

25<sup>th</sup> April 2019

Our ref: 8173/rs

## 1 CHESTER PLACE, LONDON, NW1 4NB

### SCHEDULE OF PROPOSED WORKS

#### 1. GENERALLY

- 1.1 The building is Grade I listed and sited within the Regent's Park Conservation Area. The freeholder is the Crown Estate.
- 1.2 All proposed works will comply with the requirements of the current CDM Regulations for health and safety.
- 1.3 All materials and workmanship will conform with the relevant requirements of the current Building Regulations, bye-laws, rules and regulations and the requirements of the Crown Estate.
- 1.4 All materials will comply with the current editions of the relevant British Standard or Code of Practice. All workmanship is to be carried out in accordance with the relevant Code of Practice and good building practice.
- 1.5 All works, finishes and making good are to be carried out in materials and in detailed execution to match the existing.
- 1.6 All proposed scaffolding, hoardings, external lighting and the like will require approval by the Crown Estate Paving Commission, prior to erection.
- 1.7 Construct scaffolding, staging boards, toe boards, safety harnesses, gantries, ladders, trestles, cradles and the like to the three elevations of the property. External scaffolding will be fully boarded to all elevations and will have a suitable vertical screen protection to prevent debris and the like falling into the street, onto the site or into adjacent properties.
- 1.8 Construct sturdy protection to the garage adjoining the flank wall and subsequently clear away. The scaffolding is to be constructed in such a way that access to the garage is affordable at all times.
- 1.9 Provide all necessary temporary warning and hazard signs, advice signs and remove when the works are completed.

**1 CHESTER PLACE, LONDON, NW1 4NB****SCHEDULE OF PROPOSED WORKS (Contd.)****2. EXTERNAL WALL REPAIRS**

- 2.1 To the flank wall and partly to the front and rear walls, supply and install “Helifix” helical stainless steel reinforcing bar (“Helibeam” system) comprising twelve 6mm diameter stainless steel “Helibar” reinforcing bars, each approximately 16m long overall, twice bent in the length and set in and including 10mm wide and 65mm deep groove cut into existing rendered brickwork, set in “Helibond” cementitious grout. Make good external cement render and leave with a smooth flush surface to either side of groove.
- 2.2 To the flank wall supply and install “Helifix” helical stainless steel reinforcing bar (“Bow Tie HD” system) comprising three 12mm diameter stainless steel “Bow Tie” reinforcing bars, each 1000mm long overall, including drilling hole from outside through 400mm rendered brickwork external wall into existing timber ceiling structure and drilling same, installing plastic sleeve and casting end of “Bow Tie” bar in brickwork wall with “Helifix PolyPlus” resin. Make good hole externally with “Dulux Polycell multi-purpose exterior Polyfilla” finished flush and sanded down.
- 2.3 Repair horizontal, vertical and diagonal cracks in external render to flank wall by cutting out cracks approximately 3mm wide, filling with “Dulux Polycell multi-purpose exterior Polyfilla” to create an even surface, sanding back flush and preparing for redecoration.
- 2.4 Reinstate grooves to match existing in render on flank elevation to simulate ashlar block wall where repair works have been carried out.
- 2.5 Hack off render externally to brickwork front wall in three locations not exceeding one square metre in area at all levels and clear away. Expose brickwork under. Carefully cut out six damaged bricks where badly cracked and stitch in new imperial sized second hand stocks, bedded and jointed in lime/sand mortar (1:3) using natural hydraulic lime mortar (3.5) and well-graded sharp sand. Supply and install “Helibar” helical stainless steel reinforcing bar comprising twelve 6mm diameter stainless steel “Helibar” reinforcing bars each approximately 1m long overall set in and including 10mm wide and 45mm deep groove cut into existing brickwork externally, set in “Helibond” cementitious grout. Make good brickwork. Apply two coats of cement and sand render on exposed existing brickwork walls and leave with a smooth surface.

**1 CHESTER PLACE, LONDON, NW1 4NB****SCHEDULE OF PROPOSED WORKS (Contd.)****2. EXTERNAL WALL REPAIRS (Contd.)**

- 2.6 Hack off render externally to brickwork rear wall in three locations not exceeding one square metre in area and clear away. Expose brickwork under. Carefully cut out six damaged bricks where badly cracked and stitch in new imperial sized second hand stocks, bedded and jointed in lime/sand mortar (1:3) using natural hydraulic lime mortar (3.5) and well-graded sharp sand. Supply and install “Helibar” helical stainless steel reinforcing bar comprising twelve 6mm diameter stainless steel “Helibar” reinforcing bars each approximately 1m long overall set in and including 10mm wide and 45mm deep groove cut into existing brickwork externally, set in “Helibond” cementitious grout. Make good brickwork. Apply two coats of cement and sand render on exposed existing brickwork walls and leave with a smooth surface.
- 2.7 Carefully rake out joints of brickwork to rear wall where defective in small areas not exceeding one square metre to a minimum depth of between 10 and 15mm ensuring that no damage is caused to the face of the existing brickwork and repoint with a neat struck joint in lime/sand mortar (1:3) using natural hydraulic lime mortar (3.5) and well-graded sharp sand.
- 2.8 Rake out sixteen horizontal joints in brickwork to rear wall in four locations for a length of 1000mm at all levels. Carefully cut out eight damaged bricks where badly cracked and stitch in new imperial sized second hand faced stocks to match existing, bedded and jointed in lime/sand mortar (1:3) using natural hydraulic lime mortar (3.5) and well-graded sharp sand. Supply and install sixteen “Helibar” helical stainless steel reinforcing bars comprising 6mm diameter stainless steel “Helibar” reinforcing bar each approximately 1m long overall set in raked out joint cut into existing brickwork internally, set in “Helibond” cementitious grout. Make good brickwork. Repoint with a neat struck joint in lime/sand mortar (1:3) using natural hydraulic lime mortar (3.5) and well-graded sharp sand.
- 2.9 Prepare existing rendered surfaces to the gable end and partly to the front and rear elevations including washing down, removing all loose and flaking paint and sanding to form a flush surface, fill hairline cracks with “Dulux Polycell” multi-purpose exterior Polyfilla and apply two coats of “Dulux Weathershield All Weather Protection Smooth Masonry Paint” - colour “Dulux Regents Park Cream Gloss.

