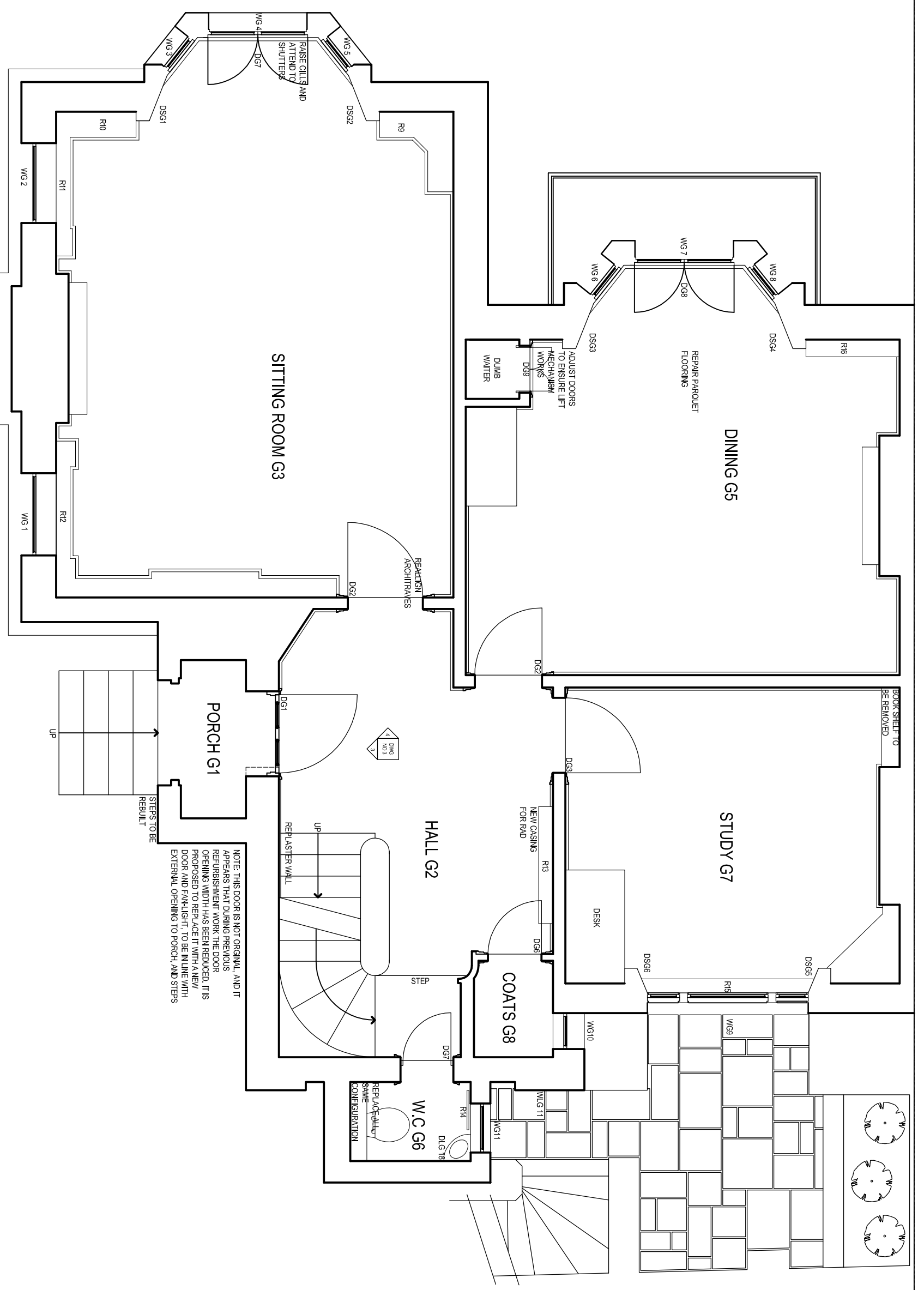
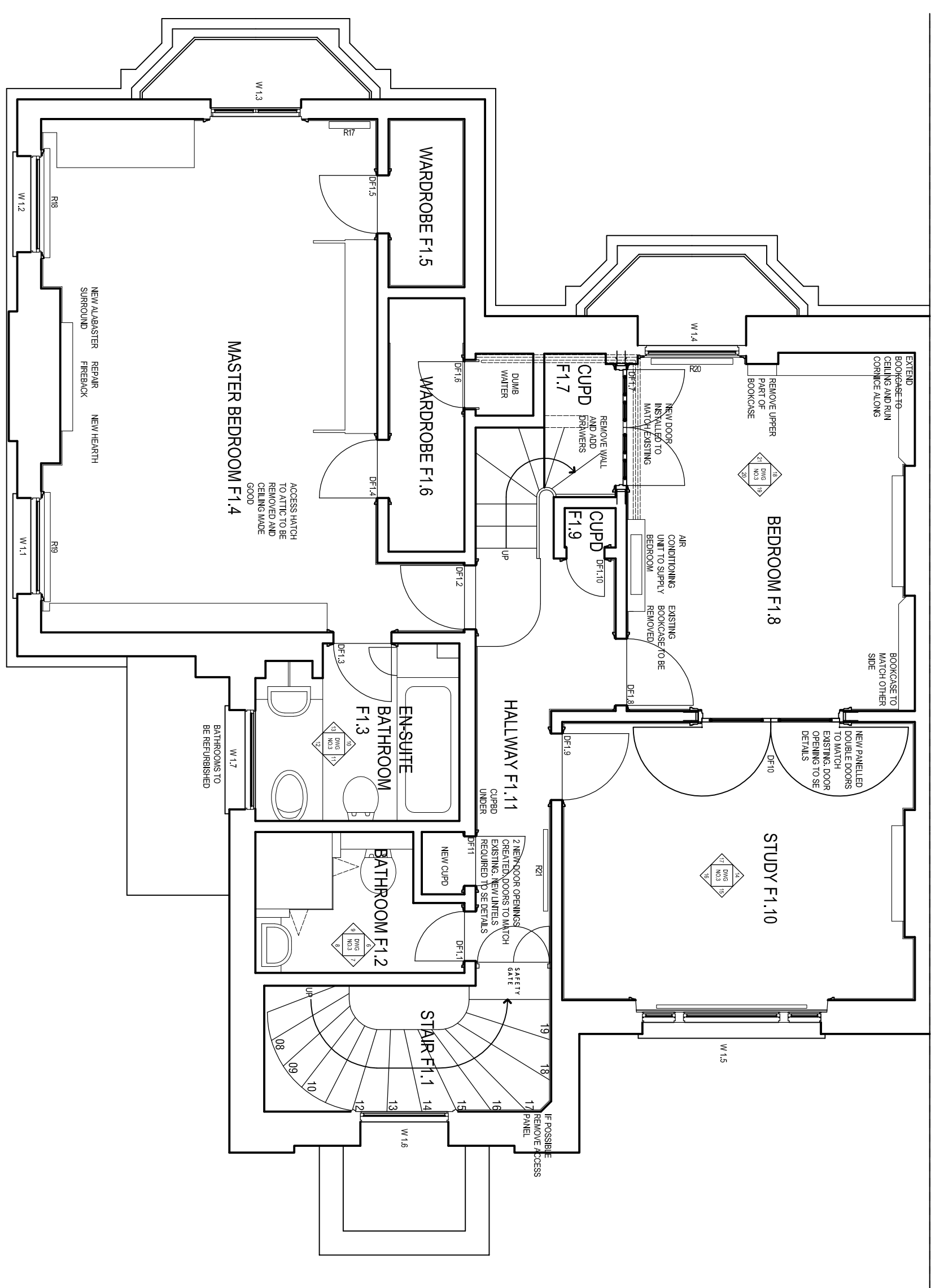


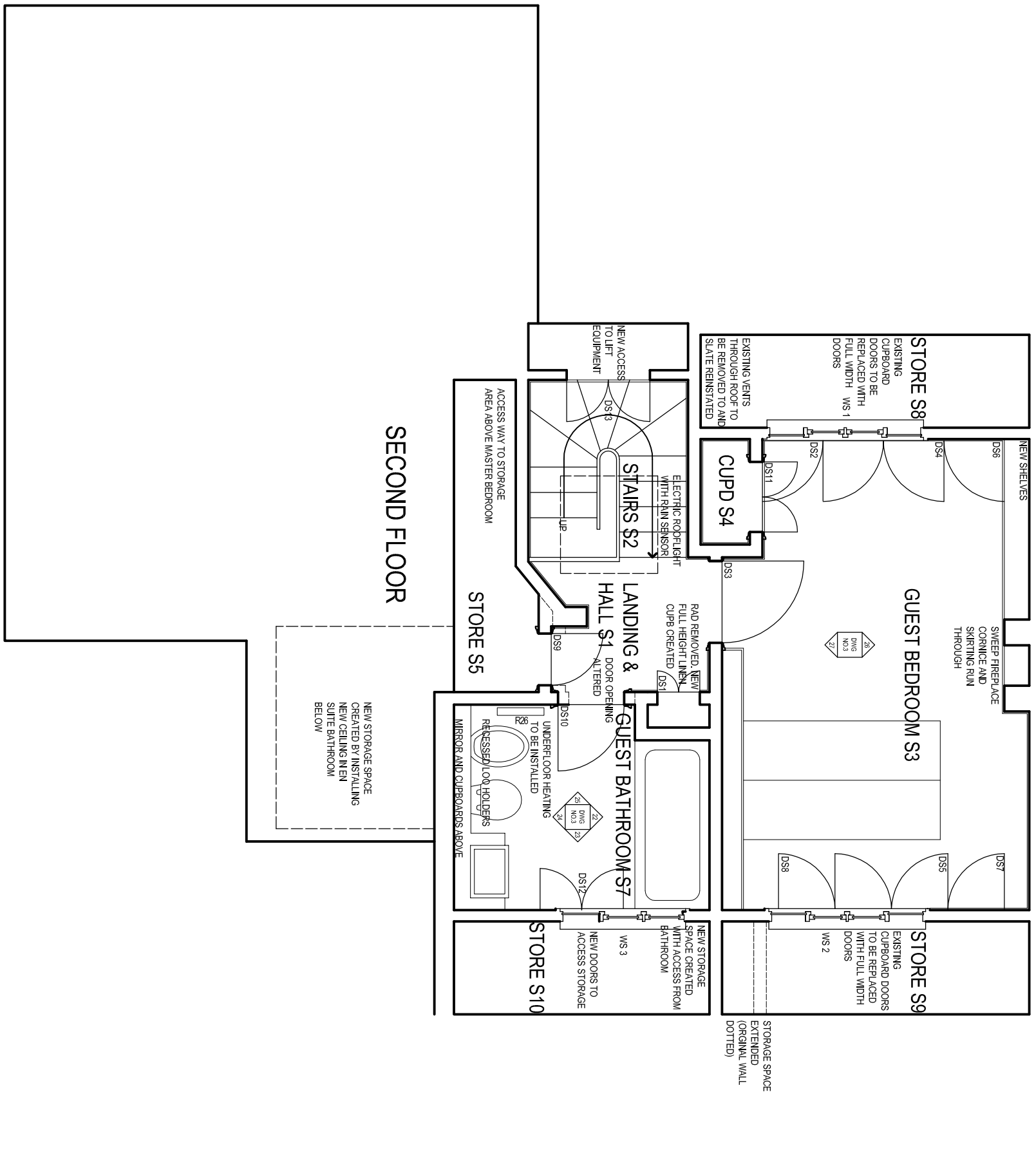
LOWER GROUND FLOOR



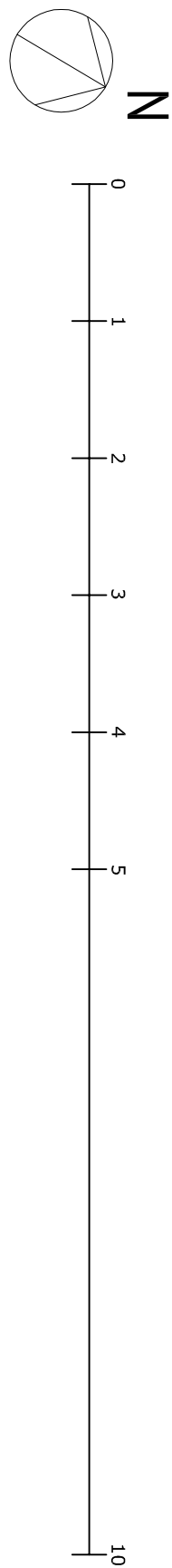
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Outline Schedule of Remediation Works

- 1.0 Surveys
 - 1.1 Commission surveys and obtain reports for:-
 - 1.1.1 Damp
 - 1.1.2 Underground Drainage
 - 1.1.3 Roof Finishes
 - 1.1.4 Windows
 - 1.2 Structural and External Works
 - 2.1 Repair cracks identified in Structural Engineer's report
 - 2.2 Redesign boiler York stone steps to rear entrance
 - 2.4 Storeroom G5 to be tiled
 - 2.5 Remove air bricks through road (rear) and re-install slabs in materials
 - 2.6 Remove small section of wall in lower ground boiler room G3
 - 2.7 Increase storage (LG15) under outside back steps if feasible
 - 2.8 Construct new boiler enclosure in front basement area
 - 2.9 Remove existing boiler enclosure in front basement area
 - 2.10 Enhance outdoor door opening in bedrooms F1.8
 - 2.11 Construct new rear cupboard in second floor hallway S7
 - 2.12 Basement area to be re-joined in York stone
- 3.0 Services
 - 3.1 Install new hot and cold water services
