

# PROPOSED SCOPE OF WORKS

## **No.2** Albany Terrace, Regents Park, London, NW1 4DS

### **General Schedule of Conditions as last inspected 20<sup>th</sup> July 2010 by MBA**

**Walls:** All external walls are double leaf brickwork with approximately 100mm cavity

**Windows:** All windows single glazed painted white timber sash windows. Some upgrading required in terms of replacing broken panes of glass and sash cords. The proposal is to install a Ventrolla Perimeter Sliding System (or similar) to all windows. All bathroom windows are to have obscure glazing.

**Floors:** The property has suspended timber floors from ground to third floor level with a concrete floor to basement. All staircases are made using stone treads and risers. The stone floors are in poor condition and made up of a haphazard collection of what is assumed to be inferior Yorkshire Stone. The proposal looks at upgrading the floor by replacing the existing stone floors with new stone tiles.

**Ceilings:** All the rooms from ground floor and upwards have cornices to the ceiling and all the rooms towards the front of the building also have an ornate ceiling rose. The stair and hallway have more detailed and intricate cornices from ground to second floor only. None of the mouldings are thought to be original.

**Roof:** The roof of the building has been renovated in the last 20-30years. This is apparent in the colour and age of the timbers as well as the metal timber connectors that have been used alongside the older and possibly original timber members forming the roof. There is access to the roof top via an access hatch from the third floor.

**Maintenance and security:** New closed circuit fire and security alarms to be installed with video entry phone systems and surveillance cameras to the perimeter.

**Ventilation:** Allow to install air conditioning system throughout. AC Condenser units to be housed in vaults to basement area.

**Radiators:** All radiators are to be removed throughout the building to allow for under floor heating bathrooms and cloakrooms and AC hot and cold system to principle rooms. Replacement radiators to other rooms.

**Electricals:** All electrical layouts to be revised from current state and low voltage ceiling lights and feature lights added at low and high level

### **1.0 Basement Level:** Refer to Drawing **LBC687/100**

#### **1.1 Hallway and Staircase**

Repair and renovate floors or replace entirely with new stone  
Allow for down lights to basement level hallway  
Repair and renovate metal handrail by installing timber handrail to match that of upper floors.  
Strip back and paint all balusters black.  
Install new stone staircase treads and risers to match new floor finish  
Install low level LED lights to every 3<sup>rd</sup> step above skirting / stringer height

#### **1.2 Family Room**

Form new opening from hallway leading to family room. Re-use existing door moved from original position  
Install new stone floor to match and level with staircase and hallway  
Install new ceiling down lights  
Allow for revised electrical layout  
Renovate and paint all walls  
Retain fireplace and install cabinetry between alcoves

Repair and refurbish all windows  
Repair and refurbish existing entrance door and fire escape door

### **1.3 WC**

Replace existing double doors with single door to match existing others allowing to adjust opening size accordingly  
Form new partition wall between WC and Ensuite  
Block up openings from this area leading to family room and staff bedroom  
Install new stone tiled floor  
Install new low voltage ceiling down lights  
Install new white goods including 1no. WC and 1no. WHB  
Renovate and paint and tile all walls

### **1.4 Laundry Room**

Allow to remove existing wall as shown on drawing to create a larger laundry room  
Renovate and paint all walls  
Install new ceiling down lights  
Repair and refurbish existing door  
Install new stone floor to match and level with staircase and hallway

### **1.5 Rear Lightwell**

Repair and refurbish existing door leading out to Lightwell.  
No change to lightwell.

