

**SCHEDULE OF WORKS**

at

**7 ALBANY STREET, LONDON NW1 4DX**

**REFURBISHMENT OF RESIDENTIAL PROPERTY**

**CABALLERO  
INTERIOR DESIGNERS  
214 HARBOUR YARD  
CHELSEA HARBOUR  
LONDON  
SW10 0XD**

**ZEN BUILDERS LTD  
273 ABBEYDALE ROAD  
WEMBLEY  
HA0 1TW**

**13th November 2015**

7 ALBANY STREET

Item	FLOOR AREAS		
		<b>m2</b>	<b>ft2</b>
A	GROUND FLOOR	57	614
B	FIRST FLOOR	38	409
C	SECOND FLOOR	38	414
D	THIRD FLOOR	38	409
		<b>171</b>	<b>1846</b>

7 ALBANY STREET

**DRAWINGS**

**Revision**

**Caballero Drawings - interior Designers**

AS - 100	Proposed Ground Floor	D1
AS - 101	Proposed First Floor	D1
AS - 102	Proposed Second Floor	D1
AS - 103	Proposed Third Floor	D1
AS - 100	Existing Floor Plans	D1

**TWS Structural Engineers Drawings**

8963-01	Proposed Ground Floor Plan	-
8963-02	Proposed First Floor Plan	-
8963-03	Proposed Second Floor Plan	-
8963-04	Proposed Third Floor Plan	-

## 7 ALBANY STREET

Item	DEMOLITIONS AND ALTERATIONS	quantity	unit
	All Materials to be disposed to a registered tip		
	<b>GROUND FLOOR</b>		
A	Demolish all internal walls	17	m
B	Form enlarged opening in loadbearing wall	1	nr
C	Steel - see Frame	1	sum
D	Take out WC and basin, remove tiles	1	nr
E	Take out Kitchen 4.9 x 3.0m	1	nr
F	Take out all shelves, cupboards, etc	2	nr
G	Take out doors and dispose	4	nr
H			
	Remove, cut back plumbing to kitchen and WC	2	nr
J	Take down ceilings and cornices	57	m <sup>2</sup>
K	Take up timber floor finishes	40	m <sup>2</sup>
L	Take up ceramic tiles to floors	17	m <sup>2</sup>
M	Remove fireplace surround	2	nr
N	Remove staircase to first floor	1	nr
	<b>FIRST FLOOR</b>		
O	Demolish internal cross wall	5	m
P	Take out all shelves, cupboards, etc	2	nr
Q	Take out doors and dispose	2	nr
R	Take down ceilings and cornices	38	m <sup>2</sup>
S	Take up floor finishes	38	m <sup>2</sup>

<b>SECOND FLOOR</b>				
A	Fill in door opening	2	nr	-
B	Form door opening into new bathroom	2	nr	-
C	Take out all shelves, cupboards, etc	1	nr	-
D	Take out doors and dispose	2	nr	-
E	Remove and cut back plumbing to bathroom	1	nr	-
F	Take down ceilings and cornices	40	m <sup>2</sup>	-
G	Take up floor finishes	40	m <sup>2</sup>	-
H	Take out bathroom fittings, WC, shower, basin.	1	nr	-
<b>THIRD FLOOR</b>				
J	Demolish internal walls	15	m	-
K	Take out all shelves, cupboards, etc	2	nr	-
L	Take out doors and dispose	4	nr	-
M	Remove and cut back plumbing to bathroom	2	nr	-
N	Take down ceilings and cornices	38	m <sup>2</sup>	-
O	Take up floor finishes	38	m <sup>2</sup>	-
P	Take out bathroom fittings, WC, shower, basin.	1	nr	-
Q	Take out bathroom fittings, bath, WC, basin	1	nr	-
<b>STAIRCASE</b>				
R	Remove staircase complete from ground to third	1	item	-
<b>MECHANICAL AND ELECTRICAL SERVICES</b>				
S	Strip out all services including radiators	1	item	-
<b>GENERAL</b>				
T	Hack off areas of defective plaster	1	item	-

