

Schedule of Works;

33 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 3193_PL30.
- 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. TBC
- 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.
- 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.
- 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.

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.
- LG:1.03.02 Walls to bathroom area to be tiled with ceramic tiles fixed in accordance with Crown Estates specification. 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.

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.

LG:2.00 Media Room:

LG:2.01 Walls:

LG:2.01.01 Walls to existing bedrooms to be removed as shown on drawing 3193_PL30.

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.

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.

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.

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.

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.

LG:3.02 Floor:

LG:3.02.01 Existing floor surface to be prepared. Ceramic tiles to be installed in accordance with Crown Estates Specification. Exact colour and floor detail to be approved by Crown Estates.

LG:3.03 Air Cooling System / M & E fittings:

LG:3.03.01 Wall mounted gas powered combination boiler fitted at approximately 1.5m height to existing wall within garage. All associated pipework / cabling to be run within floor / ceiling voids throughout property in accordance with Crown Specification. Where ever reasonably possible existing holes and notches to floor joists to be reused when running pipes/cables, where required for new installations joists to be cut in accordance to Crown Estates specification.

LG:3.03.02 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:

LG:3.03.03 New lighting to all areas to be provided to Crown Estates Specification. Exact details of proposed fittings to be provided to Crown Estates for approval prior to installation.

LG:4.05 Air Cooling System / M & E fittings:

LG:4.04.01 Integrated cooling system fan units located within vault space to service whole building. 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:

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 3193_PL11.in accordance with Crown Estates Standard Specification.
- 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. 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.

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 dining room, new sliding solid panel doors and door frames to be provided to positions shown on drawing to Crown Specification.
- GF:5.03.02 Existing doors to be decorated in accordance with Crown Estates specification.

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. 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. 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. 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. 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 3193_PL11.in accordance with Crown Estates Standard Specification.

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. 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.

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 Air Cooling System / M & E fittings:

- GF:8.03.01 Integrated cooling units installed behind boxed louvered panels 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:
- GF:8.03.02 New lighting to all areas to be provided to Crown Estates Specification. 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. 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. 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 and bathroom to be removed as shown on drawing 3193_PL31.in accordance with Crown Estates Standard Specification.
- 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.

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. 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.

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 be installed to Crown Estates Standard Specification and drainage connections made in accordance with. Exact details of installations to be provided to Crown Estates for approval prior to fitting.

SF:11.03.02 New walls to bathroom area to be tiled with ceramic tiles fixed in accordance with Crown Estates specification. 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.

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.

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

SF:11.05 Air Cooling System / M & E fittings:

- SF:11.05.01 Integrated cooling units installed behind boxed louvered panels 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:
- SF:1.06.02 New lighting to all areas to be provided to Crown Estates Specification. 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. 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 3193_PL14.in accordance with Crown Estates Standard Specification.
- 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.
- 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. 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.

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. 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. Details of tiles to be used to be agreed with Crown Estates.

TF: 13.02 Floors:

TF:
13.02.01 to bedroom areas, 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: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.

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.

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. 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. 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 Air Cooling System / M & E fittings:

TF:14.03.01 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:

TF:14.03.02 New lighting to all areas to be provided to Crown Estates Specification. 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. 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. Details to be agreed with Crown Estates.

Schedule of Works;

33 Chester Terrace
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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 timer 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 in 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.
- 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. 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.

RT:17.04 Roof lights:

RT:17.04.01 Existing areas of third floor ceiling to be carefully cut away and mansafe roof lights to be installed. Timber framing to be provided between existing joists to provide support to roof light. Full details to be provided for Crown Estates approval.

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33 Chester Terrace
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LG:4.00 **Vaults:**

LG:4.01 **External Areas:**

LG:4.01.01 External pathway between rear doorway to basement and vaults to be excavated and lower by approximately 500mm to form step down to new vault floor slab level.

LG:4.01.02 Drainage gully to be installed to lowest point to external walkway area and linked into existing surface water drainage connections in accordance with Crown Estates Specification.

LG:4.02 **Walls:**

LG:4.02.01 Walls to existing bathroom to be removed as shown on drawing in accordance with Crown Estates Standard Specification.

LG:4.02.02 In locations where walls have been removed, adjacent walls and ceilings plaster works to be locally repaired to Crown Estates Specifications.

LG:4.02.03 Steel beam 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:4.02.04 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.

LG:4.02.05 Existing walls to be prepared with Newton 500 8mm tanking membrane as shown on drawings. Walls to receive waterproof render in accordance with Crown Estates standard specification.

LG:4.03 **Floors:**

LG:4.03.01 Existing floor slab to be excavated and lowered as shown on drawings. Temporary support to be provided and existing foundations underpinned in accordance with engineers details and Crown Estates standard specification. New concrete floor slab to be formed and prepared with Newton 520 Brown tanking membrane as shown on drawings. Floor to receive waterproof screed in accordance with Crown Estates standard specification.