

1 Albany Terrace, Regent's Park, London

Job no: 231496

Schedule of Works



November 2008

PURCELL MILLER TRITTON LLP
architects, designers and historic buildings consultants

St Mary's Hall
Rawstorn Road
Colchester

Essex CO3 3JH

T. +44(0)1206 244844

F. +44(0)1206 244845

E. colchester@pmt.co.uk

www.pmt.co.uk

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GENERAL

- A All existing mechanical and electrical installations throughout the whole building are to be carefully stripped out, discarded and replaced.
- B All existing historic fixtures and fittings are to be protected and retained in place unless otherwise stated. If in doubt this is to be raised with the architect.
- C All existing modern carpeting, underlay, vinyl flooring and curtains to be removed and discarded.

1.0 BASEMENT LEVEL (Refer to drawing no. 231469/02 and 04)

EXISTING FRONT OFFICE/STORAGE AREA – PROPOSED SITTING ROOM



- 1.1 The existing skirting to the room is to be retained and protected for reuse.
- 1.2 Existing windows, internal and external door, frame and architraves to be overhauled and decorated.
- 1.3 Room to be redecorated.
- 1.4 Supply and fit new carpet and underlay.

EX-REAR OFFICE / STORAGE AREA – PROPOSED KITCHEN



- 1.5 The existing skirting to the room is to be retained and protected for reuse.
- 1.6 Existing windows, internal and external door, frame and architraves to be overhauled and decorated.

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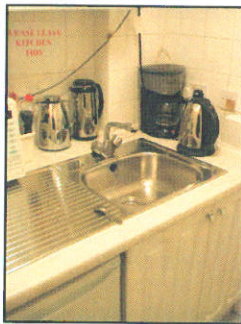
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- 1.7 Supply and fit new kitchen and associated fixtures, fittings and pipework. Sink to connect to existing drainage in new store area. Cooker extract to discharge via existing flue route.
- 1.8 Room to be redecorated.
- 1.9 Supply and fit new tile flooring.

EX-CUPBOARD

- 1.10 Existing internal doors, frames, architraves and skirting to be overhauled and decorated.
- 1.11 Room to be redecorated.
- 1.13 Supply and fit new tile flooring.

EXISTING KITCHEN – PROPOSED STORAGE ROOM



- 1.14 Strip out and discard all of the existing modern kitchen, fixtures, fittings and pipe-work.
- 1.15 Make good the walls and ceiling ready for decorating.
- 1.16 Existing internal doors, frames and architraves to be overhauled and decorated.
- 1.17 Room to be redecorated.
- 1.18 Supply and fit new tile flooring.

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BOILER ROOM



- 1.19 Strip out and discard all of the existing boiler fixtures, fittings and pipe-work.
- 1.20 Existing internal doors, frames and architraves to be overhauled and decorated.
- 1.21 Supply and fit new boiler and associated pipework and fittings. Boiler to exhaust using existing flue route.
- 1.22 Room to be redecorated.

STAIR LOBBY

- 1.23 Existing stair and balustrade to be retained. Existing stair carpet runner fixings to be carefully removed.
- 1.24 The existing skirting is to be retained and protected for reuse.
- 1.25 Existing stair, doors, frames, and architraves to be overhauled and decorated.
- 1.26 Room to be redecorated.
- 1.27 Existing stone floor to be retained.

EXISTING ENTRANCE LOBBY – PROPOSED HALL



- 1.28 The existing skirting is to be retained and protected for reuse.
- 1.29 Existing stair, doors, frames and architraves to be overhauled and decorated.
- 1.30 Room to be redecorated.
- 1.31 Existing stone floor to be retained.

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2.0 GROUND FLOOR LEVEL (Refer to drawing no. 231496/02 and 04)

EXISTING FRONT OFFICE/STORAGE AREA – PROPOSED RECEPTION



- 2.1 Existing fire place and surround to be retained and protected.
- 2.2 The existing skirting, ceiling rose and cornice to the room are to be retained and protected.
- 2.3 Existing windows, window under-paneling, shutters, internal door, frame and architraves to be overhauled and decorated.
- 2.4 Room to be redecorated.
- 2.5 Supply and fit new carpet and underlay.

