

PROPOSED SCOPE OF WORKS

No.3 Albany Terrace, Regents Park, London, NW1 4DS

General Schedule of Conditions as last inspected 20th 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 and all stairwells. 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.

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 **LBC688/100**

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
Remove existing double doors leading from hallway into staff bedroom and replace with single door.
Repair and renovate all doors leading from corridor to laundry room, WC, Family Room, Escape route Boiler Room and Garden Courtyard
Install low level LED lights to every 3rd 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 low voltage down lights to ceiling

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 Laundry Room

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

1.4 WC

Allow to form new WC adjacent to Laundry room.
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

1.5 Rear Lightwell / Courtyard

Repair and refurbish existing door leading out to Lightwell.
Allow to form planters to Courtyard

1.6 Staff Bedroom

Demolish existing wall between staff bedroom and previously entrance lobby from hallway
Install new partition between ensuite and staff bedroom
Block up existing opening leading to family room.
Form new opening for doorway to ensuite.
Install new floor (timber?) to bedroom to maintain level threshold with hallway and stairwell.
Renovate and paint all walls
Install new low voltage down lights to ceiling
Repair and refurbish all windows

1.7 Ensuite

Demolish existing wall forming small store room to create larger ensuite bathroom to staff bedroom
Install new low voltage down lights to ceiling
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 between ensuite and bedroom
Install new partition wall between ensuite and lobby area of staff bedroom.

1.8 Marylebone Road Vaults 01-03

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 General storage

1.9 Side annex and Wine store

Install weather sealed secure door and allow to form slate tile lined, temperature controlled wine store to vault adjacent to staircase.
Re-point and refurbish brickwork to vault to side annex

1.10 Front Lightwell and metal staircase

Repair and restore as necessary in line with Crown Estate requirements

2 Ground Floor Level: Refer to Drawing LBC688/101

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

Upgrade and refurbish existing front entrance door
Install Video Entry phone system
Clean and restore original mosaic floor to 'Porch' in entrance hallway.
Install new stone floor to all other parts of the hallway to match and level with staircase, kitchen, Dining Room, WC and Coats store room
Repair and refurbish all timber doors leading to dining room, Kitchen, Coats store and WC.
Reinstate first window to entrance area porch facing Peto Place. There is currently a recessed blank window in place.
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
Install low level LED lights to every 3rd step above skirting / stringer height
Paint and upgrade all walls - final wall finish to be determined.

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

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

Block up existing door from Dining Room to kitchen and form new opening for double doors in a central position to the wall
Install timber panelled bi-folding doors to the newly formed aperture.
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 **LBC688/102**

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 3rd 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 window to rear elevation and doors leading out to balcony
Repair and upgrade timber doors leading to study and reception room

3.2 Study

Install new solid timber floors in level with hallway area
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 and doors leading to balcony
Repair and refurbish all windows, timber panels and shutters
Retain and upgrade fireplace and fire surround

3.4 Balcony

General repair and upgrade to existing wrought iron balcony. English Heritage to advise whether the metalwork is to be painted black or green to match the existing.
Propose new floor finish to balcony.

4 Second Floor Level: Refer to Drawing **LBC688/103**

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 3rd 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.
Refurbish and upgrade entrance door to master bedroom
Refurbish and upgrade entrance door to dressing room. Fix to wall and retain in closed locked position.

4.2 Master Bedroom

Install new solid timber floors in level with Hallway
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 **LBC688/104**

5.1 Staircase and Hallway

Block up existing door leading from Hallway to No.2 Albany Terrace
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 3rd 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
Upgrade and refurbish all doors to bedroom 3, bedroom 2, and family bathroom

5.2 Bedroom 02

Demolish existing wall between bedroom 2 and ensuite. This wall is not an original feature
Construct new partition wall to form ensuite bathroom with door opening to match entrance door to bedroom

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

5.3 Ensuite

Demolish existing wall as shown on drawings and build new partition between ensuite and bedroom 02.
Construct new partition wall between ensuite and bedroom 3
Install new tiles to floor and walls
Install new white goods including WC, WHB and shower enclosure
Allow for new lighting layout including low voltage ceiling down lights
Install new door to match existing

5.4 Bedroom 03

Demolish existing wall forming corridor leading from hallway to No.2 Albany Terrace
Construct new partition wall between ensuite and bedroom 3
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
Retain fireplace and fire surround

5.5 Family bathroom

Demolish existing partition wall to form single large space for family bathroom.
Install new tiles to floor and walls
Install new white goods including WC, WHB, Bath tub and shower enclosure
Repair and refurbish windows
Allow for new lighting layout including low voltage ceiling downlights
Board up existing door opening to bathroom.