

1291 Project Item	SCOPE OF WORKS for 33 LAMBS CONDUIT STREET, LONDON. WC1N 3NG PROPOSED LIGHTWELL REINSTATEMENT & BASEMENT REFURB Description	Issue 02 20/06/2010 Approx Cost
1.01	<p>This document is set out with the following items General Description of the Works (electrical & mechanical services to be updated) Description of the Schedule of Works on a Room by Room or Area basis</p> <p><u>Summary & General description of the Works</u> a Basement area is currently in poor condition and non habitable at present. b Reinstate Lightwell & railings to the frontage. (Railings to match adjoining owner.) c Upgrade fire resistance to the ceiling of the Ground Floor Corridor. d Form new doorway to Basement Staircase from Ground Floor Corridor. e Form new metal staircase to rear yard for improved access to Basement. f Clear basement of debris, investigate & repair areas of damp penetration. g Clear basement vaults of debris & soil deposits & investigate areas of damp penetration. h Carry out local investigation internally to central area for damp penetration.. j Retain & repair defective external joinery, replace windows, doors & cills to match. k Retain & repair defective internal joinery, windows, doors & shutters to match. l Retain, repair & restore feature timber panelling to Basement corridor. m Internal alterations & preparation for plastering /. Redecorations n Installation of new plumbing system with drainage connected to existing / meter p Installation of new heating system & boiler with associated hot & cold supplies q Installation of new electrical services, circuits & upgrading fuse board / meter. r installation of new electrical circuits & lighting to new works connected to existing. s installation of new gas meter to replace existing high level meter. t Preparation of existing floors, walls & finishes for new flooring & redecoration</p>	
1.02	<p><u>Areas of Work</u> Whole property within same Freehold, but works are contained to the following areas. a Ground Floor Corridor & Staircase up to 1st Floor b External Elevation to Front at Basement Level, including lightwell. c External Elevation to Rear at Basement Level, including yard area at Ground Floor. d Basement Refurbishment</p>	
1.03	<p><u>Scope of Works</u> a Scope of Works to be read in conjunction with Ronald Wylde Associates drawings</p>	
1.04	<p>Works to be carried out in accordance with Ronald Wylde Associates drawings and subsequent revisions.</p>	
a	Existing Drawing nos. 1290 / 100 Rev. C.	
b	Proposed Drawing nos. 1290 / 200 Rev. E, 210 Rev. A & 211 Rev. A	
1.05	<p><u>Phasing of Works</u> Works to be carried out in a couple of Phases / Stages and can work concurrently.</p>	
a	Phase 1 - Clear basement vaults of debris & soil.	£ -
b	Phase 1 - Lightwell reinstatement to frontage.	£ -
c	Phase 2 - New steps to basement at the rear yard for access.	£ -
d	Phase 2 - Refurbishment of Basement & repairs to building.	£ -
		To Collection £ -

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1.06	<u>Background information on Property</u>	
a	The existing 5 storey "Georgian Style" building was constructed around 1760. Property is Listed - Grade 2 within Camden Council Conservation Area	
b	Property consists of Basement, Ground Floor Retail, access to rear yard. Residential to 1st, 2nd & 3rd within roofspace.	
c	Property is within same freehold including the retail interest & residential above.	
1.07	<u>Areas of the Building - Ground & Basement only</u>	
	The building has been split within this scope of works into smaller areas.	
a	Area G.01 - Lightwell to Frontage	
b	Area G.02 - Front Entrance & Shopfront	
c	Area G.03 - Corridor to Ground Floor / G.04 Bottom of Staircase to Upper Floor	
d	Area G.05 - Basement Staircase & Ground Floor Rear Entrance to Yard	
e	Area G.06 - Ground Floor Rear Yard Area & Basement Yard Area	
f	Area B.01 / B.02 - Basement internal corridor & toilet area below stairs	
g	Area B.03 - Basement - Rear Yard	
h	Area B.04 - Basement - Rear Room	
j	Area B.05 - Basement - Lobby to central area	
k	Area B.06 - Basement - Proposed store to central area	
j	Area B.07 - Basement - Corridor between front & rear above central area.	
m	Area B.08 - Basement - Front Room	
n	Area B.09 - Basement - Corridor towards lightwell	
p	Area B.10 - Basement - Front Yard to lightwell area	
q	Area B.11 / B.12 / B.13 - Basement - Vaults to Front	
1.08	<u>Site Works / Protection to new openings</u> Set up temporary protection barriers / lighting / permits etc	£ -
1.09	Arrange skips for clearance & debris / lighting / covers / permits etc (Allow provisional quantity of 04 no. skips - collected immediately on filling)	£ - £ -
1.10	Protect shopfront windows / hoarding	£ -
1.11	Maintain entrances / fire escapes for access during works	£ -
1.12	On completion of new kerb & lightwell, carefully remove existing slabs & relay paving to entrances.	£ -
1.13	Carry out local patch stone repairs to entrance steps	£ -
	To Collection	£ -