 - 3.2 Replace existing gas boiler in store room G3
 - 3.3 Remove electric as necessary
 - 3.4 Redesign drainage as necessary
 - 3.5 Install new stainless-steel/porcelain entry ceiling
 - 3.6 Replace existing ceiling as necessary
 - 3.7 Review security arrangements
 - 3.8 Provide new alarm/electrical cupboard
 - 3.9 Where possible, arrange access for stone access
 - 3.10 New doors to be provided for bathroom F12 and adjacent new cupboard
 - 3.11 Redesign heating system
 - 3.12 Redesign heating system
 - 3.13 Redesign heating system
 - 3.14 Redesign heating system
 - 3.15 Redesign heating system
 - 3.16 Redesign heating system
 - 3.17 Redesign heating system
 - 3.18 Redesign heating system
 - 3.19 Redesign heating system
 - 3.20 Redesign heating system
- 4.0 Bathrooms and WCs
 - 4.1 Redesign and remove kitchen and utility areas
 - 4.2 Redesign sanitary fittings, taps etc throughout all bathrooms
 - 4.3 Provide new towel rails in all bathrooms
 - 4.4 Install new ceiling in entrance bedroom F1.3
 - 4.5 Install new ceiling in ground floor WC S9
- 5.0 Doors and windows
 - 5.1 Redesign front door to align with steps and alter angled opening of porch
 - 5.2 Skylight in first floor bathroom F12 to be fitted with electronic opening