EXISTING REAR OFFICE – PROPOSED DINING ROOM



- 2.6 Existing fire place, mirror and surround to be retained and protected.
- 2.7 The existing skirting, decorative plaster mouldings and cornice to the room are to be retained and protected.
- 2.8 Existing windows, windows under paneling, shutters, internal door, frame and architraves to be overhauled and decorated.
- 2.9 Room to be redecorated.
- 2.10 Supply and fit new carpet and underlay.

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EXISTING FRONT ENTRANCE LOBBY – PROPOSED FRONT ENTRANCE HALL



- 2.11 The existing skirting, decorative plaster mouldings and cornice to the room are to be retained and protected.
- 2.12 Existing internal and external doors, frames, fan-light and architraves to be overhauled and decorated.
- 2.13 Room to be redecorated.
- 2.14 Existing stone floor to be retained.

EXISTING INNER LOBBY – PROPOSED INNER HALL



- 2.15 Existing stair and balustrade to be retained and protected.
- 2.16 Carefully remove existing decorative plaster moulding adjacent to stair, cornice to remain in situ and protected. New soil pipe to be fully recessed into wall full height behind plaster and stainless steel eml. Mouldings to be reinstated.
- 2.17 The existing skirting, decorative plaster moulding and cornice to the room are to be retained and protected.
- 2.18 Room to be redecorated.
- 2.19 Existing stone floor to be retained.
- 2.20 Supply and fit new stair runner carpet.

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EX-FEMALE WC – PROPOSED WC



- 2.21 Strip out and discard all of the existing modern sanitary-ware, fixtures, fittings, timberboxing and pipe-work. Make good walls ready for decorating.
- 2.22 Supply and fit new sanitaryware and associated fixtures, fittings and pipework. Existing drainage and extraction fan route to be reused.
- 2.23 Existing internal doors, frames and architraves to be overhauled and decorated.
- 2.24 Room to be redecorated.
- 2.25 Supply and fit new tile flooring.

3.0 FIRST FLOOR LEVEL (Refer to drawing no. 231496/02 and 04)

EX-FRONT OFFICE – PROPOSED MASTER BEDROOM



- 3.1 Existing fire place and surround to be retained and protected.
- 3.2 The existing skirting, cornice, decorative plaster mouldings and ceiling roses to the room are to be retained and protected.
- 3.3 Existing windows, under-paneling, shutters, internal doors, frames and architraves to be overhauled and decorated.
- 3.4 Room to be redecorated.
- 3.5 Supply and fit new carpet and underlay.

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EX-REAR OFFICE – PROPOSED BATHROOM



- 3.7 Existing fire place and surround to be retained and protected.
- 3.8 The existing skirting, cornice and decorative plaster mouldings to the room are to be retained and protected.
- 3.9 Existing windows, under-paneling, shutters, internal doors, frames and architraves to be overhauled and decorated.
- 3.10 Reinstate existing pair of doors.
- 3.11 Supply and fit new Sanitaryware, studwork partition and associated fixtures, fittings and pipework and connect to existing soil vent pipe in external wall.
- 3.12 Room to be redecorated.
- 3.13 Supply and fit new tile flooring.
- 3.14 Existing door to stairs and landing to be fixed shut.

EX-MAIN STAIRS AND LANDING



- 3.15 The existing skirting, decorative plaster moulding and cornice are to be retained and protected.
- 3.16 Existing windows, doors, frames, and architraves to be overhauled and decorated.
- 3.17 Redecorate landing and stairway.
- 3.18 Supply and fit new stair and landing carpet.

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EXISTING FEMALE WC – PROPOSED STORAGE



- 3.19 Strip out and discard all of the existing modern sanitaryware, fixtures, fittings, timber boxing and pipework. Make good walls ready for decorating.
- 3.20 Existing internal doors, frames and architraves to be overhauled and decorated.
- 3.21 Rooms to be redecorated.
- 3.22 Supply and fit new carpet flooring.

SECOND FLOOR LEVEL (Please refer to drawing no. 231496/03 and 05)

EX-FRONT OFFICE/STORAGE AREA – PROPOSED BEDROOM 1



- 3.23 Existing fire place and surround to be retained and is protected.
- 3.24 The existing skirting, ceiling rose and cornice to the room are to be retained and protected.
- 3.25 Existing windows, window under-paneling, shutters, internal door, frame and architraves to be overhauled and decorated.
- 3.26 Room to be redecorated.
- 3.27 Supply and fit new carpet and underlay.

