# SPECIFICATION

FOR

Apartment 5-33 St Pancras Chambers Euston Road London NW1 2AR



**CLAIMS MANAGEMENT LTD** 

JOB NO: 136396

The Counting House 9 High Street Tring Herts HP23 5TE

DATE: March 2017

Rate £

Total £

.....

.....

.....

.....

. . . . . . . . . .

. . . . . . . . . .

. . . . . . . . . .

. . . . . . . . . .

.....

<u>General</u>	
Contractors to provide safe access to work at high level, all in accordance with current HSE requirements.	
Access to the apartment is via the public areas, care and consideration to all other occupiers of the property must be taken at all times.	
Any damage sustained by deliveries and works to the apartment or common areas will be the responsibility of the main contractors. Adequate protection must be provided at all times to fixtures and fittings and must allow safe ingress and egress to the apartment.	
Concierge may not allow for the lift to be used at all times for materials. Contractors must allow for deliveries to be via the staircase.	
No alteration or repairs to the sprinkler system must be completed.	
The construction of the new shelving unit and to bathroom cupboards will be completed by others. Allowance to be made by main contractor to provide adequate access to facilitate this work.	
Contractors are to note that no cutting in or adjustment / removal of the architraves or skirtings is permitted without express permission from the supervising surveyors / engineers.	
Contractors are not allowed to lift the original floorboards. Any accidental displacement of the floor must be immediately reported to the supervising engineers / surveyors who will advise the freeholders engineers to inspect.	
Remove protection and all debris from site upon completion.	
PAGE TOTAL Carried to Collection	

	Rate £	Total £
Entrance 5 <sup>th</sup> Floor – Living Room		
Existing balcony and staircase area to be protected prior to commencing repairs.		
Take up existing engineered timber flooring and dispose from site to expose original floorboards. Contractors are not allowed to lift the original floorboards. Any accidental displacement of the floor must be immediately reported to the supervising engineers / surveyors who will advise the freeholder's engineers to inspect.		
Supply and lay new engineered wood flooring to existing level. Supplier to be advised. Floor build up to be in accordance with manufacturer's guidelines and instructions from supervising surveyors / engineers.		
Contractors are to note that no cutting in or adjustment of the architraves or skirtings is permitted without express permission from the supervising surveyors / engineers.		
Oak moulding to be scribed by specialist to surround architraves or skirtings to edge of flooring.		
Remove electric radiator and fixings from wall, dispose from site. Carefully repair wall, prepare and leave ready for decoration.		
Repair areas of damaged walling caused by removal of electrical switches / sockets and existing lighting and the provision of new wiring to non-external wall surfaces. Prepare and leave ready to receive decorations. Works are to be in accordance with the electrical plan provided.		
Where disturbance is made to the internal plasterboard surfaces to external walls from the works; repairs have to be inspected and agreed with the supervising surveyors / engineers prior to effecting a repair.		
Protect timber trusses at all times during the construction works.		
Remove lighting to wall on the staircase area, prepare and leave ready to receive decorations. PAGE TOTAL Carried to Collection		

	Rate £	Total £
Contractors to provide safe access to ceiling above the staircase. Remove plasterboard ceiling to expose the structural timbers for inspection by the supervising surveyors / engineers.		
Supply timbers and construct support for the light fixing as required for installation. All works to be inspected by supervising surveyors / engineers.		
Fixing of lighting unit by others. Main contractor to provide access and assistance in delivery to the apartment from site delivery. Upon completion re-fix plasterboard, prepare and leave ready for decoration. Ceiling rose 1 metre diameter.		
Decorate walls and ceiling to Client's requirements. Apply 2 coats of emulsion paint in accordance with the manufacturer's guidelines. All as specified by the designers.		
Decorate all timber surfaces; apply one coat of undercoat, two coats of finished paint; colour and texture as specified by designers.		
Check windows and doors for ease of operation, leave in good working order. Any repairs must be agreed by the supervising surveyors / engineers prior to completion.		
Remove protection and debris from site upon completion.		
Kitchen / Dining Room		
Isolate electrical and plumbing fixtures to kitchen. Remove kitchen and dispose from site.		
Remove electric radiators and fixings from wall, dispose from site. Carefully repair wall, prepare and leave ready for decorations.		
Take up existing engineered timber flooring and dispose from site to expose original floorboards. Contractors are not allowed to lift the original floorboards. Any accidental displacement of the floor must be immediately reported to the supervising engineers / surveyors who will advise the freeholder's engineers to inspect.		
PAGE TOTAL		