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SCOPE OF WORKS

2.00	G.01 / G.02	<u>GROUND FLOOR FRONT ENTRANCE / LIGHTWELL REINSTATEMENT</u>		
2.01		<u>Existing Materials</u>		
a	Highway	Paving Slabs / tarmac to highway / pavement		
b	Floor	Concrete infill to Lightwell		
c	Threshold	Stone Cill to entrance doorways		
d	Shopfront	Timber shopfront / stall riser / painted finish.		
e	Features	None		
f	Fixtures	None		
g	Decorations	Painted joinery & shopfront		
2.02		<u>Proposed Materials</u>		
a	Highway	Locally make good to paving slabs / tarmac to frontage	£	-
b	Floor	Install steel beams below between main wall and vault wall to support landings to entrances & kerb upstand. Remove existing concrete infill to lightwells.	£	-
c	Threshold	Maintain existing Stone Cill to entrance doorways	£	-
d	Shopfront	Protect & maintain existing shopfront. Allow for redecoration.	£	-
e	Ceilings	Install concrete kerb / upstand to match adjoining owner.	£	-
f	Joinery	Install new timber stallriser to low level of shopfront where concrete infill removed.	£	-
g	Features	Install new ornamental railings to match adjoining owner.	£	-
h	Fixtures	None	£	-
g	Decorations	Painted joinery & shopfront to match existing colours.	£	-
		<u>Summary of Proposed Works & Alterations</u>		
2.03		Relocate salvaged doors / panelling to basement into lobby	£	-
2.04		Erect safety barriers. Break out existing concrete infills & clear away	£	-
2.05		Make good to brickwork & underside of shopfront (allow provisional quantity of 04 sq m of brickwork repairs)	£	-
2.06		Supply & Fit timber noggins to underside of shopfront stall riser	£	-
2.07		Supply & Fit 25mm marine plywood with bullnosed edge / drip to underside of shopfront stall riser.	£	-
2.08		Expose & remove defective render to existing supports & beams over	£	-
2.09		Expose existing metal work support for inspection. Replace if defective. Wire brush down & treat with rust prohibitor & paint with "Hammerrite" paint.	£	-
2.10		Install metal angle 150 x 150mm to edge of exposed lightwell. Form casing / formwork to edge of new exposed lightwell.	£	-
2.11		Form new reinforced kerb edging with smooth finish to match adjoining property. (approx. 150mm high x 215mm wide) ready for decoration. Allow for holes /pockets for railing / post insertions.	£	-
2.12		Install ornamental metal railings & posts to frontage around new exposed lightwells. Railings to match adjoining owners property with matching finials & urns to corners. Railings to be painted with 2 no. coats of "Black Hammerrite" Paint. Railings to be galvanised steel with match corner 30 x 30mm posts, urns & 20 x 20mm vertical balustrading with 2 no. flat horizontal bars to match adjoining owner.	£	-
			To Collection	£ -

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3.00	G.03	<u>GROUND FLOOR CORRIDOR & STAIRCASE TO 1st FLOOR</u>	
3.01		<u>Existing Materials</u>	
a	Floor	Timber Floorboards	
b	Walls	Plastered Walls	
c	Ceilings	Plasterboard / Lathe & Plaster	
d	Joinery	Timber skirting / Dado / Picture Rail. Timber panelled door to 1st floor lobby.	
e	Features	Mouldings / simple cornice to ceiling.	
f	Fixtures	None	
g	Decorations	Painted ceiling / walls & joinery	
3.02		<u>Proposed materials</u>	
a	Floor	Retain existing timber. Upgrade fire resistance from below	£ -
b	Walls	Retain & redecorate where necessary	£ -
c	Ceilings	Retain existing ceiling. Upgrade fire resistance from below.	£ -
d	Joinery	Retain existing staircase / balustrading / handrails / upgrade door fire resistance	£ -
e	Features	Retain existing ceiling mouldings / simple cornice & redecorate.	£ -
f	Fixtures	Install hard wired smoke detection	£ -
g	Decorations	Painted ceiling / walls & joinery	£ -
		<u>Summary of Proposed Works & Alterations</u>	
3.03		Upgrade fire resistance of underside of existing timber staircase to upper floors. Install 01 no. layer of 12mm British Gypsum Soundbloc" board & 01 no. layer of 15mm "British Gypsum Fireline" board & to underside of existing timber staircase.	£ -
3.04		Prepare for decorations. Paints to match existing. (Allow for provisional quantity of ?? sq m)	£ -
3.05		Upgrade fire resistance of underside of existing ceiling to corridor. Install 01 no. layer of 12mm & 01 no. layer of 15mm "British Gypsum Fireline" board to underside of existing timber ceiling between existing beams to installed infill panels.	£ -
3.06		Upgrade fire resistance of existing feature panelled door to 1st floor. Install planted door stop to exiting door frame / door linings to jambs. Apply specialist fire upgrade sheet material to panelled elements of door and dress with veneer panel to match existing timber. Prepare for decorations and install overhead door closer or concealed door closer (perko or equivalent) to closing door jamb.	£ -
3.07		Prepare for decorations. Paints to match existing. (Allow for provisional quantity of ?? sq m)	£ -
3.08		Electrical Services Rewire power & lighting to new energy efficient light fittings Install hard wired smoke detection & emergency light fitting to final exit	£ -
To Collection			£ -

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4.00	<u>GROUND FLOOR REAR / BASEMENT ENTRANCE TO STAIRCASE</u>		
4.01	<u>Existing Materials</u>		
a	Floor	Timber floorboards.	
b	Walls	Plastered walls	
c	Ceilings	Plasterboard / Lathe & plaster	
d	Joinery	Timber skirting / dado / picture rail	
		Existing top landing of staircase missing.	
		Note - Please be careful with access during inspections / potential trip hazard)	
e	Features	None	
f	Fixtures	None	
g	Decorations	Painted ceiling / walls & joinery	
4.02	<u>Proposed Materials</u>		
a	Floor	Retain existing Timber floorboards, upgrade fire resistance from below.	£ -
b	Walls	Plastered walls. Form new plasterboard studwork / door opening below landing	£ -
c	Ceilings	Plasterboard	£ -
d	Joinery	Retain Timber skirting / dado / picture rail to lobby area.	£ -
		Form new timber staircase to match existing down to basement..	£ -
		Upgrade fire resistance to underside of existing staircase over.	£ -
		Install new glazed timber door to form protected fire lobby.	£ -
e	Features	Retain existing mouldings to ceiling.	£ -
f	Fixtures	Install hard wired smoke detection	£ -
g	Decorations	Painted ceiling / walls & joinery	£ -
	<u>Summary of Proposed Works & Alterations</u>		
4.03		Remove existing cut down door down to basement staircase.	£ -
4.04		Form new plasterboard stud partition and door opening to corridor to form lobby. New doorway to be positioned below the underside of the landing over.	£ -
4.05		Remove existing poor condition staircase. Install new landing & new staircase down to basement with bullnosed treads. Retain existing handrail to one side.	£ -
4.06		Install new 44mm glazed door, frame & door stops to new lobby to form new Door always free to escape in an emergency. Fitted with cylinder and thumbturn.	£ -
4.07		Note - Existing protected lobby is at 1st floor.	£ -
4.08		Install new self closer to new door. Glass to door be safety glass.	£ -
4.09		Replace existing timber cill to rear door & prepare for decoration.	£ -
4.10		Install new skirting & architraves to new lobby area..	£ -
4.11		Install new barrier matting to new lobby area & associated threshold strips..	£ -
4.12		Electrical Services	£ -
		Rewire power & lighting to new energy efficient light fittings	£ -
		Install hard wired smoke detection & emergency light fitting to final exit	£ -

