

90 South Hill Park, Schedule of Works		Start Date	Completion
1	<b>Preliminaries</b>		
	Preliminaries on strip out	n/a	
	Preliminaries on main works		
	Skip Hire		
	Site Welfare		
3	<b>Demolitions and Strip-Out</b>	22 Jan 2015	19 Feb 2015
	<b>Enabling Works</b>		
1	Shut off cold water supply to house		
2	Shut off gas supply to house		
3	Isolate electrical supply at fusebox.		
4	Drain down central heating system		
5	Protect stair treads and handrails		
	<b>Strip Out</b>		
6	Remove all fitted furniture		
7	Disconnect, remove and dispose of electrical and plumbing fittings, radiators, appliances and sanitary ware together with all associated pipework and cables.		
8	Remove and dispose of all piped services and electrical cables throughout		
9	Where applicable remove and dispose of all floor coverings, to expose sub-floor, screed, etc throughout house		
10	Where applicable remove and dispose of any tiles, lining paper, wall paper and other decorative wall coverings and linings		
11	Remove timber ceiling covering to second floor		
12	Remove panels to service risers on staircase		
	<b>Internal Demolitions</b>		
13	Demolish and dispose of internal concrete-block work and stud walls together with timber framed glazing as shown on drawing 280_G_010 removing and setting aside timber framed glazed doors.		
	<b>External Demolitions</b>		
14	Carefully dismantle and dispose of existing timber and polycarbonate side extension and shed		
15	Remove doors and frames to bin store beneath entrance drive-way		

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16	Remove and dispose of external cast iron spiral stairs at rear		
17	Remove felt and break out existing balcony to rear of UG living room, make good surrounding frame		
<b>Waste Disposal</b>			
18	Dispose of all site waste.		
<b>Asbestos</b>			
19	In the event that asbestos or products believed to contain asbestos are encountered inform the CA in order that a full asbestos survey and disposal can be arranged		
<b>Exploratory Works</b>			
20	to be confirmed once strip out complete		
21	investigate form of construction of second floor floor-plate (believed to be either beam and block or timber)		
22	open all inspection chambers, record invert levels and location of inspection chambers		
23	undertake CCTV survey of existing drainage		
24	excavate to expose footings to north of flank wall and thickness of concrete floor to side extension at NE of flank wall		
<b>4 Alterations, repairs and conservation</b>			
1	Modify 3 existing openings in existing timber roof with 150mm up stands for installation of new roof lights and for modification of existing roofing by named roofing contractor	16 Feb 2015	19 Mar 2015
2	Form new 2850mm wide structural opening in flank wall at lower ground floor level	19 Mar 2015	1 May 2015
3	Form new door opening between front bedroom and bin store (to become new shower room)		
4	Remove all cement screed from all floors	16 Feb 2015	19 Mar 2015
5	Disposal of cement screed from side extension		
6	Self-levelling screed for all sub floors		
7	Remove asphalt from drive way area above new shower room	1 Jun 2015	24 Jul 2015
8	New water proof membrane to replace defective asphalt		
9	New waterproofing for rear balcony		
10	Sand/cement screed to LG floor	16 Feb 2015	19 Mar 2015

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5	<b>Excavating and filling</b>		
1	Subject to investigation of footings and foundation, excavate 600mm for new foundation to side extension	16 Feb 2015	19 Mar 2015
2	200mm hardcore and blinding beneath new side extension slab		
11	<b>In-situ concrete works</b>		
1	200mm reinforced concrete slab to side extension	19 Mar 2015	29 May 2015
16	<b>Carpentry</b>		
1	New side extension superstructure walls in 100mm C24 timber studwork at 600mm centres with OSB3 sheathing including 150mm up stand for roof light.	1 Jun 2015	26 Jun 2015
2	New side extension superstructure roof in 225mm C24 timber joists at 450mm centres with OSB3 sheathing and opening(s) for roof light		
3	New C24 100mm timber stud work external wall to new shower room		
17	<b>Sheet roof coverings</b>		
1	Bauder extensive green roof with 10mm reservoir board	26 Jun 2015	not complete
19	<b>Waterproofing</b>		
1	Existing roofing felt in area of existing and new roof lights to be modified/replaced by named roofing contractor	21 Sep 2015	25 Sep 2015
2	Waterproofing (DPM) between new side extension and party fence wall	29 Jun 2015	31 Jul 2015
21	<b>Cladding and covering</b>		
1	Tyvek breather membrane to exterior of side extension	29 Jun 2015	31 Jul 2015
2	Western red cedar cladding to side extension and to external wall to shower room		
22	<b>General joinery</b>		
1	stud framing and sheathing to plant enclosure as illustrated in drawing 280_D_216	16 Feb 2015	8 May 2015