Item	UPPER FLOORS	quantity	unit	
<b>GROUND FLOOR</b>				
A	Insert structural steel beam as TWS drawings, cut pockets in party wall and cast padstone, make good plaster where disturbed	1	item	
B	Fire treatment to steelwork	1	item	
C	Padstones including cutting structure	2	nr	
<b>FIRST - THIRD FLOOR</b>				
D	Insert structural steel beam as TWS drawings, cut pockets in party wall and cast padstone, make good plaster where disturbed	3	nr	
E	Fire treatment to steelwork	1	item	
F	Padstones including cutting structure	6	nr	
<b>ALL FLOORS</b>				
G	Replace and strengthen timber floors	57	m2	
H	Level existing floors	115	m2	
J	Plywood flooring	115	m2	
K	Acoustic insulation	115	m2	
L	Repairs to joists in floors			if required
M	Treat existing timber for infestation			if required
N	Dry and Wet rot remedial works			if required

Item	EXTERNAL WALLS	quantity	unit
<b>EXTERNAL REPAIRS</b>			
A	Erect Scaffolding		
B	Repoint chimney stack		
C	Check and replace if required flashings		
D	Check and test flat roof finishings		

## 7 ALBANY STREET

Item	WINDOWS AND EXTERNAL DOORS	quantity	unit
A	Overhaul sliding sash windows, including replacing seals, setting to run smoothly	15	nr
B	Works to secondary glazing - remove replace	15	nr
C	Overhaul front door	1	nr
D	Overhaul door to first floor terrace	1	nr



## 7 ALBANY STREET

Item	WALL FINISHES	quantity	unit
	<b>GROUND FLOOR</b>		
	<b>Guest WC</b>		
A	Stone slabs to walls half height - supply cost	8	m <sup>2</sup>
B	Add waste	2	m <sup>2</sup>
C	Install slabs	8	m <sup>2</sup>
	<b>Kitchen</b>		
D	Splashbacks in back painted glass	6	m <sup>2</sup>
	<b>Laundry Room</b>		
E	Ceramic white ceramic wall tiles - supply	5	m <sup>2</sup>
F	Ceramic tiles - install	5	m <sup>2</sup>
	<b>Dining Room/Family Living Area</b>		
G	Wall paper - supply	80	m <sup>2</sup>
H	Add waste 20 %	16	m <sup>2</sup>
J	Hang only wall paper	80	m <sup>2</sup>
K	Timber skirtings	35	m
	<b>FIRST FLOOR</b>		
	<b>Study Bar/Formal Living Room</b>		
L	Wall paper - supply	50	m <sup>2</sup>
M	Add waste 20 %	10	m <sup>2</sup>
N	Hang only wall paper	50	m <sup>2</sup>
O	Timber skirtings	24	m
	<b>SECOND FLOOR</b>		
	<b>En suite Bathroom</b>		
P	Stone slabs to walls - supply cost	30	m <sup>2</sup>
Q	Add waste 20 %	6	m <sup>2</sup>
R	Construct niche in wall	2	nr
S	Install slabs	30	m <sup>2</sup>
	<b>Master Bedroom 1</b>		
T	Wall paper - supply	25	m <sup>2</sup>
U	Add waste 20 %	5	m <sup>2</sup>
V	Hang only wall paper	25	m <sup>2</sup>
W	Timber skirtings	10	m
	<b>THIRD FLOOR</b>		
	<b>Bedroom 2</b>		
X	Wall paper - supply	25	m <sup>2</sup>
Y	Add waste 20 %	5	m <sup>2</sup>
Z	Hang only wall paper	25	m <sup>2</sup>
AA	Timber skirtings	12	m
	<b>Bedroom 3</b>		
BB	Wall paper - supply	25	m <sup>2</sup>
CC	Add waste 20 %	5	m <sup>2</sup>
DD	Hang only wall paper	25	m <sup>2</sup>
EE	Timber skirtings	10	m

