

Schedule of works for the proposed works at 8 St Katharine's Precinct – Planning December 2011:

Phase 1 – Excavation/Demolition/Basement works

Demolition/Strip out:

- 1- Dismantle existing conservatory - to be disposed of.
- 2- Carefully demolish existing Guest rear basement room and ceiling above
- 3- Carefully remove portions of basement hallway wall as proposed on drawings – brick wall above to be adequately propped and new Steels installed to replace existing walls. Extra care taken not to touch original brickwork, all structural/alterations works to be done from point of modern plaster finish and lower in basement
- 4- Break out existing floor structure to expose ground.
- 5- Carefully remove non-original rear wall of garden to facilitate access and construction – to be rebuilt at end of project.
- 6- 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 statement
- 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- Additional contiguous piles to be installed in centre of excavation for plant room.
- 5- Plant room excavation.
- 6- Construct additional underpinning to rear of house to allow excavation basement conservatory room.
- 7- 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.
- 8- 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 new sewer connection at front of house.
- 9- Construct new reinforced insulated concrete slab floor for new basement, to include water based UFH system.
- 10- Incorporate new service trenches to route services from front of property to new plant room.
- 11- 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- Cinema room fitted out with AV equipment and Lutron dimming rack- lighting circuits to route to Lutron system based on 3 separate floors.
- 6- New Kitchen to be installed in new basement.
- 7- Front Bedroom Storage cupboard to be converted into ensuite with new drainage runs leading to reworked drainage to property.
- 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.

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.
- 4- Window WG02 to be removed from rear elevation of Library, brick work to be cut away with stone reveal reinstated to create new opening through to conservatory.
- 5- Door removed into new bar area at rear of ground
- 6- Opening from rear extension to conservatory to be extended by removing side window and partition to create new wider opening – stone architrave to be reinstated around opening to follow window reveal details.

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- Previous conservatory to be replaced with new structural glass conservatory with sliding doors onto rear garden – Two opening panels in glass roof to provide ventilation.

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- Reinstated 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 door to study to be fixed shut
- 3- New door opening to new ensuite in former study.
- 4- Existing Reception room to be made into new master bedroom with new joinery

Second:

- 1- Removal of non original floor finishes and new carpets and engineered timber flooring
- 2- Non original Water tank closet to be moved
- 3- Door to bedroom to be moved creating a new lobby area with new partitions to form out a new shared bathroom
- 4- Existing door to existing ensuite to be fixed shut
- 5- Ensuite to be converted into new bedroom with door in location of an existing door which services the current shower steam pump

Loft:

- 1- Removal of non original floor finishes and new carpets and engineered timber flooring
- 2- Bedroom and ensuite to be retained with new fixtures and fittings