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CUPBOARD

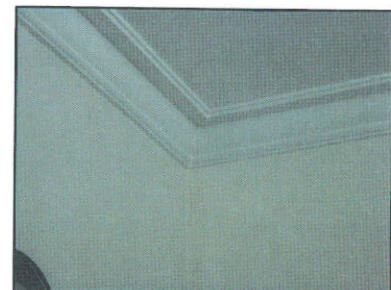


- 3.28 The existing skirting to be retained and protected.
- 3.29 New soil pipe with insulated boxing to pass through cupboard and then recess into party wall at low level.
- 3.30 Redecorate cupboard.

EX-OFFICE – PROPOSED BATHROOM

- 3.31 The existing skirting and cornice to the room are to be retained and protected.
- 3.32 Existing windows, window under-paneling, shutters, internal door, frame and architraves to be overhauled and decorated.
- 3.33 Supply and fit new sanitaryware and associated fixtures, fittings and pipework. Existing drainage to be reused.
- 3.34 Room to be redecorated.
- 3.35 Supply and fit new carpet and tile flooring.

EX-REAR OFFICE – PROPOSED BEDROOM 2



- 3.36 Existing fire place and surround to be retained and protected.
- 3.37 The existing skirting and cornice to the room are to be retained and protected.

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- 3.38 Existing windows, window under-paneling, shutters, internal door, frame and architraves to be overhauled and decorated.
- 3.39 Room to be redecorated.
- 3.40 Supply and fit new carpet and underlay.

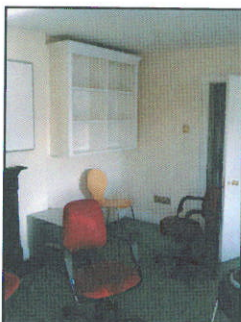
MAIN STAIRS AND LANDING



- 3.41 The existing skirting, ceiling rose, decorative plaster moulding and cornice are to be retained and protected.
- 3.42 Existing windows and architraves to be overhauled and decorated.
- 3.43 Redecorate landing and stairway.
- 3.44 Supply and fit new stair and landing carpet.

THIRD FLOOR LEVEL (Please refer to drawing no. 231496/05 & 03)

EX-FRONT OFFICE – PROPOSED BEDROOM 3



- 3.45 Existing fire place and surround to be retained and protected.
- 3.46 The existing skirting to the room is to be retained and protected.
- 3.47 Existing windows, internal door, frame and architraves to be overhauled and decorated.
- 3.48 Room to be redecorated.

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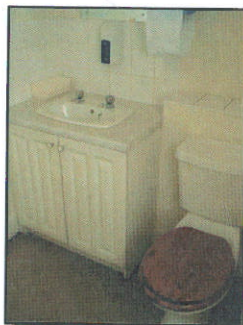
- 3.49 Supply and fit new carpet and underlay.

EX-REAR OFFICE – PROPOSED BEDROOM 4



- 3.50 Existing fire place and surround to be retained and protected.
- 3.51 The existing skirting to the room is to be retained and protected.
- 3.52 Existing windows, internal door, frame and architraves to be overhauled and decorated.
- 3.53 Room to be redecorated.
- 3.54 Supply and fit new carpet and underlay.

EX-FEMALE AND MALE WC INCLUDING LOBBY – PROPOSED BATHROOM



- 3.55 Remove and discard the existing sanitaryware and associated pipe-work, make good all surfaces to remain ready for decorating.
- 3.56 Carefully remove and discard the existing modern studwork walls, doors, frames and architraves and make good the walls and ceiling ready for decorating.
- 3.57 Supply and fit new sanitaryware and associated fixtures, fittings and pipework. Existing drainage to be reused.

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INNER STAIRS AND LANDING



- 3.58 Existing window and architrave to be overhauled and decorated.
- 3.59 Room to be decorated.
- 3.60 Supply and fit new carpet and underlay.
- 3.61 The existing skirting and cornice are to be retained and protected.
- 3.62 Redecorate landing and stairway.
- 3.63 Supply and fit new stair and landing carpet.

EXISTING EMERGENCY ESCAPE – PROPOSED STORE

- 3.64 Strip out existing emergency escape equipment and stairs. Make good the walls and ceiling ready for decoration.
- 3.65 Redecorate room.
- 3.66 Supply and fit new carpet and underlay.