Rate £ Total £ Supply and lay specified electric underfloor heating system with specified build-up of material. To be laid in accordance with manufacturer's guidelines by specialist electrical All works to be inspected by supervising contractor. surveyors / engineers. . . . . . . . . . . Supply and lay new engineered wood flooring to agreed levels. Floor build up to be in accordance with manufacturer's guidelines. All works to be inspected by supervising surveyors / engineers. . . . . . . . . . . Contractors are to note that no cutting in or adjustment of the architraves or skirtings is permitted without express permission from the supervising surveyors / engineers. . . . . . . . . . . Oak moulding to be scribed by specialist to surround architraves and skirtings to edge of flooring. . . . . . . . . . . Supply and lay solid wood threshold. To be installed at the junction of the living room and kitchen / dining area for raised level of between 6-10mm. . . . . . . . . . . Make good areas to behind kitchen as required to allow for the installation of the new kitchen by Poggenpohl. Works to be in accordance with Poggenpohl drawing ref...... Repair areas of damaged walling caused by removal of electrical switches / sockets, existing lighting and the provision of new wiring to non-external wall surfaces by others. Prepare and leave ready to receive decorations. Works are to be in accordance with the electrical plan provided. . . . . . . . . . . Where disturbance e is made to the internal plasterboard surfaces to external walls from the works; repairs are to be inspected and agreed with the supervising surveyors / engineers prior to effecting a repair. . . . . . . . . . . Protect timber trusses at all times during the construction. PAGE TOTAL Carried to Collection

	Rate £	Total £
Decorate walls and ceiling to Client's requirements. Apply 2 coats of emulsion paint in accordance with the manufacturer's guidelines. All as specified by the designers.		
Decorate all timber surfaces; apply one coat of undercoat, two coats of finish paint; colour and texture as specified by designers.		
Check windows and doors for ease of operation, leave in good working order. Any repairs must be agreed by the supervising surveyors / engineers prior to completion.		
Adjust doors both to common and internal areas to allow for ease of operation and to accommodate the new raised floor level from the installation of the underfloor heating system.		
Remove protection and remove debris from site upon completion.		
Lobby to Bathroom & 5 <sup>th</sup> Floor Bedroom		
Take up existing engineered timber flooring and dispose from site to expose original floorboards. Contractors are not allowed to lift the original floorboards. Any accidental displacement of the floor must be immediately reported to the supervising engineers / surveyors who will advise the freeholder's engineers to inspect.		
The underfloor heating system laid into position and new flooring laid. Doors to both the corridor and to the kitchen / dining room, bedroom 3 and bathroom to be adjusted as required to accommodate the raised floor level.		
Supply and lay specified electric underfloor heating system with specified build-up of material. To be laid in accordance with manufacturer's guidelines by specialist electrical contractor. All works to be inspected by supervising surveyors / engineers.		
Supply and lay new engineered wood flooring to agreed levels. Floor build up to be in accordance with manufacturer's guidelines. All works to be inspected by supervising surveyors / engineers.		
PAGE TOTAL Carried to Collection		

Rate £

Total £

#### <u> PART 1</u>

Contractors are to note that no cutting in or adjustment of the architraves or skirtings is permitted without the express permission from the supervising surveyors / engineers.