### **1.6 Ensuite**

Form new ensuite bathroom to staff bedroom in position originally occupied by store room.  
Install ceiling down lights  
Ceramic tiles to walls and floors  
White goods to include wash hand basin, WC and shower enclosure  
Allow to form new door opening in original basement wall  
Allow to block existing opening.  
Re-use original door moved from previous position

### **1.7 Staff Bedroom**

Install new floor (timber?) to bedroom to maintain level threshold with hallway and stairwell.  
Renovate and paint all walls  
Install new ceiling down lights  
Repair and refurbish existing door  
Repair and refurbish all windows

### **1.8 Marylebone Road Vaults 01-02**

Vault 01: Replace door with slatted timber door painted black. Vault 01 to house AC condenser units  
Vault 02: Recycling and Refuse store with ventilated door

### **1.9 Metal Staircase**

Repair and restore as necessary in line with Crown Estate requirements

### **1.10 Front Lightwell**

Repair and restore as necessary in line with Crown Estate requirements

## **2 Ground Floor Level: Refer to Drawing LBC687/101**

### **2.1 External Entrance Steps**

Existing steps in severe state of disrepair – allow to remove and replace with stone steps similar to existing steps and following the design of the steps in front of the Princes Trust building on 18 Park Square East

### **2.2 External Railings**

All metal railings to be replanted using lead into the stone parapet.  
Stone parapet to be replaced with similar / matching  
All external railings renovations to comply with Camden council SPG.

### 2.3 Entrance Hallway and Staircase

Install new stone floor to match and level with staircase, kitchen and Dining Room  
Upgrade and refurbish existing front entrance door and install Video Entry phone system  
Upgrade and refurbish existing pair of doors and fan light  
Re-use existing pendant point for lighting  
Upgrade all electrical points pending survey  
Strip back and repaint all balusters in black paint  
Install new treads and risers to form staircase  
Paint and upgrade all walls - final wall finish to be determined.  
Install low level LED lights to every 3<sup>rd</sup> step above skirting / stringer height

### 2.4 Kitchen

Install new electrical layout in accordance to kitchen plan  
Install new stone floor to match and level with Hallway  
Upgrade and refurbish all windows and timber panels  
Install cooker extract hood re-using existing chimney void  
Upgrade and refurbish existing entrance door  
Refurbish existing ceiling and allow for Low voltage ceiling down lights  
Paint and upgrade all walls - final wall finish to be determined.  
Repair and refurbish all windows, timber panels and shutters

### 2.5 WC

Block up wall between coats cupboard and WC / store  
Install new stone floor to match and level with hallway area  
Install new low voltage ceiling down lights  
Paint and upgrade all walls  
Install new white goods including 1no. wash hand basin and 1no. WC  
Upgrade and refurbish existing entrance door  
Paint and upgrade all walls – final wall finish to be determined.

### 2.6 Dining Room

Install new stone floor to match and level with Hallway and kitchen  
Upgrade and refurbish all windows, timber panels and shutters  
Upgrade and refurbish existing entrance door  
Refurbish existing ceiling and allow for central ceiling pendant  
Retain existing cornices and ceiling rose.  
Paint and upgrade all walls – final wall finish to be determined.  
Retain and upgrade fireplace and fire surround

## 3 First Floor Level: Refer to Drawing **LBC687/102**

### 3.1 Staircase and Hallway

Strip back and repaint all balusters in black paint  
Install new treads and risers to form staircase  
Install low level LED lights to every 3<sup>rd</sup> step above skirting / stringer height  
Paint and upgrade all walls – final wall finish to be determined.  
Retain existing cornices  
Refurbish existing ceiling and retain existing pendant points  
Repair and refurbish all windows, timber panels and shutters

### 3.2 Study

Install new solid timber floors in level with hallway area  
Upgrade and refurbish existing entrance door  
Remove existing timber doors between Reception Room and study  
Install bi-folding timber panel doors between Study and Reception  
Retain existing cornices and ceiling rose.  
Paint and upgrade all walls – final wall finish to be determined.  
Repair and refurbish all windows, timber panels and shutters  
Retain and upgrade fireplace and fire surround  
Install specialist fitted cabinetry and shelves

