



OUTLINE SCHEDULE OF WORKS

Alterations to form 2no self contained dwellings

at

**33 Mornington Terrace
Camden
London
NW1 7RS**



20, North Street
Sudbury
Suffolk CO10 1RB

September 2009

1 General

- 1.1 Erect and maintain scaffold to all elevations to allow safe access. Provide screens/sheeting and chute as required.
- 1.2 Gather up all rubbish and debris as it accumulates and clear from site.
- 1.3 Provide and maintain on site for use, items of personal protective equipment.

EXTERIOR

2 Roof

- 2.1 Strip existing roof covering, including vertical cladding to rear elevation, any underfelt and battens. All sound slates to be set aside for re-use.
- 2.2 Repair roof structure as required, replacing defective/decayed timbers with new treated softwood.
- 2.3 Treat any timber affected by insect or rot infestation in accordance with specialist contractors prior report and recommendations.
- 2.4 Repair linings to valleys gutters etc and reline with Code 5 lead over geotextile isolating layer. Provide new Code 4 lead abutment flashings, with soakers as required. All in accordance with the Lead Development Association Technical Handbook.
- 2.5 Line slopes with Tyvek or similar vapour permeable membrane and new tanalised softwood battens and counter battens, ex 38x50mm at appropriate gauge.
- 2.6 Relay existing slates previously set aside, supplementing with new matching slate to make up any deficiency.

3 Front Elevation

- 3.1 Clean face brickwork and remove paint from mouldings/detail using appropriate method to avoid damage to brick/stone surface.
- 3.2 Carry out repairs as required to stone hood moulds and leading edge of projecting balcony. Use stone/resin repair system. Redecorate on completion with suitable micro porous masonry paint.

- 3.3 Inspect and repair/re-point existing brickwork. Rake out only loose/defective mortar or areas of cement mortar and re-point using traditional lime mortar.
- 3.4 Overhaul external joinery to leave opening windows and doors in proper working order. Prepare and redecorate on completion.
- 3.5 Remove modern window serving lower ground floor bathroom, alter opening and install new timber entrance door and frame.

4 Rear Elevation (including two storey rear extension)

- 4.1 Inspect and repair/re-point existing brickwork. Rake out only loose/defective mortar or areas of cement mortar and re-point using traditional lime mortar.
- 4.2 Remove redundant flues and vents from the side elevation of the rear extension and infill openings with matching brickwork.
- 4.3 Lift and re-bed all copings to parapet walls following re-pointing works
- 4.4 Overhaul external joinery to leave opening windows and doors in proper working order. Prepare and redecorate on completion.
- 4.5 To rear window serving Unit 1 Bedroom 3 (former bathroom) remove cat flap and air vent and re-gaze panes.
- 4.6 To the side elevation of the rear extension, lower ground floor, remove the existing window. Prepare opening and supply and fit new purpose made double glazed window. To include new reconstituted stone sub sill to match existing.
- 4.7 To the side elevation of the rear extension, lower ground floor, manufacture supply and fit new purpose made door and double glazed sidelight frame. Supply and hang new external door.

INTERIOR

5 Lower ground Floor – Unit 1

- 5.1 Hall (former bathroom)
 - 5.1.1 Strip out sanitary ware, wall tiling and redundant services.
 - 5.1.2 Strip out steel stair flight to Upper Ground Floor.
 - 5.1.3 Manufacture, supply and install new purpose made softwood staircase as detailed on drawings.

- 5.1.4 Strip out modern studwork partitions forming bathroom and cupboard.
- 5.1.5 Adjacent rear doorway, investigate dampness and eradicate. Remove loose ceiling plaster and decayed lathes and repair using traditional lime plaster on split timber (oak or chestnut) lathes.
- 5.1.6 Repair and make good all wall, floor and ceiling surfaces disturbed or defective to match surrounding.
- 5.1.7 Completely redecorate on completion.

5.2 Lounge

- 5.2.1 Form new blank opening to existing masonry dividing wall.
- 5.2.2 Remove board covering to fireplace opening and inspect/assess condition. Clean and restore if fire surround/grate remains otherwise seal opening and provide low level air grille to ventilate flue.
- 5.2.3 Replace existing flush door to hall with new painted softwood four panelled door and new lever latch ironmongery.
- 5.2.4 Repair and make good all wall, floor and ceiling surfaces disturbed or defective to match surrounding.
- 5.2.5 Completely redecorate on completion.