Oak moulding to be scribed by specialist to surround architraves and skirtings to edge of flooring.

Repair areas of damaged walling caused by removal of electrical switches / sockets and existing lighting and the provision of new wiring to non-external wall surfaces. Prepare and leave ready to receive decorations. Works are to be in accordance with the electrical plan provided.

Decorate walls and ceiling to Client's requirements. Apply 2 coats of emulsion paint in accordance with the manufacturer's guidelines. All as specified by the designers.

Decorate all timber surfaces; apply one coat of undercoat, two coats of finish paint; colour and texture as specified by designers.

Remove protection and debris from site upon completion.

#### Bedroom 3

Protect timber surfaces to prevent damage by the works, remove upon completion.

Remove cupboards from site and dispose.

Repair areas of damaged walling caused by removal of electrical switches / sockets, existing lighting and the provision of new wiring to non-external wall surfaces by others. Prepare and leave ready to receive decorations. Works are to be in accordance with the electrical plan provided.

Where disturbance is made to the internal plasterboard surfaces to external walls from the works; repairs have to be inspected and agreed with the supervising surveyors / engineers prior to effecting a repair.

. .

. . . . . . . . . .

#### Ref.No. 136396

## <u> PART 1</u>

Remove electric radiator and fixings from wall, dispose from site. Carefully repair wall, prepare and leave ready for decorations.

Remove carpet / underlay and dispose from site, clean area of dust and debris. Leave ready for new carpet to be laid.

Supply and lay underfloor heating system to manufacturer's guidelines, leave ready for new carpet.

Supply and fix joinery shelf to underside of lower purlin beneath window providing a desk as described by designers. To be completed by nominated sub-contractor.

Provide safe access; decorate walls and ceiling to Client's requirements. Apply 2 coats of emulsion paint in accordance with the manufacturer's guidelines. All as specified by the designers.

Decorate all timber surfaces; apply one coat of undercoat, two coats of finish paint; colour and texture as specified by designers.

Check windows and doors for ease of operation, leave in good working order. Any repairs must be agreed by the supervising surveyors / engineers prior to completion.

Remove protection and debris from site upon completion.

#### <u>W.C.</u>

Isolate and remove bathroom sanitaryware / fixtures and fittings. Dispose from site.

Remove bathroom cabinets and dispose from site. Precautions to be taken when removing bathroom cabinets protect and maintain all existing electrical and plumbing installation whilst this work is in progress.

Rate £	Total £

	Rate £	Total £
Remove wall and floor tiles and dispose from site. Repair walls / floors; leave ready to receive new tiled finish.		
Remove electric radiator and fixings from wall, dispose from site. Carefully repair wall, prepare and leave ready for decorations.		
Isolate electrical fittings, carefully take down suspended ceiling and remove debris from site.		
Repair areas of damaged walling caused by removal of electrical switches / sockets and existing lighting and the provision of new wiring to non-external wall surfaces. Prepare and leave ready to receive decorations. Works are to be in accordance with the electrical plan provided.		
Provide access; remove existing hot water cylinder and replace with new Megaflo cylinder or similar to maintain 3 bar working supply to showers.		
Supply and construct new ceiling / floor area in accordance with engineer's design. Supply and fix loft ladder for access to this area for storage and maintenance.		
Supply and fit new shelf area within loft area to engineer's design.		
Supply and fix fireline plasterboard finish to underside of ceiling in accordance with manufacturer's guidelines. Plaster and seal, leave ready for decorations.		
Supply and lay underfloor heating system to manufacturer's guidelines, leave ready for tiled floor.		
Supply and lay marble to walls and floors in accordance with designer's schedule – finish as required. Supply and apply sealants as required. Ditra matting to be laid beneath tiled floor surface.		
Supply and fix new sanitaryware / fixtures and fittings as specified by the client's interior designers.		
PAGE TOTAL Carried to Collection		