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5.00	<u>REAR ENTRANCE TO GROUND FLOOR EXISTING YARD AREA TO REAR AT GROUND FLOOR LEVEL</u>		
5.01	<u>Existing Materials</u>		
a	Floor <i>Brickwork arched step / ramp & york stone type paving slabs to yard area.</i>		
b	Walls <i>Painted brickwork / painted render</i>		
c	Ceilings <i>Metal grille over basement lightwell area Painted timber bulkhead to 1st floor toilet extension</i>		
d	Joinery <i>None</i>		
e	Features <i>None - Note poor mis match of small extensions to rear above entrance.</i>		
f	Fixtures <i>None</i>		
g	Decorations <i>Painted ceiling / walls & joinery</i>		
5.02	<u>Proposed Materials</u>		
a	Floor <i>Retain arched step / ramp & paving slab area.</i>	£	-
b	Walls <i>Retain existing painted brick work / render</i>	£	-
c	Ceilings <i>Remove metal grille to lightwell are.</i>	£	-
d	Joinery <i>Replace cill / threshold to existing rear door</i>	£	-
e	Features <i>None</i>	£	-
f	Fixtures <i>Install new metal staircase & balustrading to follow curve shape of existing lighwell.</i>	£	-
g	Decorations <i>Painted ceiling / walls & joinery</i>	£	-
	<u>Summary of Proposed Works & Alterations</u>		
5.03	Clear weed /plant growth from area	£	-
5.04	Install new metal handrail from existing rear entrance, down ramp to garden level. New handrails / railings to be fitted to existing masonry wall & to line through with new handrail to new staircase.	£	-
5.05	Form new opening to existing curved yard retaining wall. Make good to edges of rendered walls with galvanised plaster / render stops	£	-
5.06	Locally lift paving, cut and relay to new opening area.	£	-

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6.00	<u>EXISTING YARD AREA TO REAR AT BASEMENT LEVEL</u>		
6.01	<u>Existing Materials</u>		
a	Floor	Concrete / asphalt with yard gulley	
b	Walls	Retaining Wall to Garden - Brickwork to garden side with rainwater outlet. Note - wall completely covered with moss & lichen Wall to Property - Poor render & brickwork. Note - No DPC or existing DPC has been bridged. Wall in poor condition. Wall to underside of arched ramp - brickwork & support bars.	
c	Ceilings	None	
d	Joinery	External Door & frame in poor condition. No cill & frames rotten. No high level window above door. Infill window missing.	
e	Windows	Windows in poor condition or missing. Existing opening covered in polythene.	
f	Features	None	
g	Fixtures	Lightwell opening fitted with metal security grilles.	
h	Decorations	Painted brickwork	
6.02	<u>Proposed Materials</u>		
a	Floor	Asphalt finish with existing surface water drainage.	£ -
b	Walls	Wall to Property - Local brickwork repairs with bricks to match existing below dpc Make good to render walls	£ - £ -
c	Ceilings	None	£ -
d	Joinery	Install new external grade glazed door & frame	£ -
e	Windows	Replace with new timber sash windows to match by specialist company.	£ -
f	Features	Retain existing garden and locally cut back where required & relay paving.	£ -
g	Fixtures	Remove existing metal grilles.	£ -
h	Decorations	Painted brickwork & render.	£ -
	<u>Summary of Proposed Works & Alterations</u>		
6.03		Clear plant / mould growth from brickwork.	£ -
6.04		Unblock & rod existing surface water drainage	£ -
6.05		Install new handrail from existing rear entrance, down ramp to garden level.	£ -
6.06		Form new opening to existing curved yard retaining wall.	£ -
6.07		Prepare walls for render coating with galvanised render mesh mechanically fixed to existing brickwork with associated stop beads & bell cast beads above asphalt upstand at ground level. Wall to be painted in masonry paint prior to installation of staircase.	£ -
6.08		Prepare ground floor for new asphalt coating with 150mm upstands to existing perimeter walls.	£ -
6.09		Repair existing stone cills to windows prior to window replacement.	£ -
6.10		Install new metal staircase, posts, balustrading & handrail to follow existing curved wall, with associated supports to landings. Balustrading to be 20 x 20mm vertical balustrading, 50 x 50mm posts & flat bar handrail. Treads to be perforated.	£ -
To Collection			£ -

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7.00	<u>BASEMENT - CORRIDOR TO BASE OF STAIRS</u>	
7.01	<u>Existing Materials</u>	
a	Floor Concrete & york stone paving.	
b	Walls Plastered walls with decorations.	
c	Ceilings Plasterboard ceilings.	
d	Joinery Door frame with door missing.	
e	Features None	
f	Fixtures None	
g	Decorations Painted ceiling / walls & joinery	
7.02	<u>Proposed Materials</u>	
a	Floor Retain existing concrete & york stone paving	£ -
b	Walls Retain, make good and prepare for redecoration.	£ -
c	Ceilings New plasterboard to underside to improve fire resistance.	£ -
d	Joinery Retain door frame & install 44mm fire resistant door & self closer.	£ -
e	Features None	£ -
f	Fixtures Install smoke detection	£ -
g	Decorations Painted ceiling / walls & joinery	£ -
	<u>Summary of Proposed Works & Alterations</u>	
7.03	Upgrade fire resistance of underside of existing timber staircase to upper floors. Install 01 no. layer of 12mm British Gypsum Soundbloc" board & 01 no. layer of 15mm "British Gypsum Fireline" board & to underside of existing timber staircase.	£ -
7.04	Upgrade fire resistance of underside of existing ceiling to corridor. Install 01 no. layer of 12mm & 01 no. layer of 15mm "British Gypsum Fireline" board	£ -
7.06	Electrical Services Rewire power & lighting to new energy efficient light fittings Install hard wired smoke detection & emergency light fitting to final exit	£ -
7.06	Prepare ceiling, walls & joinery for decorations. Each surface to have 1 no. undercoat & 2 no. top coats.	£ -
To Collection		£ -

