next to light well as per landscape design.

**First:**

- 1- Removal of non original floor finishes and new carpets and engineered timber flooring
- 2- Existing Bathroom to be refurbished with new fittings
- 3- Plumbing and electrical services to be renewed

**Second:**

- 1- Removal of non original floor finishes and new carpets and engineered timber flooring
- 2- Master ensuite to be refurbished with new fittings
- 3- Plumbing and electrical services to be renewed
- 4- Storage under stairs to be built out to create walk in wardrobe
- 5- Casement window in ensuite to be replaced with traditional sash window to match rest of house.

**Loft:**

- 1- Removal of non original floor finishes and new carpets and engineered timber flooring
- 2- New ensuite constructed in bedroom- obscure glass partition.
- 3- Plumbing and electrical services to be renewed