Item	FLOOR FINISHES	quantity	unit
	<b>GROUND FLOOR</b>		
	<b>Guest WC</b>		
A	Stone slabs to floor - supply cost	2	m <sup>2</sup>
B	Add waste 15 %	1	m <sup>2</sup>
C	Install slabs	2	m <sup>2</sup>
D	Waterproof membrane	2	m <sup>2</sup>
	<b>Kitchen</b>		
E	Stone slabs to floor - supply cost	6	m <sup>2</sup>
F	Add waste 25 %	1.5	m <sup>2</sup>
G	Install slabs	6	m <sup>2</sup>
H	Plywood lining	25	m <sup>2</sup>
	<b>Laundry Room</b>		
J	Ceramic Floor tiles - supply	2	m <sup>2</sup>
K	Ceramic Floor tiles - install	2	m <sup>2</sup>
L	Screeded base	2	m <sup>2</sup>
	<b>Dining Room/Family Living Area</b>		
M	Hardwood flooring - supply cost	40	m <sup>2</sup>
N	Add waste 20 %	8	m <sup>2</sup>
O	Install hardwood flooring	40	m <sup>2</sup>
	<b>FIRST FLOOR</b>		
	<b>Study Bar/Formal Living Room</b>		
P	Hardwood flooring - supply cost	40	m <sup>2</sup>
Q	Add waste 20 %	8	m <sup>2</sup>
R	Install hardwood flooring	40	m <sup>2</sup>
	<b>SECOND FLOOR</b>		
	<b>Bathroom</b>		
S	Stone slabs to floor - supply cost	6	m <sup>2</sup>
T	Add waste 15 %	1	m <sup>2</sup>
U	Install slabs	2	m <sup>2</sup>
V	Waterproof membrane	2	m <sup>2</sup>
	<b>THIRD FLOOR</b>		
	<b>Bedroom 2</b>		
W	Timber floor boards	40	m <sup>2</sup>
X	Carpet - supply	30	m <sup>2</sup>
Y	Carpet - add 15% waste		m <sup>2</sup>
Z	Install carpet		m <sup>2</sup>
	<b>Bedroom 3</b>		
AA	Timber floor boards	40	m <sup>2</sup>
BB	Carpet - supply	30	m <sup>2</sup>
CC	Carpet - add 15% waste		m <sup>2</sup>
DD	Install carpet		m <sup>2</sup>
	<b>Bathroom 2 and 3</b>		
EE	Stone slabs to floor - supply cost	6	m <sup>2</sup>
FF	Add waste 15 %	1	m <sup>2</sup>
GG	Install slabs	2	m <sup>2</sup>
HH	Waterproof membrane	2	m <sup>2</sup>
JJ	Thresholds through out	1	nr

## 7 ALBANY STREET

Item	CEILINGS	quantity	unit
A	New plasterboard ceiling	170	m2
B	Cornices - supply only living rooms	80	m
C	Cornices - fix	80	m
D	Ceiling roses	4	nr

Item	FITTINGS	quantity	unit
	<b>GROUND FLOOR</b>		
	<b>Kitchen</b>		
A	Fitted Kitchen with stone work surfaces - traditional style		
B	Appliances etc		
	<b>Guest WC</b>		
C	Vanity unit with cupboard under	1	nr
D	Cistern casing with stone shelf	1	nr
	<b>Laundry Room</b>		
E	Work surface with cupboards	1	nr
	<b>Family Living area</b>		
F	Shelves and cupboards to alcove	2	nr
G	Fireplace surround	1	nr
H	Gas fire to existing flue	1	nr
J	Hall coats cupboards in hall	1	nr
K	Feature unit in hall	1	nr
L	Open shelving between hall and living room	1	nr
	<b>FIRST FLOOR</b>		
	<b>Living Room/Study</b>		
M	Shelves and cupboards to alcove	2	nr
N	Fireplace surround	1	nr
O	Gas fire to existing flue	1	nr
P	Shelf and TV unit to wall	1	nr
Q	Study desk	1	nr
	<b>SECOND FLOOR</b>		
	<b>Bedroom 1</b>		
R	Wardrobe unit with recess for TV	1	nr
S	Dressing room wardrobes	2	nr
T	Head board	1	nr
	<b>Master Bathroom</b>		
U	Vanity for two basins with cupboards, stone top	1	nr
	<b>THIRD FLOOR</b>		
	<b>Bedroom 2</b>		
V	Dressing room wardrobes	1	nr
W	Headboard	1	nr
	<b>Bedroom 3</b>		
X	Dressing room wardrobes	1	nr
Y	Headboard	1	nr
	<b>Bathroom 2 and 3</b>		
Z	Vanity unit with cupboards, stone top	2	nr