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8.00	<u>BASEMENT - TOILET AREA</u>	
8.01	<u>Existing Materials</u>	
a	Floor Concrete / screed floor	
b	Walls Plasterboard	
c	Ceilings Lathe & plaster	
d	Joinery Door frame & door	
e	Features None	
f	Fixtures WC & WHB	
g	Decorations Painted ceiling / walls & joinery	
8.02	<u>Proposed Materials</u>	
a	Floor Retain concrete / screed floor - Overlay with vinyl flooring.	£ -
	Form new sealed floor gulley connected to existing drainage to form wet room.	£ -
b	Walls Dryline existing walls with moisture resistant plasterboard & skim.	£ -
	Full height tiling	£ -
c	Ceilings Overboard existing ceiling with 15mm moisture resistant board	£ -
d	Joinery Retain door & frame	£ -
e	Features None	£ -
f	Fixtures Install new wc, whb & shower	£ -
	Install new mechanical extract fan suitable for bathrooms with 30 l / s air change.	£ -
g	Decorations Painted ceiling / walls & joinery	£ -
	<u>Summary of Proposed Works & Alterations</u>	
8.03	Form builders work hole through wall for extract fan.	£ -
8.04	Install moisture resistant plasterboard to all walls.	£ -
8.05	Install moisture resistant plasterboard to underside of ceiling	£ -
8.06	Install full height tiling to new plasterboard walls with associated metal tile trims.	£ -
8.07	Install sanitaryware & shower then mastic seal at all junctions.	£ -
8.08	Install vinyl floor suitable for bare foot slip resistance.	£ -
8.09	Fully tile walls & grout.	£ -
8.10	Prepare ceiling & joinery for decorations.	£ -
	Each surface to have 1 no. undercoat & 2 no. top coats.	£ -
	To Collection	£ -

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9.00	<u>BASEMENT - REAR ROOM</u>		
9.01	<u>Existing Materials</u>		
a	Floor	Concrete / screed floor	
b	Walls	Lathe & plaster studwork, plastered walls. <i>Note - Walls generally in poor condition, areas of damp / mould.</i>	
	Ceilings	Lathe & plaster. Ceiling in poor condition, damaged areas and large areas missing due to water damage. Fire resistant of existing floor is unknown but would not meet modern standards.	
c			
d	Joinery	Timber doors & door frames.	
e	Windows	Defective & poor condition window. Note windows are missing majority of timber.	
f	Features	Fireplace timber surround, not fixed to wall.	
g	Fixtures	None. Existing chimney breast not tested.	
h	Decorations	Painted ceiling / walls & joinery	
9.02	<u>Summary of Proposed Works & Alterations</u>		
a	Floor	Retain concrete / screed floor	£ -
b	Walls	Remove defective / damp plaster / defective lathe & plaster Overboard existing lathe & plaster with plasterboard sheets fixed to existing timber.	£ - £ -
		Make good to defective plasterwork with lime plaster where applicable.	£ -
c	Ceilings	Remove defective lathe & plaster work to ceiling & overboard. Insulate between ceiling joists to improve sound & fire resistance.	£ - £ -
d	Joinery	Install new timber skirtings	£ -
e	Windows	Install 2 no. new sash windows to replace existing.	£ -
f	Features	Refix timber fire surround to wall.	£ -
g	Fixtures	Clean & clear fire place area. Chimney area not smoke tested.	£ -
h	Decorations	Painted ceiling / walls & joinery	£ -
	<u>Summary of Proposed Works & Alterations</u>		
9.03		Clear area of defective plasterwork and lathe & plaster	£ -
9.04		Investigate areas of damp & locally remove defective areas.	£ -
9.05		Upon removal of defective lathe & plaster, install 12.5mm "British Gypsum Fireline" board in planks to underside of existing floor boards above, supported on 20 x 20mm timber battens fixed up tight to ensure there is suitable fire protection down from Ground Floor to Basement.	£ -
9.06		Fill void to floor joists with 100mm "Rockwool" insulation to improve sound & fire performance.	£ -
9.07		Overboard existing ceiling with 2 no. layers of "British Gypsum" plasterboard, including 1 no. layer 12mm "British Gypsum Soundbloc" board & 1 no. layer 9.5mm "British Gypsum Wallboard" & skim. Ceiling to achieve 1hr fire rating.	£ -
9.08		Install 2 no. new sash windows & timber cill to replace existing defective windows.	£ -
9.09		Overboard existing walls with 12.5mm "British Gypsum Wallboard" & skim	£ -
9.11		Install new door linings if existing is defective and rehang existing door & fit ironmongery. Install new skirtings & architraves.	£ -
9.12		Prepare ceiling, walls & joinery for decorations. Each surface to have 1 no. undercoat & 2 no. top coats.	£ - £ -
9.13		Install kitchen base units, walls units, worktop, sink, hob with associated services,	£ -
		To Collection	£ -