**1 CHESTER PLACE, LONDON, NW1 4NB****SCHEDULE OF PROPOSED WORKS (Contd.)****3. THIRD FLOOR LANDING**

- 3.1 Provide protection to retained items and subsequently clear away.
- 3.2 To facilitate helical bar works to flank wall, take up carpet, take off skirting and take up small areas of floorboards and subsequently reinstate.
- 3.3 Repair fitted cupboard and duct casing.
- 3.4 Hack off plaster internally to brickwork flank wall and adjoining timber stud wall for a length of about 500mm to each direction. Drill timber vertical stud and brickwork at 600mm centres and supply and install M10 resin anchor bolt. Run with cement. Install stainless steel expanded metal lathing at junction between brick wall and timber stud wall. Refit wood lath to timber stud partition. Subsequently replaster the brickwork and stud walls with Tarmac Tilcon “Limelite” renovating plaster.
- 3.5 Repair minor internal plaster cracking by carefully cutting out plaster as necessary to brickwork walls where cracks occur, raking out joints of brickwork, installing stainless steel expanded metal lathing and making good plaster with Tarmac Tilcon “Limelite” renovating plaster including leaving a flush surface between new and existing plaster.
- 3.6 Repair minor internal plaster cracking by hacking off plaster to timber stud walls and ceilings where cracks occur, repairing wood lath, installing stainless steel expanded metal lathing as required and making good plaster with Tarmac Tilcon “Limelite” renovating plaster including leaving a flush surface between new and existing plaster.
- 3.7 Redecorate all exposed previously painted woodwork and plasterwork. Repolish handrail.

**4 THIRD FLOOR FRONT BEDROOM 4**

- 4.1 Bedroom 4 is the small Third Floor Bedroom located to the right hand side of the House when viewed from Chester Place.
- 4.2 Provide protection to retained items and subsequently clear away.
- 4.3 To facilitate helical bar works to flank wall, take up carpet, take off skirting and take up small areas of floorboards and subsequently reinstate.

**1 CHESTER PLACE, LONDON, NW1 4NB****SCHEDULE OF PROPOSED WORKS (Contd.)****4 THIRD FLOOR FRONT BEDROOM 4 (Contd.)**

- 4.4 Supply and install “Helifix” helical stainless steel reinforcing bar (“Bow Tie HD” system) in four locations comprising 12mm diameter stainless steel “Bow Tie” reinforcing bar 1000mm long overall, including drilling hole from outside through 500mm rendered brickwork external wall into existing timber floor joists and drilling same, installing plastic sleeve and casting end of “Bow Tie” bar in brickwork wall with “Helifix PolyPlus” resin. Make good hole externally with cement/lime pointing finished flush and sanded down.
- 4.5 Repair crack in plaster and brickwork sub-strata approximately 3mm wide to wall by hacking off plaster, injecting epoxy resin grout to crack in brickwork, raking out joints of brickwork, installing stainless steel expanded metal lathing 100mm wide across the crack and making good plaster with Tarmac Tilcon “Limelite” renovating plaster including leaving a flush surface between new and existing plaster.
- 4.6 Repair minor internal plaster cracking by carefully cutting out plaster as necessary to brickwork walls where cracks occur, raking out joints of brickwork, installing stainless steel expanded metal lathing and making good plaster with Tarmac Tilcon “Limelite” renovating plaster including leaving a flush surface between new and existing plaster.
- 4.7 Repair minor internal plaster cracking by hacking off plaster to timber stud walls and ceilings where cracks occur, repairing wood lath, installing stainless steel expanded metal lathing as required and making good plaster with Tarmac Tilcon “Limelite” renovating plaster including leaving a flush surface between new and existing plaster.
- 4.8 Repair internal plaster cracking to cornice by carefully cutting out crack as necessary, sealing with flexible filler, sanding down to leave a flush surface.
- 4.9 Redecorate all exposed previously painted woodwork and plasterwork.

**5 THIRD FLOOR FRONT BEDROOM 3**

- 5.1 Bedroom 3 is the larger of the two bedrooms on the Third Floor located to the left hand side of the house when viewed from Chester Place. 4.2
- 5.2 Provide protection to retained items and subsequently clear away.
- 5.3 To facilitate helical bar works to flank wall, take up carpet, take off skirting and take up small areas of floorboards and subsequently reinstate.

**1 CHESTER PLACE, LONDON, NW1 4NB****SCHEDULE OF PROPOSED WORKS (Contd.)****5 THIRD FLOOR FRONT BEDROOM 3 (Contd.)**

- 5.4 Repair crack in plaster and brickwork sub-strata approximately 3mm wide to wall by hacking off plaster, injecting epoxy resin grout to crack in brickwork, raking out joints of brickwork, installing stainless steel expanded metal lathing 100mm wide across the crack and making good plaster with Tarmac Tilcon “Limelite” renovating plaster including leaving a flush surface between new and existing plaster.
- 5.5 Repair minor internal plaster cracking by carefully cutting out plaster as necessary to brickwork walls where cracks occur, raking out joints of brickwork, installing stainless steel expanded metal lathing and making good plaster with Tarmac Tilcon “Limelite” renovating plaster including leaving a flush surface between new.
- 5.6 Repair minor internal plaster cracking by hacking off plaster to timber stud walls and ceilings where cracks occur, repairing wood lath, installing stainless steel expanded metal lathing as required and making good plaster with Tarmac Tilcon “Limelite” renovating plaster including leaving a flush surface between new and existing plaster.
- 5.7 Repair internal plaster cracking to cornice by carefully cutting out crack as necessary, sealing with flexible filler, sanding down to leave a flush surface.
- 5.8 Redecorate all exposed previously painted woodwork and plasterwork.

**6 THIRD FLOOR REAR BEDROOM 2**

- 6.1 Provide protection to retained items and subsequently clear away.
- 6.2 To facilitate helical bar works to flank wall, take up carpet, take off skirting and take up small areas of floorboards and subsequently reinstate.
- 6.3 Repair crack in plaster and brickwork sub-strata approximately 3mm wide to wall by hacking off plaster, injecting epoxy resin grout to crack in brickwork, raking out joints of brickwork, installing stainless steel expanded metal lathing 100mm wide across the crack and making good plaster with Tarmac Tilcon “Limelite” renovating plaster including leaving a flush surface between new and existing plaster.
- 6.4 Repair minor internal plaster cracking by carefully cutting out plaster as necessary to brickwork walls where cracks occur, raking out joints of brickwork, installing stainless steel expanded metal lathing and making good plaster with Tarmac Tilcon “Limelite” renovating plaster including leaving a flush surface between new and existing plaster.

**1 CHESTER PLACE, LONDON, NW1 4NB****SCHEDULE OF PROPOSED WORKS (Contd.)****6 THIRD FLOOR REAR BEDROOM 2 (Contd.)**

- 6.5 Repair minor internal plaster cracking by hacking off plaster to timber stud walls and ceilings where cracks occur, repairing wood lath, installing stainless steel expanded metal lathing as required and making good plaster with Tarmac Tilcon "Limelite" renovating plaster including leaving a flush surface between new and existing plaster.
- 6.6 Repair internal plaster cracking to cornice by carefully cutting out crack as necessary, sealing with flexible filler, sanding down to leave a flush surface.
- 6.7 Redecorate all exposed previously painted woodwork and plasterwork.