	<b>SANITARY FITTINGS - SUPPLY BUDGETS</b>
	<b>Guest WC</b>
A	Basin and mixer tap
B	WC
C	Toilet brush set and toilet roll holder
D	Mirror cabinet
	<b>Laundry Room</b>
E	Basin and tap
	<b>Master Bathroom Second Floor</b>
F	Bath with overflow, thermostatic valve, hand shower
G	Basin and mixer tap to vanity unit x 2nr
H	WC pan seat and cistern
J	Shower and glass screen
K	Mirror cabinet x 2nr
L	Toilet brush set and toilet roll holder
M	Heated towel rail
	<b>Third Floor Bathroom 2</b>
N	Basin and mixer tap to vanity unit
O	WC pan seat and cistern
P	Shower and glass screen
Q	Mirror cabinet x 1nr
R	Toilet brush set and toilet roll holder
S	Heated towel rail
T	<b>Third Floor Bathroom 3</b>
U	Basin and mixer tap to vanity unit
V	WC pan seat and cistern
W	Shower and glass screen
X	Mirror cabinet
Y	Toilet brush set and toilet roll holder
Z	Heated towel rail

## 7 ALBANY STREET

Item	DECORATIONS	quantity	unit
	<b>INTERNAL</b>		
A	Walls of staircase	90	m2
B	Ceilings	170	m2
C	Windows	15	nr
D	Doors	6	nr
E	Skirtings	80	m
	<b>EXTERNAL</b>		
	No work to be carried out		

## 7 ALBANY STREET

Item	MECHANICAL AND PLUMBING INSTALLATION	quantity	unit
A	Underfloor heating, boiler, storage tank moved to loft	160	m2
B	Heated towel rails - supply only	4	nr
C	Hot and Cold water distribution to kitchen, laundry, 4nr bathrooms	160	m2
D	Second fix sanitary fittings	4	rooms
E	Waste disposal systems	6	nr
F	Boosted Water	1	nr
G	Mechanical extract to kitchen	1	nr
H	Mechanical extract to bathrooms	4	nr
J	Air conditioning		sum
K	Commissioning, O&M manuals, certificates	1	nr
L	Builders work	1	nr
M	Gas Installation	1	nr
N	12 months routine maintenance	1	nr
O	Flues excluded		

## 7 ALBANY STREET

Item	ELECTRICAL INSTALLATION	quantity	unit	
A	Power points	100	nr	-
B	Lighting points	60	nr	-
C	Luminaires - BUDGET	1	nr	-
D	Distribution boards and cabling	1	nr	-
E	Earthing	1	nr	-
F	Face plates	80	nr	-
G	Intruder Alarms system	1	nr	-
H	Door entry system	1	nr	-
J	Containment for specialist installation	1	nr	-
K	Fire detection			
L	Commissioning, O&M manuals	1	nr	-
M	AV / telephony cabling only	3	Nr	-
N	Commissioning, O&M manuals, certificates	1	nr	-
O	Builders work	1	nr	-
P	12 months routine maintenance	1	nr	-



7 ALBANY STREET

Item	EXTERNAL WORKS	quantity	unit
A	Terrace  No work to be carried out		
	TOTAL CARRIED TO SUMMARY		£ -