

# WORK SCHEDULE

St Pancras Chambers - Apartment 2.02

28.04.2018

## Overview of work

- Installation of a wall mounted lighting support frame and new track lighting system with associated electrical supply and switches in the three main rooms.
- Installation of a large internal window/screen in Room 3 with floor and wall fixings.
- Installation of a new engineered floating Oak floor over the existing floor in the three main rooms and entrance lobby.
- Installation of a new discreet painted aluminium picture rail hanging system below the existing picture rail in the three main rooms.
- Removal of the existing kitchen in room Three, maintaining the current stud wall lining with services and the installation of a new kitchenette combined with library storage.
- Removal of the existing bathroom fittings and installation of new bathroom fittings, lighting, flooring and storage.
- Removal of the existing hot water tank housed in the mezzanine cupboard to be replaced with a direct supply water heater mounted below the basin in the bathroom.
- Removal of the redundant pipe boxing currently located behind the shower unit.
- Removal of the existing plasterboard on the stud partition walls and ceiling of the bathroom, installation of acoustic insulation in the stud cavity and replacement of the plasterboard and skim.
- Rehanging of and replacement of the bathroom door
- Removal and replacement of the existing damaged mezzanine stair landing platform
- Reconfiguration of the main circuit board electrics in room 2.
- Repositioning of the entry phone system and replacement of the entry phone handset in room 2.
- Repositioning of various skirting mounted electrical sockets to allow clearance for the new floor.
- Rationalization of the various wall-mounted data supply sockets

## Detailed breakdown of the proposed works

### Works in common through the whole apartment

- All flooring to be cleaned and protected with corrugated floor protection sheets that are taped down and edge tape sealed prior to all work
- Hardboard sheets are to be used over the floor protection in areas of chasing out, under scaffolding towers etc.
- Chase in power supply cables where required for the main track lighting system and LED tape uplighter system and new dimmer switch units in the three rooms.  
(Ref. Drawing No. SPC.2.02.09 – 14)
- Chase in wall bracket mounts back to the brick work for the lighting support frame installation in the three rooms.  
(Ref. Drawing No. SPC.2.02.09 – 14 + 14.1 ,14.2 & 14.3 details)
- Raise up slightly any skirting mounted power sockets that are too low to allow clearance for the installation of the new Oak floor (which will add 26mm to the existing floor height).  
(Ref. Drawing No. SPC.2.02.09 – 14)

- Installation of electrical cables from the existing supply to the switches, track lighting and led tape uplighter in the three rooms.  
(Ref. Drawing No. SPC.2.02.09 – 14 + 14.3 detail)
- Installation of steel wall brackets for the lighting support frame using chemical anchors into the brick in the three rooms.  
(Ref. Drawing No. SPC.2.02.09 – 14 + 14.1 detail)
- Installation of the aluminium lighting support frame, bolted onto the wall mounted brackets.  
(Ref. Drawing No. SPC.2.02.09 – 14 + 14.1 detail)
- Installation of the track light system and LED tape uplighters onto the new lighting support frame and 2<sup>nd</sup> fix lighting electrics in the three rooms.  
(Ref. Drawing No. SPC.2.02.09 – 14 + 14.2 + 14.3 details)
- Installation of new dimmer switch panels for the lights in each room (brass finish model tbc) maintaining the existing switch position in rooms 2 and 3 but changing the switch position in room 1 on the stud partition wall.  
(Ref. Drawing No. SPC.2.02.09 – 14)
- Installation of a new picture hanging rail system below the existing timber picture rail in all three rooms.  
(Ref. Data sheet SPC.2.02.30)  
(Ref. Drawing No. SPC.2.02.18 - 23)
- Plaster over and make good all the cable chasing and the wall mounted brackets for the lighting system and the window screen in the three rooms and decorate.
- Installation of a new floating Engineered Oak floor (21mm) with 5mm Timber Tech2 Acoustic plus underlay over the existing floor throughout the apartment excluding the bathroom. The floor is to be fitted by Turgon Flooring who specified the flooring and underlay after detailed consultation with Mr Brian Duffus of The Manhattan Loft Company.  
(Ref. Drawing No. SPC.2.02.16 + 16.1 + 16.2 details)  
(Ref. Data sheet Turgon installation guidelines SPC.2.02.31 + 32 + 33)

#### **BATHROOM SPECIFIC WORKS** (Ref. Drawing No. SPC.2.02.18 - 19)

- Remove all existing bathroom fittings and cabinets
- Cap off plumbing not required for new installation.
- Remove ceiling and stud wall plasterboard.
- Reconfigure plumbing provision for new installation maintaining existing concealed cistern if appropriate.
- Removal of the existing pipe boxing located behind the shower/bath.
- Remove existing bathroom door and replace with new solid wood door in the same style as existing apartment doors and rehang to open to the right on entering the room, with new door furniture.