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23	<b>Windows, screens and lights</b>		
	1 <b>fineline</b> sliding doors to 2nd floor rear bedroom	omitted from works	
	2 <b>fineline</b> fixed glazed panels and opening light to 1st floor rear mezzanine		
	3 <b>fineline</b> sliding doors to UG rear living room		
	4 <b>fineline</b> sliding doors to LG rear dining room		
	5 New double glazed fixed roof light to side extension	29 Jun 2015	31 Jul 2015
	6 Provisional Sum for installation of roof lights	n/a	
	7 LG Floor TV Room, 1FL Office, Replace small softwood side windows with new hardwood side double glazed windows to match existing fenestration	29 Jun 2015	16 Oct 2015
24	<b>Doors, shutters and hatches</b>		
	1 FD30 hardwood doors with 30 min fire rated glass panes between stairs and: kitchen, media room, entrance hall, living room, study, bedrooms and dressing room	3 Aug 2015	15 Sep 2015
	2 glazed hardwood door to LG shower room		
	3 hardwood external door to LG side extension		
	4 paired ledged and braced shed doors to be clad with cedar strips (cedar included in cladding above)	29 Jun 2015	31 Jul 2015
	5 brushed stainless steel butt hinges to doors	-	15 Sep 2015
	6 allowance for door ironmongery (assume all good or equal approved lever handles, roses, thumb turns, mortice locks etc)		
	7 LG front door to match existing GF	3 Aug 2015	23 Sep 2015
	8 GF front door to match existing		
	9 Oak framing to fire rated glass		
25	<b>Stairs, walkways and balustrades</b>		
	1 sand existing stairs, and landings, newel posts and balustrade, make good all fixings to existing concrete cranked beams	19 Mar 2015	18 Sep 2015
	2 sand back existing bench, refurbish brass and copper rail		
26	<b>Metalwork</b>		
	1 cycle storage enclosure in hardwood with western red cedar cladding	29 Jun 2015	31 Jul 2015

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27	<b>Glazing</b>		
1	30 min fire rated glass panel between kitchen and stairs	3 Aug 2015	15 Sep 2015
2	30 min fire rated glass panel between entrance hall and stairs		
3	30 min fire rated glass panel between living room and stairs		
4	30 min fire rated glass panel between mezzanine study and stairs		
5	shower enclosure to 2nd floor bathroom comprising 2 fixed panels in clear float glass and 2 panel low iron back-painted glass		
6	wall mounted backlit hinged mirror with anodised aluminium frame for 2nd floor bathroom		
7	shower enclosure to 1st floor shower comprising 2 hinged panels in clear float glass and 3 panel low iron back-painted glass		
8	mirrored doors to bathroom cabinet		
9	shower enclosure to LG floor shower comprising 2 hinged panels in clear float glass and 3 panel low iron back-painted glass		
10	mirror for LG shower room		
11	shower enclosure to 2nd floor shower room comprising 2 fixed panels in clear float glass and 2 panel low iron back-painted glass		
12	2nd floor master bathroom 8mm sandblasted glass door and 2 fixed panels		
13	2nd floor shower room 8mm sandblasted door and 1 fixed panel		
14	1st floor shower 2 panels low iron back painted glass + 1 transparent panel		
15	1st floor bathroom sandblasted glass door		
16	Mirrored door fronts		
17	LG shower glazing		
28	<b>Floor, wall, ceiling and roof finishings</b>		
1	Make good any minor damage to interior of existing brick flank and party walls	n/a	
2	Make good any minor damage to existing reinforced concrete ceilings on LG and UG floors		
3	Make good plaster to 1st floor ceiling		
4	Repair screed on LG, UG and 1st floors	16 Feb 2015	10 Mar 2015

