

7 St. Katharine's Precinct London NW1 4HH

Proposed basement and Ground Floor extension and internal alterations

PRELIMINARY SCHEDULE OF WORKS

COMMON WORKS

1. Preliminaries – site set up, insurances etc.
2. Demolition and Stripping Out
3. Alterations and Attendances
4. New plumbing works
5. New electrical installation
6. New Fittings and Fixtures
7. Joinery repairs
8. Decoration works, internal only
9. New Extension to Basement and construction of conservatory/kitchen extension
10. Reinststate garden planting and paved areas

DEMOLITION/ SET ASIDE & NEW BASEMENT EXTENSION

Main Building Basement Level

1. Strip out as necessary and remove carpets
2. Demolish rear basement arch/coal cellar and ceiling above and open out cellar for new bedroom
3. Demolish shelving and door in Plant room
4. Strip out modern metal staircase complete with handrails and guard rails to open courtyard area
5. Hack off render facing to the section of party wall at side of metal staircase up to the arch/coal cellar
6. Remove modern bathroom and fittings inserted in lobby area to staircase and make good finishes care being taken not to damage original brickwork where not being removed.
7. Carefully remove Walls and Doors and knock through to open up for corridor leading to the extension area as shown on drawings. Doors where removed to be replaced with new doors and doorway to be constructed where shown on drawings
8. Remove French doors to rear bedroom
9. Lower floors along hallway, Plant room, En-suite, Bedroom 2 and light well to raise the ceiling height as shown on the Proposed Basement and accompanying Drawings
10. Construct new reinforced insulated concrete slab floors for basement and construct steps down in hall way and steps up to Walk in Wardrobe
11. Construct new extension to form Bedroom 2 with sliding glass doors and light well the walls of which are to be plastered/rendered
12. Construct Walk in Wardrobe and Utility Room and fit out as shown on drawings
13. Raise height of lintel opening into front vault and construct steps down
14. Relocate meters in the front vault lobby to front light well and raise ceiling height of vault with steps down as shown on drawings
15. Incorporate new service trenches to route services from front of property to new plant room
16. Fit out front vault and rear Plant room to form new bathrooms
17. Replace door leading out from new Bathroom 1 into front light well

18. Tile walls of same and floors
19. Provide air extraction outlets/fans in bathrooms and in Bedroom 1 connected to blocked up chimney
20. Arrange for specialist sub-contractor to provide a report and estimate covering dampness and timber treatment to whole of basement and undertake any necessary recommended works under guarantee.
21. Construct and fit new 3 winder staircase flight in wood to ground floor
22. Renew as necessary the electrics along with existing wiring and channelling of same behind the existing tanking
23. Install cornices to ceilings throughout, make good plaster and redecorate.
24. Construct new Plant Room and doorway to same and install new boiler
25. Construct cupboards under stairs and beside steps down to new extension with louvre doors.

Main Building Ground Floor

1. Raise headroom of basement staircase entrance to maximum height.
2. Window, doorway and brickwork in kitchen to be removed to create new opening and extension of kitchen into the kitchen extension/conservatory area. Support per structural engineer's drawings.
3. Construct structural glass conservatory with glass doors and glass roof in accordance with drawings the glass roof to overhang new light well
4. Construct glass bridge walkway in toughened non slip glass supported on secondary steelwork and toughened glass balustrade per drawings
5. Render walls on either side of light well up to height of glass roof to reflect floodlighting from light well below
6. Line existing wall using IWL to kitchen side
7. Construct boxing with recessed lighting as shown on drawing
8. Construct new floor to extension/conservatory to include UFH system and take up and relay existing kitchen floor to include UFH system
9. New kitchen to be installed or existing kitchen upgraded
10. Install AV system to be linked to dining room
11. Install alarm system to be linked to remainder of house at later stage.