	Rate £	Total £
Wall units to be constructed and erected by nominated sub- contractors. Main contractor to provide access to facilitate these works.		
Reinstate all plumbing services as required, all to comply with current Regulations.		
Areas of ceiling to be decorated with two coats of emulsion paint finish colour to Client's choice.		
Decorate all timber surfaces; apply one coat of undercoat, two coats of finish paint; colour and texture as specified by designers.		
Loft above bathroom, any areas of exposure to the walls must be covered with Fireline plasterboard and full sealed with intumescent sealant. The scope of work to this area will be agreed with the supervising engineers / surveyors prior to completing repairs.		
Fourth Floor		
Sitting Room		
Protect timber surfaces to prevent damage by the works. Remove upon completion.		
Remove cupboards from site and dispose.		
Remove electric radiators and fixings from wall, dispose from site. Carefully repair wall, prepare and leave ready for		
decorations.		
Take up existing engineered timber flooring and dispose from site to expose original floorboards. Contractors are not allowed to lift the original floorboards. Any accidental displacement of the floor must be immediately reported to the supervising engineers / surveyors who will advise the freeholder's engineers to inspect.		
PAGE TOTAL Carried to Collection		

#### <u> PART 1</u>

	Rate £	Total £
Remove new skirting boards, no existing original skirting boards are to be removed and must be protected at all times.		
If there is any confusion in this regard, Supervising Engineers must be advised of this before works commence.		
Supply and lay new engineered wood flooring, supplier to be advised. Floor build up to be in accordance with manufacturer's guidelines and instructions from supervising surveyors / engineers.		
Oak moulding to be scribed by specialist to surround architraves or skirtings to edge of flooring.		
Locally, remove all electrical fittings.		
Repair areas of damaged walling caused by removal of electrical switches / sockets and existing lighting and the provision of new wiring to non-external wall surfaces. Prepare and leave ready to receive decorations. All works are to be in accordance with the electrical plan provided.		
Care must be taken to any exposed external walls to prevent any damage to the external roof tiling, insulation or fire protection. Supervising engineer will need to be on site whilst the work is completed.		
Check windows and doors for ease of operation, leave in good working order. Any repairs must be agreed by the supervising surveyors / engineers prior to completion.		
Adjust doors both to common and internal areas to allow for ease of operation and to accommodate the new raised floor level from the installation of the underfloor heating system.		
Provide safe access; decorate walls and ceiling to Client's requirements. Apply 2 coats of emulsion paint in accordance with the manufacturer's guidelines. All as specified by the designers.		
PAGE TOTAL		

**Carried to Collection** 

Decorate all timber surfaces; apply one coat of undercoat, two coats of finish paint; colour and texture as specified by designers.

#### <u>Hallway</u>

Remove carpet / underlay and dispose from site. Clean area of dust and debris. Leave ready for new carpet to be laid.

Repair areas of damaged walling caused by removal of electrical switches / sockets and existing lighting and the provision of new wiring to non-external wall surfaces. Prepare and leave ready to receive decorations. Works are to be in accordance with the electrical plan provided.

Supply and lay underfloor heating system to manufacturer's guidelines, leave ready for new carpet.

Adjust doors both to common and internal areas to allow for ease of operation and to accommodate the new raised floor level from the installation of the underfloor heating system.

Supply and fix new timber threshold strips to be used on interfaces between connection rooms.

Decorate walls and ceiling to Client's requirements. Apply 2 coats of emulsion paint in accordance with the manufacturer's guidelines. All as specified by the designers.

Decorate all timber surfaces, apply one coat of undercoat, two coats of finish paint; colour and texture as specified by designers.

#### Master Bedroom

Protect timber surfaces to prevent damage by the works / remove upon completion.

Remove cupboards and dispose from site.

Rate £	Total £
	I

#### PART 1

Carefully remove existing grill to vent chimney, supply and fix new grill to interior designer specification. Repair any walling disturbed by the works, prepare and leave ready to receive decorations.

