

Schedule of Works;

21 Chester Terrace
Regents Park
London

Lower Ground Floor:

LG:1.00 Staff Bedroom / Bathroom / Hall way:

LG:1.01 Walls:

- LG:1.01.01** Walls to existing bathroom to be removed as shown on drawing 2013 P21.in accordance with Crown Estates Standard Specification C10.
- LG:1.01.02** In locations where walls have been removed, adjacent walls and ceilings plaster works to be locally repaired to Crown Estates Specifications.
- LG:1.01.03** Steel box frame inserted as per structural engineers drawing to allow for removal of load bearing walls. New structural members to be boxed in timber battens and plaster board to Crown Estates Specification.
- LG:1.01.04** New walls to be constructed from timber studwork off existing floor. Wall to be lightweight plaster and metal lath construction. Spaces between studs to be in filled with mineral wool sound block. Walls constructed in accordance with Crown Estates standard specification M20/M30.
- LG:1.01.05** 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.
- LG:1.01.06** In locations where walls have been removed, existing coving and skirting's to be saved where practically possible and reused to infill interrupted sections of coving, cornices and skirting where walls have been removed. New walls to be receive new skirting and coving to match design and materials of existing. New coving, cornices and skirting to be installed as per Crown Estates Specification. Skirting, coving and cornices to be painted to match existing and to Crown Estates Specification P20 & Z10.

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- LG:1.02 Floors:**
- LG:1.02.01** Existing carpet to be removed and secure all loose boards where necessary. Pin 12mm MR MDF facing to existing skirting to form expansion gap to new flooring. Fix 9mm WBP ply base to existing floor boards. New Timber laminate floor to be installed in accordance to Crown Estates standard specification. Exact colour and floor detail to be approved by Crown Estates.
- LG:1.03 Bathroom:**
- LG:1.03.01** New wash basin and shower to installed to Crown Estates Standard Specification N13 and drainage connections made in accordance with R11.
- LG:1.03.02** Walls to bathroom area to be tiled with ceramic tiles fixed in accordance with Crown Estates specification M40. Details of tiles to be used to be agreed with Crown Estates.
- LG:1.04 Doors:**
- LG:1.04.01** Existing doors to be replaced with new solid panel doors to positions shown on drawing to Crown Specification L2 and Z10 to a FDS30 standard.
- LG:1.0.02** To newly formed doorways, new solid panel doors and door frames to be provided to positions shown on drawing to Crown Specification L2 and Z10.
- LG:2.00 Media Room:**
- LG:2.01 Walls:**
- LG:2.01.01** Walls to existing bedrooms to be removed as shown on drawing 2013 P21.in accordance with Crown Estates Standard Specification C10.
- LG:2.01.02** In locations where walls have been removed, adjacent walls and ceilings plaster works to be locally repaired to Crown Estates Specifications.
- LG:2.01.03** New walls to be constructed from timber studwork off existing floor. Wall to be lightweight plaster and metal lath construction. Spaces between studs to be in filled with mineral wool sound block. Walls constructed in accordance with Crown Estates standard specification M20/M30.
- LG:2.01.04** 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.

- LG:2.01.05 In locations where walls have been removed, existing coving and skirting's to be saved where practically possible and reused to infill interrupted sections of coving, cornices and skirting where walls have been removed. New walls to be receive new skirting and coving to match design and materials of existing. New coving, cornices and skirting to be installed as per Crown Estates Specification. Skirting, coving and cornices to be painted to match existing and to Crown Estates Specification P20 & Z10.
- LG:2.02 Floors:
- LG:2.02.01 Existing carpet to be removed and secure all loose boards where necessary. Pin 12mm MR MDF facing to existing skirting to form expansion gap to new flooring. Fix 9mm WBP ply base to existing floor boards. New stitched leather tiled floor to be installed. Exact colour and floor detail to be approved by Crown Estates.
- LG:2.03 Staircase:
- LG:2.03.01 Existing staircase removed and replaced with a glass open tread staircase supported on central stainless steel string. Full detailed drawings to be provided.
- LG:3.00 Garage:
- LG:3.01 Walls:
- LG:3.01.01 Walls and ceilings to be made good and prepared as per Crown Specification and painted as per Crown Estates specification M60 / M 52. Details to be agreed with Crown Estates.
- LG:3.01.02 Access hatch to be formed into rear of lift shaft to allow for control panel to newly installed personnel lift. Walls to be made good in accordance with Crown Estates standard specification M20/M30.
- LG:3.02 Floor:
- LG:3.02.01 Existing floor surface to be prepared. Ceramic tiles to be installed in accordance with Crown Estates Standard Specification M40. Exact colour and floor detail to be approved by Crown Estates.
- LG:3.03 M & E fittings:
- LG:3.03.01 Integrated cooling units installed within ceiling void space and linked to condensing unit with vault space. In-take and out-take vents to be formed flush with ceiling using metal grills matching colour of ceiling. All associated pipework / cabling to be run within floor / ceiling voids throughout property in accordance with Crown Specification S12 & T32:

- LG:3.03.02 New lighting to all areas to be provided to Crown Estates Specification V90. Exact details of proposed fittings to be provided to Crown Estates for approval prior to installation.

Ground Floor:

GF:5.00 Dining Room

GF:5.01 Walls:

- GF:5.01.01 Walls to existing bathroom to be removed as shown on drawing 2013 P22.in accordance with Crown Estates Standard Specification C10.
- GF:5.01.02 In locations where walls have been removed, adjacent walls and ceilings plaster works to be locally repaired to Crown Estates Specifications.
- GF:5.01.03 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.
- GF:5.01.04 In locations where walls have been removed, existing coving and skirting's to be saved where practically possible and reused to infill interrupted sections of coving, cornices and skirting where walls have been removed. New walls to be receive new skirting and coving to match design and materials of existing. New coving, cornices and skirting to be installed as per Crown Estates Specification. Skirting, coving and cornices to be painted to match existing and to Crown Estates Specification P20 & Z10.
- GF:5.02 Floors:**
- GF:5.02.01 Existing carpet to be removed and secure all loose boards where necessary. Pin 12mm MR MDF facing to existing skirting to form expansion gap to new flooring. Fix 9mm WBP ply base to existing floor boards. New Timber laminate floor to be installed in accordance to Crown Estates standard specification. Exact colour and floor detail to be approved by Crown Estates.
- GF:5.03 Doors:**
- GF:5.03.01 To newly formed doorway between kitchen and dinning room, new sliding solid panel doors and door frames to be provided to positions shown on drawing to Crown Specification L2 and Z10.
- GF:5.03.02 Existing doors to be decorated in accordance with Crown Estates specification M60.

GF:6.00 Kitchen:

GF:6.01 Walls:

- GF:6.01.01 Walls to cloakroom area to be tiled with ceramic tiles fixed in accordance with Crown Estates specification M40. Details of tiles to be used to be agreed with Crown Estates.

- GF:6.01.02 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.
- GF:6.01.03 Existing kitchen units and appliances to be removed and replaced with new as shown on drawing. Installation to be in accordance with Crown Estates specification. Exact details and design to be provided for Crown Approval.
- GF:6.02 Floors:**
- GF:6.02.01 Existing tiling to be removed and all loose boards secured where necessary. Fix 9mm WBP ply base to existing floor boards. New stone tiles to be installed in accordance to Crown Estates standard specification. Exact colour and floor detail to be approved by Crown Estates.
- GF:7.00 Cloakroom:**
- GF:7.01 Walls:**
- GF:7.01.01 Walls to cloakroom area to be tiled with ceramic tiles fixed in accordance with Crown Estates specification M40. Details of tiles to be used to be agreed with Crown Estates.
- GF:7.01.02 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.
- GF:7.02 Floors:**
- GF:7.02.01 Existing tiling to be removed and all loose boards secured where necessary. Fix 9mm WBP ply base to existing floor boards. New stone tiles to be installed in accordance to Crown Estates standard specification. Exact colour and floor detail to be approved by Crown Estates.
- GF:8.00 Hallway:**
- GF:8.01 Walls:**
- GF:8.01.01 Walls to existing bathroom to be removed as shown on drawing 2013 P22.in accordance with Crown Estates Standard Specification C10.
- GF:8.01.02 In locations where walls have been removed, adjacent walls and ceilings plaster works to be locally repaired to Crown Estates Specifications.
- GF:8.01.03 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.

- GF:8.01.04 In locations where walls have been removed, existing coving and skirting's to be saved where practically possible and reused to infill interrupted sections of coving, cornices and skirting where walls have been removed. New walls to be receive new skirting and coving to match design and materials of existing. New coving, cornices and skirting to be installed as per Crown Estates Specification. Skirting, coving and cornices to be painted to match existing and to Crown Estates Specification P20 & Z10.
- GF:8.02 Floors:**
- GF:8.02.01 Existing tiling to be removed and all loose boards secured where necessary. Fix 9mm WBP ply base to existing floor boards. New stone tiles to be installed in accordance to Crown Estates standard specification. Exact colour and floor detail to be approved by Crown Estates.
- GF:8.03 M & E fittings:**
- GF:8.03.01 New lighting to all areas to be provided to Crown Estates Specification V90. Exact details of proposed fittings to be provided to Crown Estates for approval prior to installation.
- GF:8.04 Lift Car**
- GF:8.04.01 Existing lift car and control to be replaced with new personnel lift. Details to be provided for Crown Estates approval prior to installation.

First Floor:

FF:9.00 Reception / TV room

FF:9.01 Walls:

- FF:9.01.01 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.

FF:9.02 Floors:

- FF:9.02.01 Existing carpet to be removed and all loose boards secured where necessary. New underlay and carpet to be installed in accordance to Crown Estates standard specification. Exact colour and floor detail to be approved by Crown Estates.

FF:10.00 Hallway/Staircase:

FF:10.01 Walls:

- FF:10.01.01 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.

FF:10.02 Floors:

FF:10.02.01 Existing carpet to be removed and all loose boards secured where necessary. New underlay and carpet to be installed in accordance to Crown Estates standard specification. Exact colour and floor detail to be approved by Crown Estates.

Second Floor:

SF:11.00 Main Bedroom / Dressing Room & Bathroom:

SF:11.01 Walls:

SF:11.01.01 Walls to existing dressing room to be removed as shown on drawing 2013 P21.in accordance with Crown Estates Standard Specification C10.

SF:11.01.02 In locations where walls have been removed, adjacent walls and ceilings plaster works to be locally repaired to Crown Estates Specifications.

SF:11.01.03 New walls to be constructed from timber studwork off existing floor. Wall to be lightweight plaster and metal lath construction. Spaces between studs to be in filled with mineral wool sound block. Walls constructed in accordance with Crown Estates standard specification M20/M30.

SF:11.01.04 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.

SF:11.01.05 In locations where walls have been removed, existing coving and skirting's to be saved where practically possible and reused to infill interrupted sections of coving, cornices and skirting where walls have been removed. New walls to be receive new skirting and coving to match design and materials of existing. New coving, cornices and skirting to be installed as per Crown Estates Specification. Skirting, coving and cornices to be painted to match existing and to Crown Estates Specification P20 & Z10.

SF:11.02 Floors:

SF:11.02.01 Existing carpet to be removed and all loose boards secured where necessary. Raised timber floor and steps to be formed to whole of bedroom area. Floor constructed off existing floor via timber studwork and finished in marine ply. Raised floor to be independent of existing walls to allow for its future removal. New underlay and carpet to be installed in accordance to Crown Estates standard specification. Exact colour and floor detail to be approved by Crown Estates.

SF:11.03 Bathroom:

SF:11.03.01 Existing sanitary wear to be removed. New wash basins, toilet, bidet, steam shower bath and shower to installed to Crown Estates Standard Specification N13 and drainage connections made in accordance with R11. Exact details of installations to be provided to Crown Estates for approval prior to fitting.

SF:1.03.02 Walls to bathroom area to be tiled with ceramic tiles fixed in accordance with Crown Estates specification M40. Details of tiles to be used to be agreed with Crown Estates.

SF:11.04 Doors:

SF:11.04.01 To newly formed doorway between bedroom/dressing room and dressing room to bathroom, new sliding solid panel doors and door frames to be provided to positions shown on drawing to Crown Specification L2 and Z10.

SF:11.04.02 To newly formed doorways, new solid panel doors and door frames to be provided to positions shown on drawing to Crown Specification L2 and Z10.

SF:11.04.03 New fitted wardrobes to be installed to locations shown on drawing.

SF:11.05 M & E fittings:

SF:11.05.01 New lighting to all areas to be provided to Crown Estates Specification V90. Exact details of proposed fittings to be provided to Crown Estates for approval prior to installation.

SF:12.00 Staircase / Hallway

SF:12.01 Walls:

SF:12.01.01 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.

SF:12.02 Floors:

SF:12.02.01 Existing carpet to be removed and all loose boards secured where necessary. New underlay and carpet to be installed in accordance to Crown Estates standard specification. Exact colour and floor detail to be approved by Crown Estates.

Third Floor:

TF:13.00 Bedrooms & Ensuites:

TF:13.01 Walls:

TF:13.01.01 Walls to existing bedroom areas to be removed as shown on drawing 2013 P25.in accordance with Crown Estates Standard Specification C10.

TF:13.01.02 In locations where walls have been removed, adjacent walls and ceilings plaster works to be locally repaired to Crown Estates Specifications.

- TF:13.01.02 New walls to be constructed from timber studwork off existing floor. Wall to be lightweight plaster and metal lath construction. Spaces between studs to be in filled with mineral wool sound block. Walls constructed in accordance with Crown Estates standard specification M20/M30.
- TF:13.01.03 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.
- TF:13.01.04 In locations where walls have been removed, existing coving and skirting's to be saved where practically possible and reused to infill interrupted sections of coving, cornices and skirting where walls have been removed. New walls to be receive new skirting and coving to match design and materials of existing. New coving, cornices and skirting to be installed as per Crown Estates Specification. Skirting, coving and cornices to be painted to match existing and to Crown Estates Specification P20 & Z10.
- TF:13.01.05 To ensuites, existing sanitary wear to be removed. New wash basins, toilet, bidet, steam shower bath and shower to installed to Crown Estates Standard Specification N13 and drainage connections made in accordance with R11. Exact details of installations to be provided to Crown Estates for approval prior to fitting.
- TF:13.01.06 Walls to ensuites area to be tiled with ceramic tiles fixed in accordance with Crown Estates specification M40. Details of tiles to be used to be agreed with Crown Estates.
- TF: 13.02 Floors:
TF: to bedroom areas, existing carpet to be removed and all loose boards secured where
13.02.01 necessary. New underlay and carpet to be installed in accordance to Crown Estates standard specification. Exact colour and floor detail to be approved by Crown Estates.
- TF:13.02.02 Existing tiling to be removed and all loose boards secured where necessary. Fix 9mm WBP ply base to existing floor boards. New ceramic tiles to be installed in accordance to Crown Estates standard specification. Exact colour and floor detail to be approved by Crown Estates.
- TF:13.03 Doors:
TF:13.03.01 To newly formed doorway between bedroom/dressing room and dressing room to bathroom, new sliding solid panel doors and door frames to be provided to positions shown on drawing to Crown Specification L2 and Z10.
- TF:13.03.02 To newly formed doorways, new solid panel doors and door frames to be provided to positions shown on drawing to Crown Specification L2 and Z10.
- TF:13.03.03 New fitted wardrobes to be installed to locations shown on drawing. Details to be provided to Crown Estates for approval prior to installation.

TF: 14.00 Cloakroom:

TF: 14.01 Walls:

TF: 14.01.01 Walls to cloakroom area to be tiled with ceramic tiles fixed in accordance with Crown Estates specification M40. Details of tiles to be used to be agreed with Crown Estates.

TF: 14.01.02 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.

TF:14.02 Floors:

TF:14.02.01 Existing tiling to be removed and all loose boards secured where necessary. Fix 9mm WBP ply base to existing floor boards. New ceramic tiles to be installed in accordance to Crown Estates standard specification. Exact colour and floor detail to be approved by Crown Estates.

TF:14.03 M & E fittings:

TF:14.03.01 New lighting to all areas to be provided to Crown Estates Specification V90. Exact details of proposed fittings to be provided to Crown Estates for approval prior to installation.

TF:15.00 Hallway / Staircase

TF:15.01 Walls:

TF:15.01.01 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.

TF:15.02 Floors:

TF:15.02.01 Existing carpet to be removed and all loose boards secured where necessary. New underlay and carpet to be installed in accordance to Crown Estates standard specification. Exact colour and floor detail to be approved by Crown Estates.

TF:16.00 Cloakroom

TF:16.01 Walls:

TF:16.01.01 Walls to cloakroom area to be tiled with ceramic tiles fixed in accordance with Crown Estates specification M40. Details of tiles to be used to be agreed with Crown Estates.

TF:16.01.02 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.