- Install new sound insulation within the exposed ceiling and partition wall cavities and install new plasterboard and plaster skim finish.
- Installation of new ceramic/stone tiles over existing tiles (if possible) to help compensate for the raised floor level in the rest of the apartment.  
(Ref. Drawing No. SPC.2.02.16)
- Installation of a new wash basin and toilet.
- Installation of new bathroom cabinets, worktop and wall cabinets
- Installation of a new direct supply water heater mounted in the vanity cabinet housing the basin.
- Installation of cedar wood panelling and fabric panels to the bathroom interior walls.
- Installation of a new freestanding storage cabinet
- Installation of new ceiling and cabinet lighting.

#### **ENTRANCE HALL SPECIFIC WORKS**

- Installation of a new wall mounted light fitting to an existing supply outlet.

#### **ROOM 1 SPECIFIC WORKS**

- Removal of the existing damaged mezzanine landing platform and replace with new Oak platform of a revised design.  
(Ref. Drawing No. SPC.2.02.17)
- Review the fitted cabinet below the mezzanine staircase and replace doors and/or fittings as required.
- Removal of the existing water heater currently housed in the built-in cabinet on the mezzanine level.

#### **ROOM 2 SPECIFIC WORKS**

- Removal of the existing cupboard on the north wall housing the main electrical circuit boards.
- Repositioning of the main circuit board electrics so that all are wall mounted below the level of the existing dado rail and cap off any unrequired data cabling.  
(Ref. Drawing No. SPC.2.02.12)
- Cover with a blanking plate any of the wall mounted speaker/data sockets not in use and plaster over.  
(Ref. Drawing No. SPC.2.02.9 - 14)
- Removal and relocation of the existing entry-phone handset to a new location on the same wall behind the open entrance hall door with the installation of a new entry-phone handset.  
(Ref. Drawing No. SPC.2.02.12)

- Reposition power, lighting and data sockets on the North wall of room 2 (skirting board mounted) to allow the positioning of a new sideboard cabinet with power, lighting and data sockets to be brought within the cabinet.  
(Ref. Drawing No. SPC.2.02.12 + 21)
- Installation of the new sideboard cabinet over the face of the repositioned wall mounted main circuit boards with an internally removable back panel to allow access to all the electrical circuit boards.  
(Ref. Drawing No. SPC.2.02.21)
- Restore and decorate the original dado rail revealed by the removal of the existing electrical cabinets.  
(Ref. Drawing No. SPC.2.02.12)

### ROOM 3 SPECIFIC WORKS

- Removal of the existing kitchen appliances and cabinets and the revision of plumbing and electrical services for the new installation within the existing stud wall lining.
- Repositioning of the existing ventilation system to fit the new cabinet installation but maintaining the current exit flow ducting configuration.  
(Ref. Drawing No. SPC.2.02.22)
- Chase in the wall bracket mounts for the window screen, back to the brick work.  
(Ref. Drawing No. SPC.2.02.14 + 15 + 15.1 +15.2 details)
- Installation of steel wall brackets for the window /screen using chemical anchors into the brick  
(Ref. Drawing No. SPC.2.02.14 +15 + 15.1+15.2 details)
- Plaster over and make good all chasing in and decorate
- Installation of the window/screen centred on an existing floor fixing batten with floor fixed oak plinth and secured vertically to the installed wall brackets.  
(Ref. Drawing No. SPC.2.02.14 + 15 + 15.2 detail)
- Installation of new library shelving fitted furniture including a small screened kitchenette area with a single small sink with boiling water tap, and a fridge, with a small desk area with removable panelling concealing the existing wall mounted waste pipe inspection panel. All cabinets to be fixed to the existing stud wall panelling.  
(Ref. Drawing No. SPC.2.02.22 + 23)

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T FURNITURE

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## **Apartment 2.02 St Pancras Chambers**

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