 - 5.3 New doors to be provided for bathroom F12 and adjacent new cupboard
 - 5.4 Redesign all door ironmongery
 - 5.5 New doors to be provided for bathroom F12 and adjacent new cupboard
 - 5.6 Redesign door opening to back bedroom wardrobe with double doors
 - 5.7 New doors to match existing gyle access to top floor bedroom
 - 5.8 New doors to access storage in top floor bedroom (S7)
 - 5.9 New doors to access lift maintenance and new cupboard on top floor
 - 5.10 Remove ladder and ceiling door in master bedroom (F1.4)
 - 5.11 Remove architrave on kitchen side of day nursery door and replace with narrow architrave
- 6.0 Finishes
 - 6.1 New tiles to basement (except bedroom)
 - 6.2 New tiles to basement (except bedroom)
 - 6.3 Floor tiles to be replaced with existing wall tiles in lower ground WC
 - 6.4 Redesign parquet flooring in sitting room
 - 6.5 Redesign carpet flooring in sitting room
 - 6.6 Redesign carpet flooring in sitting room
 - 6.7 Redesign carpet flooring in sitting room
 - 6.8 All surfaces and masonry of dumb waiter shaft to be cleaned and made
 - 6.9 Repair feedback in master bedroom fireplace. Investigate possibility of
