

Apt 2-3, 10 CAMBRIDGE GATE, REGENT'S PARK, LONDON NW1 4JX

PROPOSED INTERNAL AND EXTERNAL ALTERATIONS TO SINGLE FAMILY APARTMENT AT FIRST FLOOR & UPPER FIRST FLOOR LEVELS.

PRELIMINARY SCHEDULE OF WORKS – JUNE 2018

COMMON WORKS

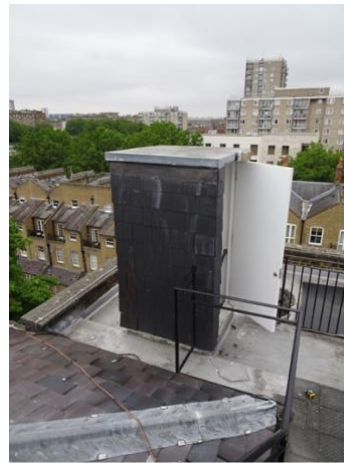
1. Preliminaries - site set up, insurances etc.
2. Temporary site accommodation.
3. Protect existing retained features i.e. chimneypiece, entrance door to common staircase.
4. Protect common staircase, landings, lift and entrance hall.
5. Provide overall protection to all areas during the course of the works to safeguard apartments above and below.
6. Demolition and Stripping Out.
7. Alterations and attendances.
8. New plant room, boiler and plumbing works.
9. Install new cast iron drainage runs and copper branches.
10. Connect internal drainage runs to existing foul water stacks to inner courtyard.
11. New electrical installation.
12. Test flue to chimneypiece and leave in working order.
13. Install heat pumps externally and fan coil units internally to provide air cooling to principal rooms.
14. New Fittings and Fixtures.
15. Remove internal boarding covering up existing windows to inner courtyard.
16. Overhaul and repair all existing retained windows and doors.
17. Provide mechanical ventilation to all enclosed habitable rooms and to bathrooms.
18. Install new joinery.
19. New floor finishes throughout.
20. Improve both thermal and acoustic separation between upper and lower apartments
21. Install new underfloor heating system.
22. Supply new electric heat mats to all bathrooms and shower rooms.
23. All cornices, architraves and skirtings to be replaced referencing historic sources for details.
24. New internal 4 panelled doors referencing historic details from the Terrace.
25. Decoration works, internal and external.

EXTERNAL AREAS



Front Balcony Terrace at First Floor Level

1. Overhaul and repair asphalt finish.
2. Check all upstands and drainage outlets to ensure all are sound.
3. Supply and lay new stone paving.



Roof of Escape Staircase to Rear

1. Cut out section of existing railing to allow access to flat roof area.
2. Overhaul and repair asphalt.
3. Install 2 No. Daikin VRV IV Condensing Units – Low Height Compact Mini VRV RXYSCQ-T on acoustic isolation pads.
4. Erect acoustic screen around heat pumps.
5. Core drill concrete roof to install small bore pipes and MG.

ALTERATIONS TO EXISTING APARTMENT



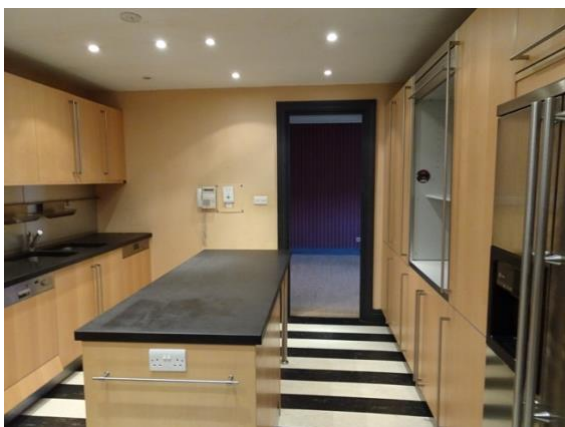
Principal Drawing Room

1. Remove double doors and architraves installed circa 1987
2. Temporary prop existing opening and increase in width.
3. Insert new steelwork/ or precast lintels to opening and MG.
4. Install new purpose made pair of three panelled doors and architraves.
5. Install new purpose made skirtings using historic references
6. Supply and lay new timber floor finish.



Lower First Floor

1. Provide all temporary supports and demolish modern Lignacite partition walls dating from 1956 reconstruction.
2. Inspect existing steel frames where exposed and carry out any remedial works.
3. Provide temporary supports and demolish centre pier between staircase flights and install or adapt existing steelwork over.
4. Strip out existing cupboards to either side of entrance door from common staircase.
5. Strip out sanitaryware from bathrooms and shower rooms including all fitted vanity units.
6. Strip out existing joinery units and appliances throughout.
7. Strip out internal staircase flights, handrails and balustrade dating from 1997
8. Construct new timber stud partitions to include sound insulation.
9. Install acoustic and fire protection in floor voids.
10. Lay underfloor heating panels and new floor finishes
11. Fit new sanitaryware to bathrooms and shower.
12. Supply and fit new purpose made joinery to new dressing rooms and bedroom areas.
13. Supply and install new staircase flights, handrails and balustrades.



Upper First Floor (Mezzanine Level)

1. Provide all temporary supports and demolish modern Lignacite partition walls dating from 1956 reconstruction.
2. Inspect existing steel frames where exposed and carry out any remedial works.
3. Cut back and provide new supports to form open area above lower staircase.
4. Strip out sanitaryware from bathrooms and shower rooms including all fitted vanity units.

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Apt 2-3, 10 Cambridge Gate, Preliminary Schedule of Works – June 2018

5. Strip out existing joinery units including kitchen units throughout.
6. Strip out internal staircase flights, handrails and balustrade dating from 1997
7. Construct new timber stud partitions to include sound insulation.
8. Install acoustic and fire protection in floor voids.
9. Lay underfloor heating panels and new floor finishes
10. Fit new sanitaryware to master bathroom.
11. Supply and fit new purpose made joinery to dressing room, bedroom and study.
12. Supply and install new staircase flights, handrails and balustrades.