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10.00	<u>BASEMENT - REAR ROOM - FITTING OUT OF SMALL KITCHEN AREA</u>	
10.01	Install 50 x 38 mm timber batten, level to perimeter of kitchen to support worktop all (Note: units to include provision of service void behind units.)	£ -
10.02	Extend existing services, gas, water & electricity to kitchen area.	£ -
10.03	Install 1st fix drainage and connect to existing system.	£ -
10.04	Install 1st fix services & form access hatches where required for future maintenance.	£ -
10.05	Lay vinyl flooring throughout kitchen area with 150mm upstand up walls and rubber	£ -
10.06	Install new kitchen including units. Worktops, appliances, fixtures & sanitary ware.	£ -
10.07	Kitchen & worktops selection to be finalised and chosen by client. All worktops are to be primed & sealed on all exposed edges. All joints and mitres are to installed with "secret fix" masons mitres using proprietary jig / template or other approved installation.	£ -
10.08	Worktop to be "Howdens - 40mm Ebony" or equivalent.	£ -
10.09	Supply and fit "Howdens - Greenwich" range or equivalent approved with stainless steel rod handles	£ -
10.10	Units to include Base Units, Wall Units, Bowl & half sink with monomixer tap.	£ -
10.11	White goods to include integral washing machine, integral dishwasher, integral under counter fridge & freezer.	£ -
10.12	Units to include integral half oven / hob & extract hood over within high level units. Contractor to allow for builders work hole through external wall for mechanical extract.	£ -
10.13	2nd fix of services & final connection.	£ -
10.14	Lay 4 no. courses of 100 x 100mm wall tiles to perimeter above work tops, full height to ceiling.	£ -
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11.00	<u>BASEMENT - LOBBY TO CENTRAL AREA</u>		
11.01	<u>Existing Materials</u>		
a	Floor	York stone paving	
b	Walls	Plastered walls.	
c	Ceilings	Exposed timber floor joists & underside of floorboards above.	
d	Joinery	Timber door frame. Note door missing.	
e	Features	None	
f	Fixtures	None	
g	Decorations	Painted ceiling / walls & joinery	
11.02	<u>Summary of Proposed Works & Alterations</u>		
a	Floor	Retain existing york stone paving	£ -
b	Walls	Retain existing plastered walls, make good to defective areas.	£ -
c	Ceilings	Insulate between ceiling joists to improve sound & fire resistance & overboard.	£ -
d	Joinery	Make good to existing timber frame, install new panelled door to match existing.	£ -
e	Features	None	£ -
f	Fixtures	None	£ -
g	Decorations	Painted ceiling / walls & joinery	£ -
	<u>Summary of Proposed Works & Alterations</u>		
11.03	Clear area of defective plasterwork and lathe & plaster		£ -
11.04	install 12.5mm "British Gypsum Fireline" board in planks to underside of existing floor boards above, supported on 20 x 20mm timber battens fixed up tight to ensure there us suitable fire protection down from Ground Floor to Basement.		£ -
11.05	Fill void to floor joists with 100mm "Rockwool" insulation to improve sound & fire		£ -
11.06	Overboard existing ceiling with 2 no. layers of "British Gypsum" plasterboard,		£ -
11.07	Overboard existing walls with 12.5mm "British Gypsum Wallboard" & skim		£ -
11.08	Install new door & door frame to match existing.		£ -
11.09	Install new shelving & cupboard doors to one side fixed to existing wall.		£ -
11.10	Prepare ceiling, walls & joinery for decorations. Each surface to have 1 no. undercoat & 2 no. top coats.		£ -
To Collection			£ -

1291	SCOPE OF WORKS for		Issue 02
Project	33 LAMBS CONDUIT STREET, LONDON. WC1N 3NG PROPOSED LIGHTWELL REINSTATEMENT & BASEMENT REFURB		20/06/2010
Item	Description	Approx Cost	
12.00	<u>BASEMENT - LOBBY TO REAR OF CENTRAL AREA BETWEEN FRONT & REAR</u>		
12.01	<u>Existing Materials</u>		
a	Floor	York stone paving	
b	Walls	Exposed brickwork at low level. Plastered walls to top half.	
c	Ceilings	Plasterboard ceiling. Original ceiling not visible.	
d	Joinery	Timber door frames & 4 no. low level timber panels. Note door missing.	
e	Features	None	
f	Fixtures	None	
g	Decorations	Painted ceiling / walls & joinery	
12.02	<u>Summary of Proposed Works & Alterations</u>		
a	Floor	Retain existing york stone paving	£ -
b	Walls	Retain existing plastered walls, make good to defective areas. Overboard existing walls with plasterboard & skim.	£ -
c	Ceilings	Insulate between ceiling joists to improve sound & fire resistance & overboard.	£ -
d	Joinery	Make good to existing timber frame, install new panelled door to match existing. Retain existing low level timber panels behind new plasterboarding / shelving.	£ -
e	Features	None	£ -
f	Fixtures	None	£ -
g	Decorations	Painted ceiling / walls & joinery	£ -
	<u>Summary of Proposed Works & Alterations</u>		
12.03		Clear area of defective plasterwork and lathe & plaster	£ -
12.04		Upon removal of existing plasterboard ceiling, install 12.5mm "British Gypsum Fireline" board in planks to underside of existing floor boards above, supported on 20 x 20mm timber battens fixed up tight to ensure there is suitable fire protection down from Ground Floor to Basement.	£ -
12.05		Fill void to floor joists with 100mm "Rockwool" insulation to improve sound & fire	£ -
12.06		Overboard existing ceiling with 2 no. layers of "British Gypsum" plasterboard, including 1 no. layer 12mm "British Gypsum Soundbloc" board & 1 no. layer 9.5mm "British Gypsum Wallboard" & skim. Ceiling to achieve 1hr fire rating.	£ -
12.07		Overboard existing walls with 12.5mm "British Gypsum Wallboard" & skim	£ -
12.08		Install new door & door frame to match existing.	£ -
12.09		Install new shelving & cupboard doors to one side fixed to existing wall.	£ -
12.10		Prepare ceiling, walls & joinery for decorations. Each surface to have 1 no. undercoat & 2 no. top coats.	£ -
To Collection			£ -

1291	SCOPE OF WORKS for		Issue 02
Project	33 LAMBS CONDUIT STREET, LONDON. WC1N 3NG		20/06/2010
Item	DESCRIPTION		Approx Cost
13.00	<u>BASEMENT - CENTRAL STORAGE AREA</u>		
13.01	<u>Existing Materials</u>		
a	Floor	York stone paving. Paving uneven with raised area with signs of damp. Paving requires investigation.	
b	Walls	Exposed brickwork at low level. Plastered walls to top half.	
c	Ceilings	Plasterboard ceiling. Original ceiling not visible.	
d	Joinery	Timber door frames & 4 no. low level timber panels. Note door missing.	
e	Features	None	
f	Fixtures	None	
g	Decorations	Painted ceiling / walls & joinery	
13.02	<u>Summary of Proposed Works & Alterations</u>		
a	Floor	Retain existing york stone paving. Carry out local investigation of damp effected area.	£ -
		Carefully mark all stones with chalk for record purposes & record.	£ -
		Carefully lift effected area & investigate area of dampness. Rectify & relay to original	£ -
b	Walls	Retain existing plastered walls, make good to defective areas.	£ -
		Overboard existing walls with plasterboard & skim.	£ -
c	Ceilings	Insulate between ceiling joists to improve sound & fire resistance & overboard.	£ -
d	Joinery	Make good to existing timber frame, install new panelled door to match existing.	£ -
		Retain existing low level timber panels behind new plasterboarding / shelving.	£ -
e	Features	None	£ -
f	Fixtures	None	£ -
g	Decorations	Painted ceiling / walls & joinery	£ -
	<u>Summary of Proposed Works & Alterations</u>		
13.03		Clear area of debris and carry out investigation works locally to one corner of room.	£ -
13.04		Upon removal of existing plasterboard ceiling, install 12.5mm "British Gypsum	£ -
13.05		Fill void to floor joists with 100mm "Rockwool" insulation to improve sound & fire performance.	£ -
13.06		Overboard existing ceiling with 2 no. layers of "British Gypsum" plasterboard,	£ -
13.07		Overboard existing walls with 12.5mm "British Gypsum Wallboard" & skim	£ -
13.08		Install new door & door frame to match existing.	£ -
13.09		Install new full height cupboards & worktop, fixed to existing wall.	£ -
13.10		Prepare ceiling, walls & joinery for decorations.	£ -
		Each surface to have 1 no. undercoat & 2 no. top coats.	£ -
To Collection			£ -

1291	SCOPE OF WORKS for		Issue 02	
Project	33 LAMBS CONDUIT STREET, LONDON. WC1N 3NG PROPOSED LIGHTWELL REINSTATEMENT & BASEMENT REFURB		20/06/2010	
Item	Description		Approx Cost	
14.00	<u>BASEMENT - FRONT ROOM</u>			
14.01	<u>Existing Materials</u>			
a	Floor	Concrete / screed floor / polythene sheet laid as dpm		
b	Walls	External Wall - Partly plastered, walls covered in studwork. Some local areas of timber panels at low level. Chimney Wall - Exposed brickwork with studwork & plasterboard partly covered. Number of cracks to brickwork. Spine Wall to centre - Low level brickwork & 3/4 high timber panelling. Wall to corridor - Timber panelled wall 20mm thick & door. Not fixed properly. Note - Walls generally in poor condition.		
c	Ceilings	Plasterboard ceiling. / Hardboard ceiling. Fire resistant of existing floor is unknown but would not meet modern standards.		
d	Joinery	Timber doors & door frames.		
e	Windows	Defective & poor condition windows. Note windows are missing majority of timber.		
f	Features	Feature fireplace - loose fitting. Chimney not smoke tested. Timber shutters to windows, in poor condition in need of repair. Some local small timber cornice present, cornice not complete.		
g	Fixtures	None. Existing chimney breast not tested.		
h	Decorations	Painted ceiling / walls & joinery		
14.02	<u>Summary of Proposed Works & Alterations</u>			
a	Floor	Retain concrete / screed floor & existing dpm	£ -	
b	Walls	External Wall - Remove redundant studwork, defective low level timber panels & defective plaster. Make good & replaster with lime plaster where required. Chimney Wall - Remove redundant studwork & defective plaster. Repoint wall. Make good & replaster with lime plaster where required. Spine Wall to centre - Retain feature timber panelling. Wall to corridor - Retain feature timber panelled wall & door. Form new plasterboard partition to sandwich original timber panel wall & skim.	£ - £ - £ - £ - £ - £ -	
c	Ceilings	Insulate between ceiling joists to improve sound & fire resistance & overboard.	£ -	
d	Joinery	Retain existing timber doors & door frames.	£ -	
e	Windows	Remove existing remainder of windows & replace with new sash windows & cills.	£ -	
f	Features	Retain feature fireplace, thoroughly clean & repaint. Chimney not smoke tested. Retain & restore existing timber shutters to windows. Restore & repair existing timber cornice to match existing.	£ - £ - £ -	
g	Fixtures	None. Existing chimney breast not tested.	£ -	
h	Decorations	Painted ceiling / walls & joinery	£ -	
14.03	<u>Summary of Proposed Works & Alterations</u>			
		Clear area of defective plasterwork.	£ -	
14.04	Upon removal of existing plasterboard ceiling, install 12.5mm "British Gypsum Fireline" board in planks to underside of existing floor boards above, supported on 20 x 20mm timber battens fixed up tight to ensure there is suitable fire protection down from Ground Floor to Basement.			£ -
14.05	Fill void to floor joists with 100mm "Rockwool" insulation to improve sound & fire			£ -
14.06	Overboard existing ceiling with 2 no. layers of "British Gypsum" plasterboard,			£ -
14.07	Overboard existing walls with 12.5mm "British Gypsum Wallboard" & skim			£ -
14.08	Prepare ceiling, walls & joinery for decorations. Each surface to have 1 no. undercoat & 2 no. top coats.			£ -
To Collection			£ -	