 - 6.10 Redesign surround and hearth
 - 6.11 Redesign surround and hearth
 - 6.12 Redesign surround and hearth
 - 6.13 Redesign surround and hearth
 - 6.14 Redesign surround and hearth
- 7.0 General Joinery
 - 7.1 Skirting of fire opening in top floor bedroom to be replaced (S3)
 - 7.2 Form new cupboard on upper staircase S2
 - 7.3 New kitchen / cupboard unit for top floor bedroom (S1)
 - 7.4 New storage for radon ground floor WC
 - 7.5 New storage for radon ground floor WC
 - 7.6 Existing bookcases in bedroom (LG10) to be retained and replaced with new larger tall height bookcase
 - 7.7 New storage for radon ground floor WC
 - 7.8 Redesign sitting room door (S3) and first floor bedroom (F1.3)
 - 7.9 Redesign sitting room door (S3) and first floor bedroom (F1.3)
 - 7.10 Redesign sitting room door (S3) and first floor bedroom (F1.3)
 - 7.11 Alteration of existing bookcase / cupboard unit in first floor bedroom
 - 7.12 New kitchen / cupboard to match (broadly) sitting in first floor bedroom F1.10
 - 7.13 New unit in first floor study - horizontal plate chairs (possibly new)
 - 7.14 New kitchen / cupboard to match (broadly) sitting in first floor bedroom F1.10
