

# **West Hampstead Fire Station Cottages**

## **Schedule of Proposed Works**

### **1.0 External Works**

- 1.1** Strip off existing slate roof coverings and replace (storing and re-using existing roof slates where un-damaged)
- 1.2** Strip off and replace existing felt flat roof coverings to rear extensions. Replace and repair underlying timbers where necessary.
- 1.3** Strip off and replace worn lead roof coverings to porch canopies.
- 1.4** Pointing repairs to facing brickwork, where required.
- 1.5** Patch repairs to roughcast render surfaces at first floor level.
- 1.6** Remove failed cementitious render at ground floor level, carry out brickwork repairs where necessary and replace with new lime render coating.
- 1.7** Replace all windows with double glazed units to match materials and fenestration of the existing. New windows to original elevations to incorporate lead-light glazing to match the existing fire station.
- 1.8** Refurbish existing front doors to houses 2, 3, and 4. Replace front door to house no. 1 to match adjacent houses.
- 1.9** Replace all rear access to doors to rear extensions with new design as per proposed drawings.
- 1.10** Replace existing defective rainwater goods with new cast iron rainwater goods.
- 1.11** Carry out joinery repairs where necessary.
- 1.12** Redecorate all external areas.

## **2.0** Utilities and Services

- 2.1.1** Strip out existing redundant gas, water and electricity supplies and dispose.
- 2.1.2** Install new mains gas, electricity and water services run from mains utility supplies on West End Road.
- 2.1.3** Strip out all existing small power, lighting, gas central heating and hot water installations and replace with new.

### **3.0** Internal Works

- 3.1** Strip out existing floor coverings, sanitaryware, fixtures and wall and ceiling coverings.
- 3.2** Replace all defective/damp affected structural floor timbers to rear of houses 2 and 4.
- 3.3** Install chemical injection damp proof course to ground floor internal and external walls.
- 3.4** Strip out all damaged and damp affected ceiling and wall plaster finishes.
  - 3.4.1** Existing plasterwork, where damaged, to be replaced with lime-based plaster.
  - 3.4.2** Existing plasterboard surfaces to be replaced with new plasterboard surfaces, scrimmed, skimmed and left ready for redecoration.
- 3.5** Strip out all damp affected joinery and replace with new to match original profiles.
  - 3.5.1** Where missing or replaced, new internal doors to be replaced with new timber panelled timber doors to match original design.
  - 3.5.2** Replacement picture-rails, balustrades, timber panelling, architraves and window boards to be replaced, where damaged, with new to match original profiles.
- 3.6** Where partition walls removed from first floor of House no. 4, replace with new stud timberwork to match original finishes.
- 3.7** Where still in place, remove all existing fire surrounds and infill fire places openings. Ventilation grilles to be incorporated for flue ventilation.
- 3.8** Re-position kitchen entrance doors in houses 2, 3 and 4 as per proposed layout plan.
- 3.9** Supply and install new carpet and vinyl floor coverings throughout.
- 3.10** Prepare all new and existing surfaces and redecorate.