**7 THIRD FLOOR BATHROOM**

- 7.1 Provide protection to retained items and subsequently clear away.
- 7.2 To facilitate helical bar works to flank wall, take up carpet, take off skirting and take up small areas of floorboards and subsequently reinstate.
- 7.3 Disconnect, take out and store two wash hand basins, bath, low level wc suite with china cistern and towel radiator including all appliances, taps, showers and fittings prior to the works being carried out in this area. Subsequently reinstate.
- 7.4 Carefully strip back ceramic wall tiling as necessary to accommodate the repair works. Make good plaster and subsequently reinstate tiling to match existing.
- 7.5 Supply and install "Helifix" helical stainless steel reinforcing bar ("Bow Tie HD" system) comprising three 12mm diameter stainless steel "Bow Tie" reinforcing bars each 1000mm long overall, including drilling hole from outside through 500mm rendered brickwork external wall into existing timber floor joists and drilling same, installing plastic sleeve and casting end of "Bow Tie" bar in brickwork wall with "Helifix PolyPlus" resin. Make good hole externally with cement/lime pointing finished flush and sanded down.
- 7.6 Repair crack in plaster and brickwork sub-strata approximately 3mm wide to wall by hacking off plaster, injecting epoxy resin grout to crack in brickwork, raking out joints of brickwork, installing stainless steel expanded metal lathing 100mm wide across the crack and making good plaster with Tarmac Tilcon "Limelite" renovating plaster including leaving a flush surface between new and existing plaster.

**1 CHESTER PLACE, LONDON, NW1 4NB****SCHEDULE OF PROPOSED WORKS (Contd.)****7 THIRD FLOOR BATHROOM (Contd.)**

- 7.7 Repair minor internal plaster cracking by carefully cutting out plaster as necessary to brickwork walls where cracks occur, raking out joints of brickwork, installing stainless steel expanded metal lathing and making good plaster with Tarmac Tilcon “Limelite” renovating plaster including leaving a flush surface between new and existing plaster.
- 7.8 Repair minor internal plaster cracking by hacking off plaster to timber stud walls and ceilings where cracks occur, repairing wood lath, installing stainless steel expanded metal lathing as required and making good plaster with Tarmac Tilcon “Limelite” renovating plaster including leaving a flush surface between new and existing plaster.
- 7.9 Repair internal plaster cracking to cornice by carefully cutting out crack as necessary, sealing with flexible filler, sanding down to leave a flush surface.
- 7.10 Redecorate all exposed previously painted woodwork and plasterwork.

**8. SECOND FLOOR LANDING**

- 8.1 Provide protection to retained items and subsequently clear away.
- 8.2 To facilitate helical bar works to flank wall, take up carpet, take off skirting and take up small areas of floorboards and subsequently reinstate.
- 8.3 Take down and reinstate vertical duct casing.
- 8.4 Overhaul timber understairs cupboard and pair doors forming spandrel panel with internal shelving. Seal cracks in joints.
- 8.5 Overhaul timber understairs single hinged door with surrounding painted timber framework and internal shelving. Seal cracks in joints.
- 8.6 Overhaul timber staircase extending between Second and Third Floors together with painted timber strings and balustrade with polished handrail. Seal all cracks and joints in woodwork and plaster.



**1 CHESTER PLACE, LONDON, NW1 4NB****SCHEDULE OF PROPOSED WORKS (Contd.)****8. SECOND FLOOR LANDING (Contd.)**

- 8.7 Hack off plaster internally to brickwork flank wall and clear away. Expose brickwork under. Carefully cut out damaged bricks where badly cracked and stitch in new imperial sized second hand stocks, bedded and jointed in lime/sand mortar (1:3) using natural hydraulic lime mortar (3.5) and well-graded sharp sand. Supply and install “Helibar” helical stainless steel reinforcing bar comprising seven 6mm diameter stainless steel “Helibar” reinforcing bars each approximately 4m long overall set in and including 10mm wide and 45mm deep groove cut into existing brickwork internally, set in “Helibond” cementitious grout. Make good brickwork. Render, float and set in lime/sand plaster on existing brickwork walls and leave with a smooth surface.
- 8.8 Hack off plaster internally to brickwork flank wall and adjoining timber stud wall for a length of about 500mm to each direction. Drill timber vertical stud and brickwork at 600mm centres and supply and install M10 resin anchor bolt. Run with cement. Install stainless steel expanded metal lathing at junction between brick wall and timber stud wall. Refit wood lath to timber stud partition. Subsequently replaster the brickwork and stud walls with Tarmac Tilcon “Limelite” renovating plaster.
- 8.9 Repair minor internal plaster cracking by carefully cutting out plaster as necessary to brickwork walls where cracks occur, raking out joints of brickwork, installing stainless steel expanded metal lathing and making good plaster with Tarmac Tilcon “Limelite” renovating plaster including leaving a flush surface between new and existing plaster .
- 8.10 Repair minor internal plaster cracking by hacking off plaster to timber stud walls and ceilings where cracks occur, repairing wood lath, installing stainless steel expanded metal lathing as required and making good plaster with Tarmac Tilcon “Limelite” renovating plaster including leaving a flush surface between new and existing plaster.
- 8.11 Repair internal plaster cracking to cornice by carefully cutting out crack as necessary, sealing with flexible filler, sanding down to leave a flush surface.
- 8.12 Redecorate all exposed previously painted woodwork and plasterwork. Re-polish timber handrail.

**9 SECOND FLOOR FRONT BEDROOM 1**

- 9.1 Provide protection to retained items and subsequently clear away.
- 9.2 To facilitate helical bar works to flank wall, take up carpet, take off skirting and take up small areas of floorboards and subsequently reinstate.

**1 CHESTER PLACE, LONDON, NW1 4NB****SCHEDULE OF PROPOSED WORKS (Contd.)****9 SECOND FLOOR FRONT BEDROOM 1 (Contd.)**

- 9.3 Repair minor internal plaster cracking by carefully cutting out plaster as necessary to brickwork walls where cracks occur, raking out joints of brickwork, installing stainless steel expanded metal lathing and making good plaster with Tarmac Tilcon “Limelite” renovating plaster including leaving a flush surface between new and existing plaster.
- 9.4 Repair minor internal plaster cracking by hacking off plaster to timber stud walls and ceilings where cracks occur, repairing wood lath, installing stainless steel expanded metal lathing as required and making good plaster with Tarmac Tilcon “Limelite” renovating plaster including leaving a flush surface between new and existing plaster.
- 9.5 Repair internal plaster cracking to cornice by carefully cutting out crack as necessary, sealing with flexible filler, sanding down to leave a flush surface.
- 9.6 Redecorate all exposed previously painted woodwork and plasterwork.