 - 7.15 New kitchen / cupboard to match (broadly) sitting in first floor bedroom F1.10
 - 7.16 New kitchen / cupboard to match (broadly) sitting in first floor bedroom F1.10
 - 7.17 New kitchen / cupboard to match (broadly) sitting in first floor bedroom F1.10
 - 7.18 New kitchen / cupboard to match (broadly) sitting in first floor bedroom F1.10
- 8.0 Electrical
 - 8.1 New ceiling down lights in all bedrooms and WCs, plus additional
 - 8.2 Dining room light to be moved to adjacent wall and two new lights
 - 8.3 Redesign existing wall lights with new concealed lights behind cornice
 - 8.4 Redesign existing wall lights with new concealed lights behind cornice
 - 8.5 Redesign lighting with similar in ground floor study G7 and sitting room
 - 8.6 All lights in master bedroom (F1.4) ceiling to be replaced and TV point to be installed
 - 8.7 New lighting to be installed in entrance hall
 - 8.8 Ceiling to be replaced for new AV systems
- 9.0 Security/Safety
 - 9.1 Install CCTV and improved burglar alarm system
 - 9.2 Redesign all window frames

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FLOOR PLANS AS PROPOSED

Job No.	Originator	Scale	Number	Revision
2000	1:500@A1			
Date	Location	Drawn by		
6-11-07			2	