Remove electric radiator and fixings from wall, dispose from site. Carefully repair wall, prepare and leave ready for decorations.

Remove all electrical fittings.

Repair areas of damaged walling caused by removal of electrical switches / sockets and existing lighting and the provision of new wiring to non-external wall surfaces. Prepare and leave ready to receive decorations. Works are to be in accordance with the electrical plan provided.

Care must be taken to any exposed external walls to prevent any damage to the external tiling, insulation or fire protection. Supervising engineer will need to be on site whilst the works is completed.

Check windows and doors for ease of operation, leave in good working order. Any repairs must be agreed by the supervising surveyors / engineers prior to completion.

Remove carpet / underlay and dispose from site. Clean area of dust and debris. Leave ready for new carpet to be laid.

Supply and lay underfloor heating system to manufacturer's guidelines, leave ready for carpet.

Provide safe access, prepare and decorate walls and ceiling to Client's requirements. Apply 2 coats of emulsion paint in accordance with the manufacturer's requirements. All as specified by the designers.

Decorate all timber surfaces; apply one coat of undercoat, two coats of paint; colour and texture as specified by designers.

Data 0	Tatal O
Rate £	Total £

	Rate £	Total £
Ensuite Bathroom		
Isolate and remove bathroom sanitaryware / fixtures and fittings. Dispose from site.		
Remove bathroom cabinets and dispose from site. Precautions to be taken when removing bathroom cabinets protect and maintain all existing electrical and plumbing installation whilst this work is in progress.		
Remove wall and floor tiles and dispose from site. Repair walls / floors; leave ready to receive new tiled finish.		
Repair areas of damaged walling caused by removal of electrical switches / sockets and existing lighting and the provision of new wiring to non-external wall surfaces. Prepare and leave ready to receive decorations. Works are to be in accordance with the electrical plan provided.		
Supply and lay underfloor heating system to manufacturer's guidelines, leave ready for tiled floor.		
Supply and apply marble to walls and floors in accordance with designers schedule – finish as required. Supply and apply sealants as required. Ditra matting to be laid beneath tiles surface.		
Supply and fix new sanitaryware / fixtures and fittings as specified by the client's interior designers.		
Wall units to be constructed and erected by nominated sub- contractors. Main contractor to provide access to facilitate these works.		
Reinstate all plumbing services as required, all to comply with current Regulations.		
Areas of ceiling to be decorated with two coats of emulsion paint colour to client's choice.		
Decorate all timber surfaces; apply one coat of undercoat, two coats of paint; colour and texture as specified by designers.		
PAGE TOTAL Carried to Collection		

	Rate £	Total £
Bathroom		
Isolate and remove bathroom sanitaryware / fixtures and fittings. Dispose from site.		
Remove bathroom cabinets and dispose from site. Precautions to be taken when removing bathroom cabinets protect and maintain all existing electrical and plumbing installation whilst this work is in progress.		
Remove wall and floor tiles and dispose from site. Repair walls / floors; leave ready to receive new tiled finish.		
Repair areas of damaged walling caused by removal of electrical switches / sockets and existing lighting and the provision of new wiring to non-external wall surfaces. Prepare and leave ready to receive decorations. Works are to be in accordance with the electrical plan provided.		
Supply and lay underfloor heating system to manufacturer's guidelines, leave ready for tiled floor.		
Supply and apply marble to walls and floors in accordance with designer's schedule. Finish as required / supply and apply sealants as required. Ditra matting to be laid beneath tiled surface.		
Supply and fix new sanitaryware / fixtures and fittings as specified by the client's interior designers.		
Wall units to be constructed and erected by nominated sub- contractors. Main contractor to provide access to facilitate these works.		
Reinstate all plumbing services as required, all to comply with current Regulations.		
PAGE TOTAL Carried to Collection		

Rate £

Total £

## PART 1

Areas of ceiling to be decorated with two coats of emulsion paint colour to Client's choice.