**10. SECOND FLOOR REAR DRESSING ROOM**

- 10.1 Provide protection to retained items and subsequently clear away.
- 10.2 To facilitate helical bar works to flank wall, take up carpet, take off skirting and take up small areas of floorboards and subsequently reinstate.
- 10.3 Take down and reinstate two vertical duct casings.
- 10.4 Hack off plaster internally to brickwork rear wall and clear away. Expose brickwork under. Carefully cut out damaged bricks where badly cracked and stitch in new imperial sized second hand stocks, bedded and jointed in lime/sand mortar (1:3) using natural hydraulic lime mortar (3.5) and well-graded sharp sand. Supply and install “Helibar” helical stainless steel reinforcing bar comprising four 6mm diameter stainless steel “Helibar” reinforcing bars each approximately 4m long overall set in and including 10mm wide and 45mm deep groove cut into existing brickwork internally, set in “Helibond” cementitious grout. Make good brickwork. Render, float and set in lime/sand plaster on existing brickwork walls and leave with a smooth surface.

**1 CHESTER PLACE, LONDON, NW1 4NB****SCHEDULE OF PROPOSED WORKS (Contd.)****10. SECOND FLOOR REAR DRESSING ROOM (Contd.)**

- 10.5 Repair crack in plaster and brickwork sub-strata approximately 3mm wide to wall by hacking off plaster, injecting epoxy resin grout to crack in brickwork, raking out joints of brickwork, installing stainless steel expanded metal lathing 100mm wide across the crack and making good plaster with Tarmac Tilcon "Limelite" renovating plaster including leaving a flush surface between new and existing plaster.
- 10.6 Repair minor internal plaster cracking by carefully cutting out plaster as necessary to brickwork walls where cracks occur, raking out joints of brickwork, installing stainless steel expanded metal lathing and making good plaster with Tarmac Tilcon "Limelite" renovating plaster including leaving a flush surface between new and existing plaster.
- 10.7 Repair minor internal plaster cracking by hacking off plaster to timber stud walls and ceilings where cracks occur, repairing wood lath, installing stainless steel expanded metal lathing as required and making good plaster with Tarmac Tilcon "Limelite" renovating plaster including leaving a flush surface between new and existing plaster.
- 10.8 Repair internal plaster cracking to cornice by carefully cutting out crack as necessary, sealing with flexible filler, sanding down to leave a flush surface.
- 10.9 Redecorate all exposed previously painted woodwork and plasterwork.

**11. SECOND FLOOR EN SUITE BATHROOM**

- 11.1 Provide protection to retained items and subsequently clear away.
- 11.2 To facilitate helical bar works to flank wall, take up carpet, take off skirting and take up small areas of floorboards and subsequently reinstate.
- 11.3 Disconnect, take out and store wash hand basin with pedestal, bath with stone surround, shower tray and door screen, low level wc suite with china cistern and towel radiator including all appliances, taps, showers and fittings prior to the works being carried out in this area. Subsequently reinstate.
- 11.4 Carefully strip back ceramic wall tiling as necessary to accommodate the repair works. Make good plaster and subsequently reinstate tiling to match existing.
- 11.5 Take down painted timber vertical duct and reinstate.

**1 CHESTER PLACE, LONDON, NW1 4NB****SCHEDULE OF PROPOSED WORKS (Contd.)****11. SECOND FLOOR EN SUITE BATHROOM (Contd.)**

- 11.6 Hack off plaster internally to brickwork flank wall and clear away. Expose brickwork under. Carefully cut out damaged bricks where badly cracked and stitch in new imperial sized second hand stocks, bedded and jointed in lime/sand mortar (1:3) using natural hydraulic lime mortar (3.5) and well-graded sharp sand. Supply and install “Helibar” helical stainless steel reinforcing bar comprising seven 6mm diameter stainless steel “Helibar” reinforcing bars each approximately 3m long overall set in and including 10mm wide and 45mm deep groove cut into existing brickwork internally, set in “Helibond” cementitious grout. Make good brickwork. Render, float and set in lime/sand plaster on existing brickwork walls and leave with a smooth surface.
- 11.7 Hack off plaster internally to brickwork flank wall and adjoining timber stud wall for a length of about 500mm to each direction. Drill timber vertical stud and brickwork at 600mm centres and supply and install M10 resin anchor bolt. Run with cement. Install stainless steel expanded metal lathing at junction between brick wall and timber stud wall. Refit wood lath to timber stud partition. Subsequently replaster the brickwork and stud walls with Tarmac Tilcon “Limelite” renovating plaster.
- 11.8 Repair minor internal plaster cracking by hacking off plaster to timber stud walls and ceilings where cracks occur, repairing wood lath, installing stainless steel expanded metal lathing as required and making good plaster with Tarmac Tilcon “Limelite” renovating plaster including leaving a flush surface between new and existing plaster.
- 11.9 Repair internal plaster cracking to cornice by carefully cutting out crack as necessary, sealing with flexible filler, sanding down to leave a flush surface.
- 11.10 Redecorate all exposed previously painted woodwork and plasterwork.

**12 FIRST FLOOR LANDING**

- 12.1 Provide protection to retained items and subsequently clear away.
- 12.2 To facilitate helical bar works to flank wall, take up carpet, take off skirting and take up small areas of floorboards and subsequently reinstate.
- 12.3 Take down and reinstate vertical duct casing.

