

8 ST. KATHARINE'S PRECINCT, LONDON NW1

PROPOSED UNDERGROUND BASEMENT EXTENSION AND INTERNAL ALTERATIONS

PRELIMINARY SCHEDULE OF WORKS 16/06/08 Rev B. 9/04/09

COMMON WORKS

1. Preliminaries- site set up, insurances etc
2. Demolition and Stripping Out
3. Alterations and attendances
4. New plumbing works
5. New electrical installation
6. New Fittings and Fixtures
7. Joinery repairs
8. Decoration works, internal and external
9. New Underground Extension to Basement Rear Garden
10. Reinstall garden planting and paved areas

DEMOLITION / SET ASIDE

Main Building

1. Carefully dismantle existing timber glazed conservatory and roof structure and set aside for reassembly on completion of works.
2. Carefully take out stone dressings to plant room window to back addition at ground floor and set aside for reuse.
3. Demolish rear Ironing Room and roof structure over.
4. Prop structure over and demolish wall section between conservatory and back addition and install new steel work support encased for fire protection.

EXTERNAL AREA

Rear Garden Area

1. Carefully take down rear boundary wall. Clean and set aside brickwork for reuse in reconstruction of rear garden walls.
2. Lift existing paving and excavate area for new extension.
3. Construct cantilevered contiguous piled wall to east and west sides at sufficient distance to leave existing boundary walls undisturbed.
4. Excavate garden area within envelope.
5. Lay underground surface and foul water drain runs with double submersible pumps to manhole chambers to connect back to existing manholes within main building.

NEW EXTENSION

Rear Basement Extension

1. Construct insulated oversite concrete raft with steps up to existing basement incorporating underfloor heating circuits.
2. Construct new extension for Media Room/Bedroom with insulated RC roof incorporating flush glazed roof panel.
3. Construct cavity wall in facing brickwork with fold aside doors to courtyard and block inner skin wall and insulation.
4. Construct York Stone external staircase to garden level and rear access with storage area under for refuse and garden furniture.
5. Form new shower room.
6. Lay new Limestone slabs to floors.
7. Construct rear garden boundary wall to original details and on original line using salvaged bricks set aside.
8. Fill recessed section of roof structure with minimum of 500mm top soil to take planting and incorporating rainwater harvesting tanks for garden irrigation.
9. Construct stainless steel and structural glass balustrade at ground level to protect new courtyard.

BASEMENT

Breakfast Area (B7) and Kitchen (B2)

1. Install new insulated concrete floor with underfloor heating and finish with Limestone slabs.
2. Install new run of kitchen storage units both sides incorporating food hoist to ground floor.
3. Relocate existing 4 panel door to close off B3 lobby area.
4. Fixed shut existing door into kitchen from lobby (B3).
5. Refit existing Kitchen

Bedroom (B1)

1. Remove existing strong room store.
2. Adapt existing storage area to form ensuite shower room with existing door relocated in new opening.

Laundry Room

1. Re fit vault area B9 to form laundry room.
2. New stone tile floor.

GROUND FLOOR

Conservatory Area

1. Install new structural glass floor with glass and stainless steel balustrade to double height void.
2. Increase width of opening to G6 reusing salvaged stone jambs and head to trim opening.
3. Demolish partition to combine Plant Room G7 with Utility G6.
4. Relocate boiler and tanks within new units.
5. Reconstruct conservatory and glazed roof set aside and make good decorations.

Study / Sitting Room

1. Remove existing bookcases and make good decorations.

FIRST, SECOND AND THIRD FLOORS

General

1. No new work proposed above ground floor level.