5.3 Dining Room

- 5.3.1 Remove board covering to fireplace opening and inspect/assess condition. Clean and restore if fire surround/grate remains otherwise seal opening and provide low level air grille to ventilate flue.
- 5.3.2 Replace existing flush door to hall with new painted softwood four panelled door and new lever latch ironmongery.
- 5.3.3 Repair and make good all wall, floor and ceiling surfaces disturbed or defective to match surrounding.
- 5.3.4 Completely redecorate on completion.

5.4 WC

- 5.4.1 Strip out sanitary ware and redundant services.
- 5.4.2 Supply and install new items of sanitary ware.

- 5.4.3 Supply and install new ceiling extractor fan, ducted between floor joists to external air.
- 5.4.4 Reverse door swing
- 5.4.5 Repair and make good all wall, floor and ceiling surfaces disturbed or defective to match surrounding.
- 5.4.6 Completely redecorate on completion.

5.5 Kitchen

- 5.5.1 Investigate and eradicate dampness source from above. Timber treat existing modern softwood floor joists as required.
- 5.5.2 Remove all loose and defective wall plaster.
- 5.5.3 Supply and install mild steel restraint straps to secure external walls to floor joists at max 1.2m centres.
- 5.5.4 Supply and install insulated dry lining to all existing walls. 50mm Cclotcx, 50x25mm softwood vertical battens and 12.5mm plasterboard and skim.
- 5.5.5 Provide acoustic quilt insulation between existing floor joists over and clad ceiling with 12.5mm plasterboard and skim.
- 5.5.6 Supply and install new fitted kitchen.
- 5.5.7 Provide new softwood door lining to existing opening with loose stops. Supply and hand new painted softwood timber four panelled door with lever latch furniture. Provide and fit softwood OG architrave to perimeter.
- 5.5.8 Provide and fix new softwood skirting boards to match other existing rooms.
- 5.5.9 Supply and fix ceramic wall tiling splash back to perimeter of kitchen worktop
- 5.5.10 Completely redecorate on completion.

6 **Upper Ground Floor – Unit 1**

6.1 Bedroom 1

- 6.1.1 Alter existing opening for new doorway position.

- 6.1.2 Infill opening around new doorway with softwood studwork insulated between and clad with plasterboard and skim. Provide softwood skirtings both sides to match profile of existing.
- 6.1.3 Provide new softwood door lining to altered opening with loose stops. Supply and hand new painted softwood timber four panelled door with lever latch furniture. Provide and fit softwood OG architrave to perimeter.
- 6.1.4 Repair and make good all wall, floor and ceiling surfaces disturbed or defective to match surrounding.
- 6.1.5 Completely redecorate on completion.

6.2 Bedroom 2

- 6.2.1 Seal existing door shut. Door to be retained to Hall, 'outside' face. Provide insulated lining internally to finish flush with surrounding.
- 6.2.2 Construct new studwork partition to form inner hallway to include trimming door opening. 100x50mm softwood studwork insulated between and clad with plasterboard and skim. Provide softwood skirtings both sides to match profile of existing.
- 6.2.3 Provide new softwood door lining to altered opening with loose stops. Supply and hand new painted softwood timber four panelled door with lever latch furniture. Provide and fit softwood OG architrave to perimeter.
- 6.2.4 Form new blank opening to existing internal wall. Provide lintol over to suit.
- 6.2.5 Repair and make good all wall, floor and ceiling surfaces disturbed or defective to match surrounding.
- 6.2.6 Completely redecorate on completion.

6.3 Bedroom 3, Bathroom and Inner Hall

- 6.3.1 Strip out sanitary ware, wall tiling and redundant services.
- 6.3.2 Take down existing partitions forming WC and cupboard.
- 6.3.3 Construct new studwork partitions on lines shown on the drawings to form new bathroom and divide main hallway to include trimming door openings. 100x50mm softwood studwork insulated between and clad with plasterboard and skim. Provide softwood skirtings both sides to match profile of existing.

- 6.3.4 Provide new softwood door linings to new openings with loose stops. Supply and hand new painted softwood timber four panelled doors with lever latch furniture. Provide and fit softwood OG architrave to perimeter.
- 6.3.5 Supply and install new sanitary to new bathroom.
- 6.3.6 Supply and install new ceiling extractor fan, ducted between floor joists to external air.
- 6.3.7 Supply and fix ceramic wall tiling basin splash back and around bath perimeter.
- 6.3.8 Manufacture supply and install new flight of steps to overlay existing and alter position. Existing steps to remain insitu.
- 6.3.9 Repair and make good all wall, floor and ceiling surfaces disturbed or defective to match surrounding.
- 6.3.10 Completely redecorate on completion.