**1 CHESTER PLACE, LONDON, NW1 4NB****SCHEDULE OF PROPOSED WORKS (Contd.)****12 FIRST FLOOR LANDING (Contd.)**

- 12.4 Carefully dismantle structurally defective timber framed dogleg staircase running between First and Second Floor complete with aprons, strings, treads and risers, balustrade and handrail and set aside for re-use. Overhaul staircase and balustrade and subsequently reinstate after structural repair works have been carried out. Supply and install six 50 x 50mm treated sawn softwood blocks, each glued and screwed to underside of staircase tread and drilling timber block and adjacent brickwork wall for and including M10 resin anchor bolt and run with cement. Reinstall plastered soffit comprising wood lath with lime plaster finish.
- 12.5 Hack off plaster internally to brickwork flank wall and clear away. Expose brickwork under. Carefully cut out damaged bricks where badly cracked and stitch in new imperial sized second hand stocks, bedded and jointed in lime/sand mortar (1:3) using natural hydraulic lime mortar (3.5) and well-graded sharp sand. Supply and install "Helibar" helical stainless steel reinforcing bar comprising fifteen 6mm diameter stainless steel "Helibar" reinforcing bars each approximately 5m long overall set in and including 10mm wide and 45mm deep groove cut into existing brickwork internally, set in "Helibond" cementitious grout. Make good brickwork. Render, float and set in lime/sand plaster on existing brickwork walls and leave with a smooth surface.
- 12.6 Hack off plaster internally to brickwork flank wall and adjoining timber stud wall for a length of about 500mm to each direction. Drill timber vertical stud and brickwork at 600mm centres and supply and install M10 resin anchor bolt. Run with cement. Install stainless steel expanded metal lathing at junction between brick wall and timber stud wall. Refit wood lath to timber stud partition. Subsequently replaster the brickwork and stud walls with Tarmac Tilcon "Limelite" renovating plaster.
- 12.7 Repair minor internal plaster cracking by carefully cutting out plaster as necessary to brickwork walls where cracks occur, raking out joints of brickwork, installing stainless steel expanded metal lathing and making good plaster with Tarmac Tilcon "Limelite" renovating plaster including leaving a flush surface between new and existing plaster.
- 12.8 Repair minor internal plaster cracking by hacking off plaster to timber stud walls and ceilings where cracks occur, repairing wood lath, installing stainless steel expanded metal lathing as required and making good plaster with Tarmac Tilcon "Limelite" renovating plaster including leaving a flush surface between new and existing plaster.
- 12.9 Repair internal plaster cracking to cornice by carefully cutting out crack as necessary, sealing with flexible filler, sanding down to leave a flush surface.
- 12.10 Redecorate all exposed previously painted woodwork and plasterwork. Re-polish timber handrail.

**1 CHESTER PLACE, LONDON, NW1 4NB****SCHEDULE OF PROPOSED WORKS (Contd.)****13 FIRST FLOOR FRONT RECEPTION ROOM**

- 13.1 Provide protection to retained items and subsequently clear away.
- 13.2 To facilitate helical bar works to flank wall, take up carpet, take off skirting and take up small areas of floorboards and subsequently reinstate.
- 13.3 Take down and reinstate two vertical duct casings.
- 13.4 Hack off plaster internally at high level to brickwork front wall and clear away. Expose brickwork under. Carefully cut out damaged bricks where badly cracked and stitch in new imperial sized second hand stocks, bedded and jointed in lime/sand mortar (1:3) using natural hydraulic lime mortar (3.5) and well-graded sharp sand. Supply and install “Helibar” helical stainless steel reinforcing bar comprising four 6mm diameter stainless steel “Helibar” reinforcing bars each approximately 3m long overall set in and including 10mm wide and 45mm deep groove cut into existing brickwork internally, set in “Helibond” cementitious grout. Make good brickwork. Render, float and set in lime/sand plaster on existing brickwork walls and leave with a smooth surface.
- 13.5 Hack off plaster internally to brickwork flank wall and adjoining brickwork front wall for a length of about 500mm to each direction. Supply and install “Helibar” helical stainless steel reinforcing bar at 300mm centres comprising eleven 6mm diameter stainless steel “Helibar” reinforcing bar approximately 1m long overall set in and including 10mm wide and 45mm deep groove cut into existing brickwork internally, set in “Helibond” cementitious grout. Make good brickwork. Subsequently replaster the brickwork walls with Tarmac Tilcon “Limelite” renovating plaster.
- 13.6 Hack off plaster internally to brickwork flank wall and adjoining timber stud wall for a length of about 500mm to each direction. Where feasible set wood lath to timber stud partition aside for re-use. Drill timber vertical stud and brickwork at 600mm centres and supply and install M10 resin anchor bolt. Run with cement. Install stainless steel expanded metal lathing at junction between brick wall and timber stud wall. Refit wood lath to timber stud partition. Subsequently replaster the brickwork and stud walls with Tarmac Tilcon “Limelite” renovating plaster.
- 13.7 Repair minor internal plaster cracking by carefully cutting out plaster as necessary to brickwork walls where cracks occur, raking out joints of brickwork, installing stainless steel expanded metal lathing and making good plaster with Tarmac Tilcon “Limelite” renovating plaster including leaving a flush surface between new and existing plaster.

**1 CHESTER PLACE, LONDON, NW1 4NB****SCHEDULE OF PROPOSED WORKS (Contd.)****13 FIRST FLOOR FRONT RECEPTION ROOM (Contd.)**

- 13.8 Repair minor internal plaster cracking by hacking off plaster to timber stud walls and ceilings where cracks occur, repairing wood lath, installing stainless steel expanded metal lathing as required and making good plaster with Tarmac Tilcon “Limelite” renovating plaster including leaving a flush surface between new and existing plaster.
- 13.9 Repair internal plaster cracking to cornice by carefully cutting out crack as necessary, sealing with flexible filler, sanding down to leave a flush surface.
- 13.10 Redecorate all exposed previously painted woodwork and plasterwork.

**14. FIRST FLOOR REAR RECEPTION ROOM**

- 14.1 Provide protection to retained items and subsequently clear away.
- 14.2 To facilitate helical bar works to flank wall, take up carpet, take off skirting and take up small areas of floorboards and subsequently reinstate.
- 14.3 Take down and reinstate two vertical duct casings.
- 14.4 Hack off plaster internally at high level to brickwork rear wall and clear away. Expose brickwork under. Carefully cut out damaged bricks where badly cracked and stitch in new imperial sized second hand stocks, bedded and jointed in lime/sand mortar (1:3) using natural hydraulic lime mortar (3.5) and well-graded sharp sand. Supply and install “Helibar” helical stainless steel reinforcing bar comprising three 6mm diameter stainless steel “Helibar” reinforcing bars each approximately 4m long overall set in and including 10mm wide and 45mm deep groove cut into existing brickwork internally, set in “Helibond” cementitious grout. Make good brickwork. Render, float and set in lime/sand plaster on existing brickwork walls and leave with a smooth surface.
- 14.5 Repair crack in plaster and brickwork sub-strata approximately 3mm wide to wall by hacking off plaster, injecting epoxy resin grout to crack in brickwork, raking out joints of brickwork, installing stainless steel expanded metal lathing 100mm wide across the crack and making good plaster with Tarmac Tilcon “Limelite” renovating plaster including leaving a flush surface between new and existing plaster.

**1 CHESTER PLACE, LONDON, NW1 4NB****SCHEDULE OF PROPOSED WORKS (Contd.)****14. FIRST FLOOR REAR RECEPTION ROOM (Contd.)**

- 14.6 Repair minor internal plaster cracking by carefully cutting out plaster as necessary to brickwork walls where cracks occur, raking out joints of brickwork, installing stainless steel expanded metal lathing and making good plaster with Tarmac Tilcon “Limelite” renovating plaster including leaving a flush surface between new and existing plaster.
- 14.7 Repair minor internal plaster cracking by hacking off plaster to timber stud walls and ceilings where cracks occur, repairing wood lath, installing stainless steel expanded metal lathing as required and making good plaster with Tarmac Tilcon “Limelite” renovating plaster including leaving a flush surface between new and existing plaster.
- 14.8 Repair internal plaster cracking to cornice by carefully cutting out crack as necessary, sealing with flexible filler, sanding down to leave a flush surface.
- 14.9 Redecorate all exposed previously painted woodwork and plasterwork.

**15. GROUND FLOOR ENTRANCE HALL**

- 15.1 Provide protection to retained items and subsequently clear away.
- 15.2 To facilitate helical bar works to flank wall, take up carpet, take off skirting and dado rails and take up small areas of floorboards and subsequently reinstate.
- 15.3 Take down and reinstate two vertical duct casings.
- 15.4 Take up ceramic floor tiling together with sub-board and clear away. Expose timber floor boards under. Reinstate tiling after completion of repair works.
- 15.5 Carefully dismantle structurally defective timber framed dogleg staircase running between Ground and First Floors complete with aprons, strings, treads and risers. balustrade and handrail and set aside for re-use. Overhaul staircase and balustrade and subsequently reinstate after structural repair works have been carried out. Supply and install eight 50 x 50mm treated sawn softwood blocks, each glued and screwed to underside of staircase tread and drilling timber block and adjacent brickwork wall for and including M10 resin anchor bolt and run with cement. Reinstate plastered soffit comprising wood lath with lime plaster finish.



**1 CHESTER PLACE, LONDON, NW1 4NB****SCHEDULE OF PROPOSED WORKS (Contd.)****15. GROUND FLOOR ENTRANCE HALL (Contd.)**

- 15.6 Hack off plaster internally to brickwork gable wall and clear away. Expose brickwork under. Carefully cut out damaged bricks where badly cracked and stitch in new imperial sized second hand stocks, bedded and jointed in lime/sand mortar (1:3) using natural hydraulic lime mortar (3.5) and well-graded sharp sand. Supply and install “Helibar” helical stainless steel reinforcing bar comprising sixteen 6mm diameter stainless steel “Helibar” reinforcing bars. each approximately 5m long overall set in and including 10mm wide and 45mm deep groove cut into existing brickwork internally, set in “Helibond” cementitious grout. Make good brickwork. Render, float and set in lime/sand plaster on existing brickwork walls and leave with a smooth surface to receive paint finish (specified separately).
- 15.7 Repair minor internal plaster cracking by carefully cutting out plaster as necessary to brickwork walls where cracks occur, raking out joints of brickwork, installing stainless steel expanded metal lathing and making good plaster with Tarmac Tilcon “Limelite” renovating plaster including leaving a flush surface between new and existing plaster.
- 15.8 Repair minor internal plaster cracking by hacking off plaster to timber stud walls and ceilings where cracks occur, repairing wood lath, installing stainless steel expanded metal lathing as required and making good plaster with Tarmac Tilcon “Limelite” renovating plaster including leaving a flush surface between new and existing plaster.
- 15.9 Repair internal plaster cracking to cornice by carefully cutting out crack as necessary, sealing with flexible filler, sanding down to leave a flush surface.
- 15.10 Overhaul timber panelled front entrance door and frame including piecing in woodwork or re-hanging and fitting to frame so that there are no gaps between the frame and the door. Ease, oil and adjust ironmongery.
- 15.11 Redecorate all exposed previously painted woodwork and plasterwork. Re-polish timber handrail.

**16 GROUND FLOOR FRONT DINING ROOM**

- 16.1 Provide protection to retained items and subsequently clear away.
- 16.2 To facilitate helical bar works to flank wall, take up plastic playmat, take off skirting and take up small areas of floorboards and subsequently reinstate.
- 16.3 Take down and reinstate two vertical duct casings.

**1 CHESTER PLACE, LONDON, NW1 4NB****SCHEDULE OF PROPOSED WORKS (Contd.)****16 GROUND FLOOR FRONT DINING ROOM (Contd.)**

- 16.4 Take up ceramic floor tiling together with sub-board and clear away. Expose timber floor boards under. Reinstate tiling after completion of repair works.
- 16.5 Repair minor internal plaster cracking by carefully cutting out plaster as necessary to brickwork walls where cracks occur, raking out joints of brickwork, installing stainless steel expanded metal lathing and making good plaster with Tarmac Tilcon “Limelite” renovating plaster including leaving a flush surface between new and existing plaster.
- 16.6 Repair minor internal plaster cracking by hacking off plaster to timber stud walls and ceilings where cracks occur, repairing wood lath, installing stainless steel expanded metal lathing as required and making good plaster with Tarmac Tilcon “Limelite” renovating plaster including leaving a flush surface between new and existing plaster.
- 16.7 Repair internal plaster cracking to cornice by carefully cutting out crack as necessary, sealing with flexible filler, sanding down to leave a flush surface.
- 16.8 Redecorate all exposed previously painted woodwork and plasterwork

**17 GROUND FLOOR REAR KITCHEN**

- 17.1 Provide protection to retained items and subsequently clear away.
- 17.2 To facilitate helical bar works to flank wall, take off skirting and take up small areas of floorboards and subsequently reinstate.
- 17.3 Dismantle kitchen units including synthetic stone worktop and appliances and set aside for re-use. Subsequently reinstate.
- 17.4 Take down and reinstate two vertical duct casings.
- 17.5 Take up ceramic floor tiling together with sub-board and clear away. Expose timber floor boards under. Reinstate tiling after completion of repair works.
- 17.6 Repair crack in plaster and brickwork sub-strata approximately 3mm wide to wall by hacking off plaster, injecting epoxy resin grout to crack in brickwork, raking out joints of brickwork, installing stainless steel expanded metal lathing 100mm wide across the crack and making good plaster with Tarmac Tilcon “Limelite” renovating plaster including leaving a flush surface between new and existing plaster.

**1 CHESTER PLACE, LONDON, NW1 4NB****SCHEDULE OF PROPOSED WORKS (Contd.)****17 GROUND FLOOR REAR KITCHEN (Contd.)**

- 17.7 Repair minor internal plaster cracking by carefully cutting out plaster as necessary to brickwork walls where cracks occur, raking out joints of brickwork, installing stainless steel expanded metal lathing and making good plaster with Tarmac Tilcon “Limelite” renovating plaster including leaving a flush surface between new.
- 17.8 Repair minor internal plaster cracking by hacking off plaster to timber stud walls and ceilings where cracks occur, repairing wood lath, installing stainless steel expanded metal lathing as required and making good plaster with Tarmac Tilcon “Limelite” renovating plaster including leaving a flush surface between new and existing plaster.
- 17.9 Repair internal plaster cracking to cornice by carefully cutting out crack as necessary, sealing with flexible filler, sanding down to leave a flush surface.
- 17.10 Redecorate all exposed previously painted woodwork and plasterwork

**18 GROUND FLOOR REAR CORRIDOR**

- 18.1 Provide protection to retained items and subsequently clear away.
- 18.2 To facilitate helical bar works to flank wall, take up carpet, take off skirting and take up small areas of floorboards and subsequently reinstate.
- 18.3 Take up ceramic floor tiling together with sub-board and clear away. Expose timber floor boards under. Reinstate tiling after completion of repair works.
- 18.4 Repair minor internal plaster cracking by carefully cutting out plaster as necessary to brickwork walls where cracks occur, raking out joints of brickwork, installing stainless steel expanded metal lathing and making good plaster with Tarmac Tilcon “Limelite” renovating plaster including leaving a flush surface between new and existing plaster.
- 18.5 Repair minor internal plaster cracking by hacking off plaster to timber stud walls and ceilings where cracks occur, repairing wood lath, installing stainless steel expanded metal lathing as required and making good plaster with Tarmac Tilcon “Limelite” renovating plaster including leaving a flush surface between new and existing plaster.
- 18.6 Redecorate all exposed previously painted woodwork and plasterwork Re-polish timber handrails.

**1 CHESTER PLACE, LONDON, NW1 4NB****SCHEDULE OF PROPOSED WORKS (Contd.)****19 GROUND FLOOR CLOAKROOM**

- 19.1 Provide protection to retained items and subsequently clear away.
- 19.2 To facilitate helical bar works to flank wall, take up carpet, take off skirting and take up small areas of floorboards and subsequently reinstate.
- 19.3 Disconnect, take out and store wash hand basin with pedestal, low level wc suite with china cistern and towel radiator including all appliances, taps, showers and fittings prior to the works being carried out in this area. Subsequently reinstate.
- 19.4 Take up ceramic floor tiling together with sub-board and clear away. Expose timber floor boards under. Reinstate tiling after completion of repair works.
- 19.5 Take down painted two timber vertical ducts and reinstate.
- 19.6 Hack off plaster internally to brickwork gable wall and clear away. Expose brickwork under. Carefully cut out damaged bricks where badly cracked and stitch in new imperial sized second hand stocks, bedded and jointed in lime/sand mortar (1:3) using natural hydraulic lime mortar (3.5) and well-graded sharp sand. Supply and install “Helibar” helical stainless steel reinforcing bar comprising fifteen 6mm diameter stainless steel “Helibar” reinforcing bars, each approximately 2500mm long overall set in and including 10mm wide and 45mm deep groove cut into existing brickwork internally, set in “Helibond” cementitious grout. Make good brickwork. Render, float and set in lime/sand plaster on existing brickwork walls and leave with a smooth surface to receive tiled finish (specified separately).
- 19.7 Repair minor internal plaster cracking by carefully cutting out plaster as necessary to brickwork walls where cracks occur, raking out joints of brickwork, installing stainless steel expanded metal lathing and making good plaster with Tarmac Tilcon “Limelite” renovating plaster including leaving a flush surface between new and existing plaster.
- 19.8 Repair minor internal plaster cracking by hacking off plaster to timber stud walls and ceilings where cracks occur, repairing wood lath, installing stainless steel expanded metal lathing as required and making good plaster with Tarmac Tilcon “Limelite” renovating plaster including leaving a flush surface between new and existing plaster.
- 19.9 Redecorate all exposed previously painted woodwork and plasterwork.

**1 CHESTER PLACE, LONDON, NW1 4NB****SCHEDULE OF PROPOSED WORKS (Contd.)****20. BASEMENT HALL AND REAR LOBBY**

- 20.1 Provide protection to retained items and subsequently clear away.
- 20.2 To facilitate helical bar works to flank wall, take up carpet, take off skirting and dado rails and take up small areas of floorboards and subsequently reinstate.
- 20.3 Take down and reinstate two vertical duct casings.
- 20.4 Hack off plaster internally to brickwork walls and clear away. Expose brickwork under. Carefully cut out damaged bricks where badly cracked and stitch in new imperial sized second hand stocks, bedded and jointed in lime/sand mortar (1:3) using natural hydraulic lime mortar (3.5) and well-graded sharp sand. Supply and install “Helibar” helical stainless steel reinforcing bar comprising twenty-six 6mm diameter stainless steel “Helibar” reinforcing bars, each approximately 1500m long overall, set in and including 10mm wide and 45mm deep groove cut into existing brickwork internally, set in “Helibond” cementitious grout. Make good brickwork. Render, float and set in lime/sand plaster on existing brickwork walls and leave with a smooth surface.
- 20.5 Repair minor internal plaster cracking by carefully cutting out plaster as necessary to brickwork walls where cracks occur, raking out joints of brickwork, installing stainless steel expanded metal lathing and making good plaster with Tarmac Tilcon “Limelite” renovating plaster including leaving a flush surface between new and existing plaster.
- 20.6 Repair minor internal plaster cracking by hacking off plaster to timber stud walls and ceilings where cracks occur, repairing wood lath, installing stainless steel expanded metal lathing as required and making good plaster with Tarmac Tilcon “Limelite” renovating plaster including leaving a flush surface between new and existing plaster.
- 20.7 Repair internal plaster cracking to cornice by carefully cutting out crack as necessary, sealing with flexible filler, sanding down to leave a flush surface.
- 20.8 Redecorate all exposed previously painted woodwork and plasterwork. Re-stain and apply clear sealer to balustrade and handrail.

**1 CHESTER PLACE, LONDON, NW1 4NB****SCHEDULE OF PROPOSED WORKS (Contd.)****21. BASEMENT FRONT UTILITY ROOM**

- 21.1 Provide protection to retained items and subsequently clear away.
- 21.2 To facilitate helical bar works to flank wall, take off skirting and take up small areas of floorboards and subsequently reinstate.
- 21.3 Dismantle utility room units including plastic worktop and appliances and set aside for re-use. Subsequently reinstate.
- 21.4 Take down and reinstate vertical duct casing.
- 21.5 Take up ceramic floor tiling and clear away. Make good screed under. Reinstall tiling after completion of repair works.
- 21.6 Repair crack in plaster and brickwork sub-strata approximately 3mm wide to wall by hacking off plaster, injecting epoxy resin grout to crack in brickwork, raking out joints of brickwork, installing stainless steel expanded metal lathing 100mm wide across the crack and making good plaster with Tarmac Tilcon "Limelite" renovating plaster including leaving a flush surface between new and existing plaster.
- 21.7 Repair minor internal plaster cracking by carefully cutting out plaster as necessary to brickwork walls where cracks occur, raking out joints of brickwork, installing stainless steel expanded metal lathing and making good plaster with Tarmac Tilcon "Limelite" renovating plaster including leaving a flush surface between new and existing plaster.
- 21.8 Repair internal plaster cracking to cornice by carefully cutting out crack as necessary, sealing with flexible filler, sanding down to leave a flush surface.
- 21.9 Redecorate all exposed previously painted woodwork and plasterwork.

**22. BASEMENT FRONT BEDROOM 6**

- 22.1 Provide protection to retained items and subsequently clear away.
- 22.2 To facilitate helical bar works to flank wall, take up carpet and take off skirting and subsequently reinstate.
- 22.3 Take down and reinstate two vertical duct casings.

**1 CHESTER PLACE, LONDON, NW1 4NB****SCHEDULE OF PROPOSED WORKS (Contd.)****22. BASEMENT FRONT BEDROOM 6 (Contd.)**

- 22.4 Hack off plaster internally to brickwork walls and clear away. Expose brickwork under. Carefully cut out damaged bricks where badly cracked and stitch in new imperial sized second hand stocks, bedded and jointed in lime/sand mortar (1:3) using natural hydraulic lime mortar (3.5) and well-graded sharp sand. Supply and install “Helibar” helical stainless steel reinforcing bar comprising four 6mm diameter stainless steel “Helibar” reinforcing bars, each approximately 1500m long overall set in and including 10mm wide and 45mm deep groove cut into existing brickwork internally, set in “Helibond” cementitious grout. Make good brickwork. Render, float and set in lime/sand plaster on existing brickwork walls and leave with a smooth surface.
- 22.5 Repair minor internal plaster cracking by carefully cutting out plaster as necessary to brickwork walls where cracks occur, raking out joints of brickwork, installing stainless steel expanded metal lathing and making good plaster with Tarmac Tilcon “Limelite” renovating plaster including leaving a flush surface between new and existing plaster.
- 22.6 Repair minor internal plaster cracking by hacking off plaster to timber stud walls and ceilings where cracks occur, repairing wood lath, installing stainless steel expanded metal lathing as required and making good plaster with Tarmac Tilcon “Limelite” renovating plaster including leaving a flush surface between new and existing plaster.
- 22.7 Repair internal plaster cracking to cornice by carefully cutting out crack as necessary, sealing with flexible filler, sanding down to leave a flush surface.
- 22.8 Redecorate all exposed previously painted woodwork and plasterwork.

**23. BASEMENT REAR BEDROOM 5**

- 23.1 Provide protection to retained items and subsequently clear away.
- 23.2 To facilitate helical bar works to flank wall, take up carpet and take off skirting and subsequently reinstate.
- 23.3 Take down and reinstate two vertical duct casings.

**1 CHESTER PLACE, LONDON, NW1 4NB****SCHEDULE OF PROPOSED WORKS (Contd.)****23. BASEMENT REAR BEDROOM 5 (Contd.)**

- 23.4 Hack off plaster internally to brickwork walls and clear away. Expose brickwork under. Carefully cut out damaged bricks where badly cracked and stitch in new imperial sized second hand stocks, bedded and jointed in lime/sand mortar (1:3) using natural hydraulic lime mortar (3.5) and well-graded sharp sand. Supply and install “Helibar” helical stainless steel reinforcing bar comprising four 6mm diameter stainless steel “Helibar” reinforcing bars, each approximately 1500m long overall, set in and including 10mm wide and 45mm deep groove cut into existing brickwork internally, set in “Helibond” cementitious grout. Make good brickwork. Render, float and set in lime/sand plaster on existing brickwork walls and leave with a smooth surface.
- 23.5 Repair minor internal plaster cracking by carefully cutting out plaster as necessary to brickwork walls where cracks occur, raking out joints of brickwork, installing stainless steel expanded metal lathing and making good plaster with Tarmac Tilcon “Limelite” renovating plaster including leaving a flush surface between new and existing plaster.
- 23.6 Repair minor internal plaster cracking by hacking off plaster to timber stud walls and ceilings where cracks occur, repairing wood lath, installing stainless steel expanded metal lathing as required and making good plaster with Tarmac Tilcon “Limelite” renovating plaster including leaving a flush surface between new and existing plaster.
- 23.7 Repair internal plaster cracking to cornice by carefully cutting out crack as necessary, sealing with flexible filler, sanding down to leave a flush surface.
- 23.8 Redecorate all exposed previously painted woodwork and plasterwork.

**24. BASEMENT SHOWER-ROOM**

- 24.1 Provide protection to retained items and subsequently clear away.
- 24.2 To facilitate helical bar works to flank wall, take up carpet and take off skirting. Subsequently reinstate.
- 24.3 Disconnect, take out and store wash hand basin with pedestal, low level wc suite with china cistern, shower tray, door and fittings and towel radiator including all appliances, taps, showers and fittings prior to the works being carried out in this area. Subsequently reinstate.



**1 CHESTER PLACE, LONDON, NW1 4NB****SCHEDULE OF PROPOSED WORKS (Contd.)****24. BASEMENT SHOWER-ROOM (Contd.)**

- 24.4 Carefully strip back ceramic wall tiling as necessary to accommodate the repair works. Make good plaster and subsequently reinstate tiling to match existing.
- 24.5 Take down painted timber vertical duct and reinstate.
- 24.6 Hack off plaster internally to brickwork and clear away. Expose brickwork under. Carefully cut out damaged bricks where badly cracked and stitch in new imperial sized second hand stocks, bedded and jointed in lime/sand mortar (1:3) using natural hydraulic lime mortar (3.5) and well-graded sharp sand. Supply and install “Helibar” helical stainless steel reinforcing bar comprising twenty-one 6mm diameter stainless steel “Helibar” reinforcing bars, each approximately 1000mm long overall, set in and including 10mm wide and 45mm deep groove cut into existing brickwork internally, set in “Helibond” cementitious grout. Make good brickwork. Render, float and set in lime/sand plaster on existing brickwork walls and leave with a smooth surface.
- 24.7 Repair minor internal plaster cracking by carefully cutting out plaster as necessary to brickwork walls where cracks occur, raking out joints of brickwork, installing stainless steel expanded metal lathing and making good plaster with Tarmac Tilcon “Limelite” renovating plaster including leaving a flush surface between new and existing plaster.
- 24.8 Repair minor internal plaster cracking by hacking off plaster to timber ceilings where cracks occur, repairing wood lath, installing stainless steel expanded metal lathing as required and making good plaster with Tarmac Tilcon “Limelite” renovating plaster including leaving a flush surface between new and existing plaster.
- 24.9 Redecorate all exposed previously painted woodwork and plasterwork.