1291	SCOPE OF WORKS for		Issue 02
Project	33 LAMBS CONDUIT STREET, LONDON. WC1N 3NG PROPOSED LIGHTWELL REINSTATEMENT & BASEMENT REFURB		20/06/2010
Item	Description		Approx Cost
15.00	<u>BASEMENT - CORRIDOR TOWARDS FRONTAGE / LIGHTWELL</u>		
15.01	<u>Existing Materials</u>		
a	Floor	Concrete / screed floor / polythene sheet laid as dpm	
b	Walls	Left hand party wall - Feature timber panelling. Some local areas of timber panels at low level. Chimney Wall - Exposed brickwork with studwork & plasterboard partly covered. Spine Wall to centre - Plastered walls & some timber panelling. Wall to corridor - Timber panelled wall 20mm thick & door. Not fixed properly. Note - Walls generally in poor condition & some damage..	
c	Ceilings	Plasterboard ceiling. / Hardboard ceiling. Fire resistant of existing floor is unknown but would not meet modern standards.	
d	Joinery	Timber doors & door frames.	
e	Features	Feature timber panelling with some local damage.	
f	Fixtures	None. Existing chimney breast not tested.	
g	Decorations	Painted ceiling / walls & joinery	
15.02	<u>Proposed Materials</u>		
a	Floor	Retain concrete / screed floor & existing dpm	£ -
b	Walls	External Wall - Remove redundant defective plaster. Make good & replaster with Spine Wall to centre - retain feature timber panelling. Wall to corridor - Retain feature timber panelled wall & door. Form new plasterboard partition to sandwich original timber panel wall & skim.	£ - £ - £ - £ -
c	Ceilings	Insulate between ceiling joists to improve sound & fire resistance & overboard.	£ -
d	Joinery	Retain existing internal timber doors & door frames. Install new partly glazed external door & threshold to external door to lightwell.	£ - £ -
f	Features	Retain feature timber panelling. Restore / replace new cornice to match existing Restore / replace new cornice to match existing.	£ - £ -
g	Fixtures	Replace existing meters & fuseboards	£ -
h	Decorations	Painted ceiling / walls & joinery	£ -
	<u>Summary of Proposed Works & Alterations</u>		
15.03		Clear area of defective plasterwork.	£ -
15.04		Upon removal of existing plasterboard ceiling, install 12.5mm "British Gypsum	£ -
15.04		Fill void to floor joists with 100mm "Rockwool" insulation to improve sound & fire	£ -
15.05		Overboard existing ceiling with 2 no. layers of "British Gypsum" plasterboard,	£ -
15.06		Overboard existing walls with 12.5mm "British Gypsum Wallboard" & skim	£ -
15.07		Prepare ceiling, walls & joinery for decorations. Each surface to have 1 no. undercoat & 2 no. top coats.	£ -
			To Collection <u>£ -</u>

1291	SCOPE OF WORKS for		Issue 02
Project	33 LAMBS CONDUIT STREET, LONDON. WC1N 3NG PROPOSED LIGHTWELL REINSTATEMENT & BASEMENT REFURB		20/06/2010
Item	Description		Approx Cost
16.00	<u>BASEMENT - YARD TO LIGHTWELLS TO FRONTAGE</u>		
16.01	<u>Existing Materials</u>		
a	Floor	<i>Paving slab, covered in debris. Not fully inspected.</i>	
b	Walls	<i>Exposed brickwork in poor condition, partly rendered walls.</i>	
c	Ceilings	<i>Underside of concrete beams & plaster. In very poor condition & holes to above.</i>	
d	Joinery	<i>Doors & frames missing. Windows to front room in poor condition / missing.</i>	
e	Features	<i>None</i>	
f	Fixtures	<i>None. Services very corroded.</i>	
g	Decorations	<i>None</i>	
16.02	<u>Summary of Proposed Works & Alterations</u>		
a	Floor	Retain existing paving slabs	£ -
b	Walls	Clean away moss / lichen. Repoint all walls up to underside of lightwell / shopfront.	£ -
c	Ceilings	Exposed / open lightwell and underside of concrete infill to entrances.	£ -
d	Joinery	install new timber frames, thresholds, cills & external grade doors.	£ -
		Doors fitted with metal ventilation grilles.	£ -
e	Features	None	£ -
f	Fixtures	Replace defective service pipework / restore & make good.	£ -
		Prepare for decorations.	£ -
g	Decorations	Paint brickwork walls with masonry paint. - Colour "Cream" to basement area.	£ -
	<u>Summary of Proposed Works & Alterations</u>		
16.03		Clear away & dispose of debris.	£ -
16.04		Clear & rod existing surface & foul water drainage.	£ -
16.05		Carry out brickwork repairs & repoint lightwell area to frontage.	£ -
16.06		Complete works to underside of kerb edging / railings & entrance areas.	£ -
16.07		Install new external grade partially glazed door & frame.	£ -
16.08		Install new drainage pipework & decorate.	£ -
16.09		Prepare existing cleaned up brickwork for decorations.	£ -
			To Collection <u>£ -</u>

1291	SCOPE OF WORKS for		Issue 02
Project	33 LAMBS CONDUIT STREET, LONDON. WC1N 3NG PROPOSED LIGHTWELL REINSTATEMENT & BASEMENT REFURB		20/06/2010
Item	Description		Approx Cost
17.00	<u>BASEMENT - VAULTS 01, 02 & 03 TO LIGHTWELL TO FRONTAGE</u>		
17.01	<u>Existing Materials</u>		
a	Floor	Floor covered in soil deposits. Floor not fully inspected.	
b	Walls	Exposed brickwork. Brickwork in poor condition.	
c	Ceilings	Exposed brickwork. Brickwork in poor condition.	
d	Joinery	Poor condition timber frames & doors.	
e	Features	None	
f	Fixtures	None	
g	Decorations	None	
17.02	<u>Summary of Proposed Works & Alterations</u>		
a	Floor	Remove existing soil deposit to allow investigation of exiting floor / sub base	£ -
b	Walls	Exposed brickwork - local repairs & repointing in lime mortar	£ -
c	Ceilings	Existing exposed arched ceiling - local repairs & repointing in lime mortar	£ -
d	Joinery	Install new timber door frame & hardwood cill / threshold. External grade doors.	£ -
e	Features	None	£ -
f	Fixtures	Provide metal air vents to external doors.	£ -
g	Decorations	Painted ceiling / walls & joinery	£ -
	<u>Summary of Proposed Works & Alterations</u>		
17.03		Clear away & dispose of debris. Remove soil completely to allow further detailed investigation & proposals..	£ -
17.04		Clear & rod existing surface & foul water drainage.	£ -
17.05		Carry out brickwork repairs & repoint arched ceiling & walls of vaults to frontage.	£ -
17.06		Complete works to underside of kerb edging / railings & entrance areas.	£ -
17.07		Install new external grade doors & frame. Provide metal air vents to external doors.	£ -
17.08		Install extract fan on humidistat, discharged through wall into lightwell area.	£ -
17.09		Install new drainage pipework & decorate.	£ -
17.10		Prepare existing cleaned up brickwork for decorations.	£ -
To Collection			£ -