Decorate all timber surfaces; apply one coat of undercoat, two coats of paint; colour and texture as specified by designers.

#### Bedroom 2

Protect timber surfaces to prevent damage by the works. Remove upon completion.

Dispose cupboards from site. Demolish wall to bedroom (Lara's bedroom). Remove wall back to existing cupboard depth. Make good areas to walls and ceiling ready to receive decoration.

Carefully remove existing grill to vent chimney, supply and fix new grill to interior designer specification. Repair any walling disturbed by the works, prepare and leave ready for decorations.

Remove electric radiator and fixings from wall, dispose from site. Carefully repair wall, prepare and leave ready for decorations.

Remove all electrical fittings.

Repair areas of damaged walling caused by removal of electrical switches / sockets and existing lighting and new wiring to non-external wall surfaces. Prepare and leave ready to receive decorations. Works are to be in accordance with the electrical plan provided.

Care must be taken to any exposed external walls to prevent any damage to the external tiling, insulation or fire protection. Supervising engineer will need to be on site whilst this work is completed.

Check windows and doors for ease of operation, leave in good working order. Any repairs must be agreed by the supervising surveyors / engineers prior to completion.

. .

	Rate £	Total £
Remove carpet and dispose from site.		
Remove carpet / underlay and dispose from site. Clear area of dust and debris. Leave ready for new carpet to be laid.		
Supply and lay underfloor heating system to manufacturer's guidelines, leave ready for carpet.		
Provide safe access, prepare and decorate walls and ceiling to Client's requirements. Apply 2 coats of emulsion paint in accordance with the manufacturer's requirements. All as specified by the designers.		
Decorate all timber surfaces; apply one coat of undercoat, two coats of paint; colour and texture as specified by designers.		
Family Bathroom		
Tiles to walls and ceiling to be removed and disposed from site. All sanitary ware to be removed from site.		
Isolate and remove bathroom sanitaryware / fixtures and fittings. Dispose from site.		
Remove bathroom cabinets and dispose from site. Precautions to be taken when removing bathroom cabinets, protect and maintain all existing electrical and plumbing installation whilst this work is in progress.		
Remove bathroom cabinets and dispose from site. Precautions to be taken when removing bathroom cabinets, protect and maintain all existing electrical and plumbing installation whilst this work is in progress.		
Remove wall and floor tiles and dispose from site. Repair walls / floors; leave ready to receive new tiled finish.		
Supply and lay underfloor heating system to manufacturer's guidelines, leave ready for tiles floor.		
PAGE TOTAL Carried to Collection		

	Rate £	Total £
Supply and apply marble to walls and floors in accordance with designer's schedule. Finish as required / supply and apply sealants as required. Ditra matting to be laid beneath tiled surface.		
Supply and fix new sanitaryware / fixtures and fittings as specified by the client's interior designers.		
Wall units to be constructed and erected by nominated sub- contractors. Main contractor to provide access to facilitate these works.		
Reinstate all plumbing services as required, all to comply with current Regulations.		
Areas of ceiling to be decorated with two coats of emulsion, paint colour to Client's choice.		
Decorate all timber surfaces; apply one coat of undercoat, two coats of paint; colour and texture as specified by designers.		
PAGE TOTAL Carried to Collection		

# **COLLECTION**

Brought Forward  IIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIII		Rate £	Total £
Work Total     Contingency at 5% of work total			
Work Total     Contingency at 5% of work total	Brought Forward		
Contingency at 5% of work total			
Contingency at 5% of work total			
Contingency at 5% of work total			
Contingency at 5% of work total			
Contingency at 5% of work total			
Contingency at 5% of work total			
Contingency at 5% of work total			
	WORK TOTAL		
	Contingency at 5% of work total		
Contract Total	Contract Total		

Expected duration of contract repairs
Earliest start date
Contractor's Name & Signature:
Date: