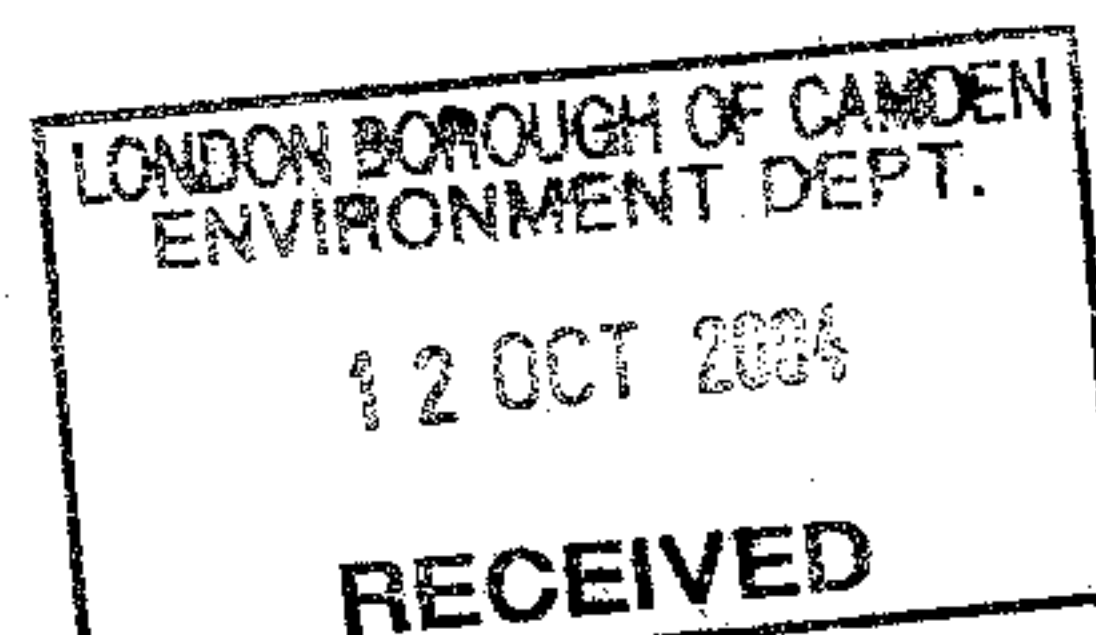


PAR4/SOW.01
25th August 2004

Schedule of Works
proposed at:

3 to 4 Prince Albert Road, London. NW1 7SN

(Please note: works primarily effect No. 4 Prince Albert Road. Only works affecting No. 3 are in connection with reinstating access link at Lower Ground Floor level.)



Read in conjunction with drawings Rogerson Limited drawings no.'d PAR4/S.01; S.02; S.03; S.04; S.05; P.01; P.02; P.03; P.04; P.05 and Photo Audit Sheets

1.0 LOWER GROUND FLOOR

- 1.1 Take out existing kitchen fittings from kitchen / store, and remove all redundant services.
- 1.2 Re-open access way into No. 3; fit with 1hr fire door (flush door in paint finish to match existing) with self closing mechanism, and intumescent smoke seals rebated in door edges.
- 1.3 Take up area of infilled floor in No. 3 adjacent to doorway, expose and make good concealed steps and carpet to match studio floor.
- 1.4 Fit wall mounted handrail against external wall alongside steps down from Studio; install balustrade to opposite side of same steps to prevent accidental falling.
- 1.5 Form studwall over first step of main stair flight to upper ground floor. Plasterboard to pass down over first stair riser and finish against half landing floor level, as shown on detail drawing no. PAR4/P.05a. Run painted softwood skirting across face of wall to match height and profile of stair strings. Minimal fixings to be driven into stair tread. Stud wall to be formed with 100 x 50mm softwood studs at minimum 400mm centres, with 100 x 75mm head and sole plates and one row of 100 x 50mm noggins. Infill partition with glass fibre insulation and clad both sides with 12.5mm plasterboard and skim.
- 1.6 Make good ceilings as necessary.
- 1.7 Prepare, make good and redecorate all surfaces.
- 1.7 New carpet to all areas (except boiler room and staircase)
- 1.8 Retain electrical installation as existing, other than the following adaptations:
 - Add additional switching to store room lighting from new access door to No. 3
 - Light switch at bottom of main stairwell to switch new down light over half landing area, which will be used as a storage space.

Cont.../



Gerry Rogerson BA Dip (Hons) Arch RIBA
gerry@rogersonlimited.com



Ali Rogerson BSc MRICS
ali@rogersonlimited.com

St Elmo
West Street
West Malling
Kent. ME19 6QX

Tel: +44 (0)1732 845525
Fax: +44 (0)1732 870964

Company No. 4418314
VAT No. 781 2961 10

3-4 Prince Albert Road, NW1 7SN.../2**2.0 UPPER GROUND FLOOR**

- 2.1 Take out timber stud partition between Office 3 and adjoining Storage Area / Corridor (non original partition). Panel over existing recesses and low level cupboards in corridor (see photo no. 5) with studwork / battens and plasterboard and skim; no existing features to be altered, irreparably damaged or removed (all as previously carried out on opposite side of office rooms – see photo no. 4). Extend dividing partition between Office 2 and 3 across Storage Area / Corridor and form new access doorway to Office 3. Hand and make good existing door to Office 3. New studwork to be as described in section 1.5 above; size stud thicknesses to match those in existing stud partition being extended.
- 2.2 Splice in where disturbed new profiled fibrous plaster cornice to match existing in both Office 3 and Storage Area / Corridor.
- 2.3 Infill floor of existing stairwell in Reception Area in accordance with detail drawings no.'d PAR4/P.03; 04; and 05/A. Retain and make good as necessary existing balustrade and handrail over stair.
- 2.4 Encase existing wall mounted handrail and stair dado in painted MDF casing with skirting to match existing.
- 2.5 Fit new doorway across infilled stairwell, with stud partition over, to form kitchenette. Fit flush door to match existing.
- 2.6 Suspend Gyproc MF ceiling within newly formed kitchenette area, set at 2.3m above finished floor level.
- 2.7 Install mini kitchenette, incorporating sink, fridge and kettle point. Sink to be fitted with bottle trap and plumbed through adjoining wall into existing stub stack in Female WC, using 40mm diameter uPVC pipework; connect to stub stack above the level of the WC connection. Hot and cold water feed to be supplied from the existing service riser in the adjoining female WC.
- 2.8 Install four low voltage down lights in the suspended ceiling of the Kitchenette, operated by a PIR sensor in the centre of the ceiling.
- 2.9 Install a ceiling mounted extract fan, operated with the lights and capable of removing 30litres of air per second in the suspended ceiling of the Kitchenette, ducted through the adjoining external wall and terminated with a proprietary louvered and insect screened terminal fitting.
- 2.10 Make good damaged / loose fixtures and fittings in cloakrooms, and replace as necessary with new components to match existing fixing positions.
- 2.11 Make good ceilings following removal of light fittings (as described in Item 2.14).
- 2.12 Prepare, make good and redecorate all surfaces.

Cont.../

3-4 Prince Albert Road, NW1 7SN.../3

- 2.13 New carpet to all areas except Kitchenette, which is to receive vinyl floor finish. Stainless steel carpet trim to form joint between floor finishes under door to Kitchenette.
- 2.14 Retain electrical installation as existing, other than the following adaptations:
- Adapt light switching to Office 3 to suit newly repositioned wall and doorway
 - Disconnect and take-out redundant light fittings in store / corridor area taken over by enlarged Office 3
 - Electrical installation as outlined in Items 2.8 & 2.9 above