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	5 Repair screed on 2nd floor	10 Feb 2015	19 Mar 2015
	or		
	6 Install new ply subfloor to 2nd floor	n/a	
	7 Install 2x12.5mm plasterboard to 2nd floor ceiling with skim coat	16 Feb 2015	19 Mar 2015
29	<b>Decoration</b>		
	1 two mist coats and one finishing coat of <b>Little Greene</b> or equal approved matt emulsion paint to existing exposed brickwork walls to north and south internal walls		
	2 two mist and one finishing coat of <b>Little Greene</b> or equal approved matt emulsion paint to ceilings throughout	7 Sep 2015	16 Oct 2015
	3 two mist and one finishing coat of <b>Little Greene</b> or equal approved water based eggshell paint to walls in side extension and lower ground floor bathroom		
	4 two coats of <b>osmo</b> hard wax oil finish to stairs including exposed undersides of treads and landings and handrails, newel posts, balusters and columns	14 Sep 2015	9 Oct 2015
	5 two coats of <b>osmo</b> hard wax oil finish to timber frames to fire rated glass		
	6 500µm matte polyurethane lacquer finish to kitchen joinery (drawer fronts and doors )	29 Jun 2015	1 Aug 2015
	7 satin finish spray lacquer finish to kitchen joinery (carcasses and shelves)		
	8 satin clear varnish finish to drawer inserts in kitchen joinery	n/a	
	9 satin clear varnish finish to drawer inserts for wardrobe joinery	29 Jun 2015	1 Aug 2015
31	<b>Insulation, fire stopping and fire protection</b>		
	1 <b>knauf</b> earthwool 200mm dritherm insulation to existing roof	16 Feb 2015	19 Mar 2015
	2 <b>knauf</b> earthwool 150mm dritherm insulation to side extension walls	1 Jun 2015	26 Jun 2015
	3 <b>knauf</b> earthwool 200mm dritherm insulation to side extension roof		
	4 <b>knauf</b> earthwool 100mm slabs to provide sound insulation between soffit of living room/study and 2nd floor bedroom (assumes timber floor construction)	n/a	
	5 <b>celotex</b> PIR insulation to side extension floor	19 Mar 2015	29 May 2015

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32	<b>Furniture, fittings and equipment</b>		
	1 second floor wardrobe and storage joinery in MDF and plywood as shown in drawing 280_D_210A	11 May 2015	18 Sep 2015
	2 master bathroom and shower room joinery in MDF and plywood		
	3 first floor bedroom and bathroom joinery in MDF and plywood as shown in drawing 280_D_212A		
	4 LG floor shower room joinery in MDF and plywood as shown in drawing 280_D_214A		
	5 kitchen joinery in MDF as shown in drawing		
	6 kitchen counter top in concrete		
	7 LG floor storage and plant enclosure as shown in drawing 280_D_216A	23 Feb 2015	29 May 2015
	8 utility area/storage joinery	7 Sep 2015	16 Oct 2015
33	<b>Drainage above ground</b>		
	1 new soil drainage from bathrooms connected through to vertical riser adjacent to stairs including replacement of soil stack in riser	23 Feb 2015	19 Mar 2015
	2 above ground soil drainage from side extension sink and appliances	21 Mar 2015	12 Jun 2015
34	<b>Drainage below ground</b>		
	1 new below ground drainage in vicinity of side extension inclusive of new inspection chamber	16 Feb 2015	19 Mar 2015
37	<b>Soft landscaping</b>		
	1 sedum planting to side extension roof	26 Jun 2015	not complete
38	<b>Mechanical services</b>		
	1 <b>vaillant</b> autoTherm solar hot water panels laid <u>horizontally</u> note that these should not ordinarily be visible from the public realm	11 May 2015	18 Sep 2015
	2 <b>vaillant</b> ecotec boiler	19 Mar 2015	8 May 2015
	3 allow for pressurisation to system to achieve 21l/s through rain shower heads and 17l/s through hand showers		
	4 <b>vaillant</b> aurostor 260L pressurised hot water storage		
	5 <b>polyplumb</b> or equal approved underfloor heating in 7 zones with <b>nest</b> wireless thermostats		

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	6	additional manifold sets for under floor heating		
	7	additional copper pipe for under floor heating		
	8	hot and cold water supplies to all sanitary ware and to sinks, kitchen and utility appliances as shown on drawing 280_G_130A. all pipes to be insulated and hot/cold pipes to be run sufficiently separately to avoid heat transfer between pipes		
	9	extractor fans from bathrooms and utility room		
	10	extractor fan from kitchen		
	11	towel rails for bathrooms		
	12	<b>catalano</b> sfera recessed oval sink		
	13	<b>catalano</b> sfera 750 sink		
	14	<b>kaldewei</b> asymmetric duo bath 1800mm x		
	15	<b>bette</b> shower tray 900x1800x35		
	16	<b>bette</b> shower tray 900x1600x35		
	17	<b>bette</b> shower tray 900x1200x35		
	18	<b>grohe</b> rapid SL 1.13 cistern frame		
	19	<b>grohe</b> arena dual flush button horizontal	11 May 2015	25 Sep 2015
	20	<b>hansgrohe</b> puravida basin mixer		
	21	<b>hansgrohe</b> puravida wall mounted thermostatic shower mixer with ibox		
	22	<b>hansgrohe</b> raindance 300mm shower head on short arm		
	23	<b>hansgrohe</b> puravida 120 baton handshower with wall bracket		
	24	<b>duravit</b> stark 2 WC with soft close seat		
	25	miscellaneous sanitaryware		
	26	plumbing sundries		
	27	installation of all mechanical services and sanitaryware		
39	<b>Electrical services</b>			
	1	new consumer unit	21 Mar 2015	8 May 2015
	2	<b>orluna</b> surface spot adjustable 810 lumen		
	3	<b>orluna</b> curve jigsaw fixed 810 lumen		
	4	ceiling rose for pendant light fitting		
	5	exposed <b>fabric cable</b> wiring to all surface mounted light fittings		



