

Schedule of Works;

21 Chester Terrace
Regents Park
London

Roof Terrace:

RT:17.01 Structural Alterations:

- RT:17.01.01 Existing flat roof structure dismantled. Existing ceiling to third floor ceiling above staircase opening to be carefully cut away.
- RT:17.01.02 Structural steel work to structural engineers details as shown on drawing to be installed to provide timber for new staircase opening to roof terrace and support to new roof terrace joists. New steelwork to be installed above existing ceilings. Installed as per Crown Specification.

RT:17.02 Walls / Floor:

- RT:17.02.01 Existing trusses covered in 22mm marine ply, and rendered as per Crown Estates Specification. Spaces between truss members to be filled with mineral wool insulation as per Crown Estates specification. Existing lead work to sloping roof sections to be dressed over newly rendered walls
- RT:17.02.02 2no. Roof insert tile vents fitted to sloping roof sections of retained roof. Details to be provided to Crown Estates for approval prior to installation.
- RT:17.02.03 New Timber joists fitted as per structural engineers design between existing roof joists to form new terrace deck. Joists to be covered in 22mm marine ply. Ply prepared and covered in asphalt coating as per Crown Estates specification.
- RT:17.02.04 Raised timber decking to be placed over newly formed asphalt deck. (Decking not actually secured to structure)

RT:17.03 Staircase:

- RT:17.03.01 New closed tread staircase to be installed from third floor to roof terrace as shown on drawing. Balustrades and string of staircase to match that of existing staircase to second to third floor. Staircase to be installed in accordance with Crown Estates specification Z10.
- RT:17.03.02 Doubled glazed ornate aluminium framed stairwell enclosure, with timber framed up stand with asphalt dressing. Detailed design to be provided to Crown Estates for approval prior to installation.
- RT:17.03.03 Walls and ceilings to be made good and prepared as per Crown Specification and painted / wallpapered as per Crown Estates specification M60 / M 52. Details to be agreed with Crown Estates.
- RT:17.03.04 To third floor ceiling where new staircase opening has been formed, new coving and cornices to be installed as per Crown Estates Specification. Coving and cornices to be painted to match existing and to Crown Estates Specification P20 & Z10.

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