Item	Description	Approx Cost
1291	SCOPE OF WORKS for	Issue 02
Project	33 LAMBS CONDUIT STREET, LONDON. WC1N 3NG	20/06/2010
	PROPOSED LIGHTWELL REINSTATEMENT & BASEMENT REFURB	
		Approx Cost
18.00	<u>MECHANICAL SERVICES</u> (to be updated)	
18.01	<u>Summary of Proposed Works & Alterations</u>	
18.02	Extend existing services, including gas & water. Generally concealed where possible within ceiling void.	£ -
18.03	Install 1st fix drainage and connect to existing system.	£ -
18.04	Install 1st fix services & form access hatches where required for future maintenance. Install drainage from island to external wall connected to existing system.	£ -
18.05	Install new boiler. Boiler to be compact Valiant type - Gas fired Combi boiler. Model Eco Tech Plus 28kw or equivalent approved. To be located either within toilet area below stairs or to small kitchen area to the rear and vent discharged externally.	£ - £ -
18.06	The system is to be controlled by the seven day 24 hour electronic programmer, Myson TRV 2 way Thermostatic radiator valves and include all necessary circulating pumps and motorised valves to control separate flow and return and allow for different appliances	£ -
18.07	Supply & fit new "Vent Axia" or equivalent mechanical extract & vent, with min. 15 litres per second, connected to light switch with 15mins overrun. Contractor to allow for builders work hole through external wall.	£ -
18.08	Allow for rodding through the existing and proposed drains on commencement and completion of the drainage works	£ -
18.09	Sanitary Plumbing Provide and fix 38mm waste pipe to all new and reinstated WHBs to discharge into existing internal gullies at ground floor level, secured at 600mm centres with manufacturers fixing clips. Include for the adaptation of the existing pipework where required	£ -
18.10	Plumbing Installation Provide cold water service from existing mains supply to new combi boiler.. Remove existing copper pipework to sink / base unit areas, replace with new copper pipework with isolating valves to each fitting. Pipework located in same position as existing sink unit	£ - £ -
18.11	Pipe Insulation Provide and fix to all pipework within the roof and floor voids Armaflex flexible foam pipe insulation, with mitred joints to all bends securely taped into position.	£ -
18.12	Radiators Install new wet system radiator with radiators located under each window and pipework coordinated to minimise boxing in. Radiator sizes to be sized by mechanical fitter and must be sized to fit below each window with casing / cover.	£ -
18.13	All works to be carried out by Gas Safe registered contractor.	£ -
18.14	Note - Mechanical services subject to amendment to suit mechanical fitters recommendations.	£ -
To Collection		£ -

1291 Project Item	SCOPE OF WORKS for 33 LAMBS CONDUIT STREET, LONDON. WC1N 3NG PROPOSED LIGHTWELL REINSTATEMENT & BASEMENT REFURB Description	Issue 02 20/06/2010 Approx Cost
19.00	<u>ELECTRICAL SERVICES</u> (to be updated)	
19.01	<u>Summary of Proposed Works & Alterations</u>	
19.02	Install new electrical wiring for power & lighting circuit	£ -
19.03	All wiring & conduit to concealed within plasterboard walls, voids to walls & ceiling. No surface mounted cabling will be accepted.	
19.04	Install new lights and electrics. From the new and existing electrical main intakes and consumer units adapt the existing electrical service in accordance with the following schedule and connect to consumer units, switch gear and circuit breakers	£ -
19.05	All light switches and socket outlets to be flush fittings, all socket outlets to be switched type from the "Crabtree range or similar approved, low level sockets 450mm above floor level and wall switches 1200mm above floor level.	£ -
19.06	All light switches, socket outlets, conduit to be chased into wall and installed within metal conduit	£ -
19.07	Contactor to allow for all metal cable trays, metal, conduit, patresses, back boxes, junction boxes, couplings, angles, elbows & fixing clips etc to complete electrical installation.	£ -
19.08	All wiring to be insulated cables drawn into conduit / trunking, sized by the electrical fitter to suit loadings & installation and requirements of IEE Regulations .	£ -
19.09	On completion The main contractor is to arrange for all services to be laid on prior to handover.	£ -
19.10	All electrical and gas appliances to be connected and tested prior to handover taking place	£ -
19.11	The main contractor to provide the following documentation on completion: N.I.C.E.I.C. electrical certificate for all electrical works including the Fire Alarm, Corgi / Gas Safe Registered Certificate for all heating and gas installation, Building Control completion certificate.	£ -
19.12	On completion, clear away all debris from site, reinstate damaged paving & tarmac, clean all floors and windows and generally leave the premises both inside and out in a tidy condition to the complete satisfaction of the Supervising Officer / Client.	£ -
	To Collection	£ -

1291	SCOPE OF WORKS for	Issue 02
Project	33 LAMBS CONDUIT STREET, LONDON. WC1N 3NG PROPOSED LIGHTWELL REINSTATEMENT & BASEMENT REFURB	20/06/2010
Item	Description	Approx Cost

Collection Pages & Summary of Costs

Page 01	General Description	£	-
Page 02	General Description	£	-
Page 03	Schedule of the Works	£	-
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Page 19	Schedule of the Works	£	-
Page 20	Schedule of the Works	£	-
Page 21	Schedule of the Works	£	-
		£	-
	Sub Total for Schedule of Works	£	-
	Health & Safety Costs by Contractor	£	-
	Sub Total including Health & Safety	£	-

This Schedule of Works is to be read in conjunction with the Preliminaries, Materials & Workmanship & Provisional Sums for an overall budget estimate.