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6	<b>schneider</b> ultimate screwless 5A sockets for surface mounted light fitting zones	16 Feb 2015	not complete		
7	<b>schneider</b> ultimate screwless 2x13A socket				
8	<b>schneider</b> GUG101M 10AX 1 WAY SP switch module + rocker cap				
9	<b>schneider</b> GUG102M 10AX 2 WAY SP switch module + rocker cap				
10	<b>schneider</b> GUG10IM 10AX INTERMEDIATE SP switch module + rocker cap				
11	<b>schneider</b> GUGRJ45 data outlet				
12	<b>schneider</b> GUGTELM master telephone outlet				
13	<b>schneider</b> GUGTELS secondary telephone outlet				
14	<b>schneider</b> GUG04 Ultimate Screwless twin satellite outlet + telephone + coax suitable for Sky Plus				
15	<b>schneider</b> GUGS01G ultimate screwless 1 gang front plate c/w mounting frame				
16	<b>schneider</b> GUGS01G ultimate screwless 2 gang front plate c/w mounting frame				
17	<b>schneider</b> GUGS01G ultimate screwless 3 gang front plate c/w mounting frame				
18	<b>schneider</b> GBG01 mounting box for 1 or 2 gang grid plates				
19	<b>schneider</b> GBG02 mounting box for 3 or 4 gang grid plates				
20	<b>schneider</b> GU1413 ultimate screwless triple pole (TP) fan isolator switch				
21	<b>schneider</b> GU7490 ultimate screwless dual voltage shaver unit				
22	<b>schneider</b> GU4421 ultimate screwless 45A DP double pole switch with neon				
23	<b>schneider</b> GU4431 ultimate screwless 32AX DP double pole switch + neon				
24	supply and installation of cables in association with installation of all electrical power and lighting as illustrated on drawing 280_G_140B				
25	supply and installation of CAT6 and coaxial cables for telecoms/network installation				
26	<b>nest</b> smoke detectors wired in to mains				
27	installation of all electrical fittings as listed above				
28	supply and installation of cables in association with security installations by others				

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41	<b>Builder's work in connection with mechanical, electrical and transportation installation</b>		
	1 allowance for all builders work in connection with M&E installations	n/a	
	<b>Variations</b>		
	Remove existing asbestos chimney and concrete fire place	16 Feb 2015	19 Mar 2015
	Underpin boundary wall in accordance with engineer's specification	8 Jun 2015	19 Jun 2015
	Structural works to flank wall in accordance with engineer's drawings		
	4no. padstones		
	Reposition Gas meter		
	Tiling to LG shower room	7 Sep 2015	11 Sep 2015
	Replace lead pipe	8 Jun 2015	19 Jun 2015
	Sundry Ironmongery (latches etc)	n/a	
	Sand and oil large timber window frame at rear		
	Installation of ironmongery	13 Sep 2015	18 Sep 2015
	Reinstate brass and copper handrail.		
	Remove MDF panels on stairs		
	Install MDF boards to stairs	21 Sep 2015	9 Oct 2015
	Additional skips	n/a	
	LED strip lights	8 Jun 2015	19 Jun 2015
	Back-painted glass master bathroom	3 Aug 2015	18 Sep 2015
	<b>Client Supply Items</b>		
	Sanitaryware	n/a	
	Sliding shower Doors		
	New Velux roof lights	29 Jul 2015	4 Sep 2015
	Works to roof in vicinity of roof lights	1 Sep 2015	4 Sep 2015
	Supply and install timber flooring	omitted from works	
	Supply Tiles for flooring	15 Sep 2015	not complete
	Install Tiles for flooring		
	Grout/Glue/Sealant		
	Supply and install carpet		
	Supply tiles to bathrooms		