7 First Floor – Unit 2

- 7.1 Replace existing flush fire door to stairs with new painted softwood four panelled door and new lever latch ironmongery.
- 7.2 Lift existing laminate floor to the kitchen area.
- 7.3 Carefully lift existing floor boards and set aside for relaying. Provide acoustic quilt insulation between existing floor joists, relay original floor boarding and refix skirtings where removed. Overlay floor to Living room and Kitchen with REDUC micro extra 17mm thick acoustic flooring, or equivalent. Seal around perimeter.
- 7.4 Strip out existing kitchen units and supply and install new fitted kitchen.
- 7.5 Supply and fix ceramic wall tiling splash back to perimeter of kitchen worktop
- 7.6 Repair and make good all wall, floor and ceiling surfaces disturbed or defective to match surrounding.
- 7.7 Completely redecorate on completion.

8 Second Floor – Unit 2

- 8.1 Remove existing fire door and enclosure at the head of the stairs.
- 8.2 Form new door opening to existing internal wall into Bedroom 3. Provide lintol over to suit.
- 8.3 Infill opening existing Bedroom 3 doorway with softwood studwork insulated between and clad with plasterboard and skim. Provide softwood skirtings both sides to match profile of existing.
- 8.4 Provide new softwood door lining to new opening with loose stops. Supply and hand new painted softwood timber four panelled doors with lever latch furniture. Provide and fit softwood OG architrave to perimeter.
- 8.5 Replace existing flush doors to Bedroom 4 and Bathroom with new painted softwood four panelled door and new lever latch ironmongery.
- 8.6 Repair and make good all wall, floor and ceiling surfaces disturbed or defective to match surrounding.
- 8.7 Completely redecorate on completion.

9 Third Floor – Unit 2

- 9.1 Infill and clad over existing open studwork (to remain) using softwood studwork, insulated between and clad with plasterboard and skim. Provide softwood skirtings both sides to match profile of existing.
- 9.2 Re-open existing sealed doorway onto the landing. Provide new softwood door lining to opening with loose stops. Supply and hand new painted softwood timber four panelled doors with lever latch furniture. Provide and fit softwood OG architrave to perimeter.
- 9.3 Construct new studwork partitions on lines shown on the drawings to form new En-suite to include trimming door opening. 100x50mm softwood studwork insulated between and clad with plasterboard and skim. Provide softwood skirtings both sides to match profile of existing.
- 9.4 Provide new softwood door lining to new opening with loose stops. Supply and hand new painted softwood timber four panelled doors with lever latch furniture. Provide and fit softwood OG architrave to perimeter.
- 9.5 Supply and install new sanitary to new bathroom. New soil pipe boxing in above and below floor level as indicated on the drawings.

- 9.6 Supply and install new ceiling extractor fan, ducted through roof to external air.
- 9.7 Supply and fix ceramic wall tiling basin splash back and around bath perimeter.
- 9.8 Repair and make good all wall, floor and ceiling surfaces disturbed or defective to match surrounding.
- 9.9 Completely redecorate on completion.

10 External Works

- 10.1 Construct new external access steps, 215mm brick retaining wall to enclose built off new foundation Form opening within existing retaining wall. New steps to be concrete with non-slip nosing inserts. Provide epoxy powder coated steel handrail.
- 10.2 Adapt existing railings to accommodate new steps, reducing by one third width.
- 10.3 Manufacture supply and install new painted steel railings on top of new wall, to match detail and appearance of existing. Railings with new Portland stone copping on top of new retaining wall.

11 Services

- 11.1 Completely rewire entire electrical installation to provide two independent supplies with meters and fuseboards. All redundant cables to be removed. New cable runs to be concealed where possible, in floor voids where boards lifted, within existing chases and new studwork partitions. All to be installed and certified by an NICEIC registered contractor.
- 11.2 Provide new gas fired plumbing and central heating systems independent to each unit. Remove all redundant pipework and fittings. To comprise wall hung balanced flue condensing combination boiler with steel panelled radiators. Pipework to be concealed where possible. To include new independent mains water supplies to each. All to be installed and certified by a member of the Gas Safety Register.