### **3.3 Reception Room 2**

Install new solid timber floors in level with Hallway and Study  
Upgrade and refurbish existing entrance door  
Retain existing cornices and ceiling rose.  
Paint and upgrade all walls – final wall finish to be determined.  
Repair and refurbish all windows, timber panels and shutters  
Retain and upgrade fireplace and fire surround

## **4 Second Floor Level:** Refer to Drawing **LBC687/103**

### **4.1 Staircase and Hallway**

Strip back and repaint all balusters in black paint  
Retain existing staircase and install fitted carpet to floor finish  
Install low level LED lights to every 3<sup>rd</sup> step above skirting / stringer height  
Paint and upgrade all walls – final wall finish to be determined.  
Refurbish existing ceiling and retain existing pendant points  
Repair and refurbish all windows, timber panels and shutters  
Retain and upgrade existing store under staircase.

### **4.2 Master Bedroom**

Install new solid timber floors in level with Hallway  
Retain existing archway and nibs forming part of the original structure  
Upgrade and refurbish existing entrance door  
Retain existing cornices  
Paint and upgrade all walls – final wall finish to be determined.  
Repair and refurbish all windows, timber panels and shutters  
Retain and upgrade fireplace and fire surround  
Allow to form new opening through wall leading to dressing room

### **4.3 Dressing Room**

Block up existing door leading from hallway into dressing room. Retain door in its original position.  
Remove existing fire place and form flush surface finish to existing wall using plasterboard  
Form new partition to create separate dressing room and ensuite  
Install new solid timber floors in level with bedroom  
Paint and upgrade all walls – final wall finish to be determined.  
Install new bespoke joinery cabinetry to form wardrobes  
Allow for new lighting layout including low voltage ceiling downlights

### **4.4 Ensuite**

Install new tiles to floor and walls  
Install new white goods including WC, WHB and Bath tub  
Repair and refurbish all windows, timber panels and shutters  
Allow for new lighting layout including low voltage ceiling downlights  
Install new door to bathroom

## **5 Third Floor Level:** Refer to Drawing **LBC687/104**

### **5.1 Staircase and Hallway**

Block up existing door leading from Hallway to No.3 Albany Terrace  
Allow to build new partition wall next to staircase to form larger bathroom area  
Strip back and repaint all balusters in black paint  
Install low level LED lights to every 3<sup>rd</sup> step above skirting / stringer height  
Retain existing staircase and install fitted carpet to floor finish  
Paint and upgrade all walls – final wall finish to be determined.  
Refurbish existing ceiling and retain existing pendant points  
Repair and refurbish all windows

### **5.2 Bedroom 02**

Demolish existing wall between bedroom 2 and ensuite. This wall is not an original feature  
Rebuild partition wall in line with wall to Bedroom 2.  
Refurbish and re-use existing door to bedroom 2.

Install new solid timber floors in level with Hallway. Final floor finish to be determined  
Retain existing cornices  
Paint and upgrade all walls – final wall finish to be determined.  
Repair and refurbish all windows  
Allow to form new doorway leading to ensuite

### **5.3 Ensuite**

Demolish existing wall as shown on drawings and build new partition between ensuite and bedroom 02.  
Install new tiles to floor and walls  
Install new white goods including WC, WHB and Bath tub  
Repair and refurbish window  
Allow for new lighting layout including low voltage ceiling downlights  
Install new door to match existing

### **5.4 Bedroom 03**

Install new solid timber floors in level with Hallway. Final floor finish to be determined.  
Upgrade and refurbish existing entrance door  
Retain existing cornices  
Paint and upgrade all walls – final wall finish to be determined.  
Repair and refurbish all windows  
Retain fireplace and fire surround

### **5.5 Family bathroom**

Install new tiles to floor and walls  
Install new white goods including WC, WHB and Bath tub  
Repair and refurbish window  
Allow for new lighting layout including low voltage ceiling downlights  
Install new timber entrance door to match existing