

Lead to the rear of 133-137 Brecknock Road, London, W13 5AE		Month 1	Month 2	Month 3	Month 4	Month 5	Month 6	Month 7	Month 8	Month 9	Month 10	Month 11	Month 12
<b>Construction Programme</b>													
<b>Phase 1 - Site Setup and Enabling Works</b>		1 month											
	Shielding and Tree protection	1w											
	Site Office/Signage	1w											
	Site temporary services	1w											
	Removal of existing masonry garden walls	1.5w											
	Clear gardens	1.5w											
<b>Phase 2 - Substructure: Foundations including basement, u/g drainage</b>		3 Months											
	SEPN electrical connection	1w											
	Gasnet Gas connection	1w											
	Thames Water fresh water and sewage connection	1w											
	Underpinning and Retaining Walls	1.5w											
	Grout and below ground drainage	1w											
	GC raft slab	1w											
<b>Phase 3 - Superstructure: Shell and core / building envelope including window, doors, roof, waterproofing</b>		3 Months											
	Masonry Walls	1w											
	Roofs and Block Floor	1w											
	Timber roof	1w											
	Waterproofing	1w											
	Newton Cradly Drain system	1w											
	Green Roof	1w											
	Install rooflights	1w											
	Install windows and doors	1w											
	Drainage	1w											
<b>Phase 4 - Fit Out</b>		3 Months											
	Insulation	2w											
	Gravel and underfloor heating	1w											
	Grid Fix Mesh	1w											
	Plasterboarding	1w											
	Kitchen and Doors	2w											
	Kitchen and Utility Room Fit out	1w											
	Plastering	2w											
	Flooring	1w											
	Fixtures and Fittings	1w											
	Second Fix Work	2w											
	Commissioning	2w											
	Decoration	2w											
	External Landscaping	1w											
	Buildings Clean	1w											
	Pruning and Final Clean	1w											
<b>Total</b>		<b>12 Months</b>											

Please note the following:  
 Indicative expected programme - to be superseded by the contractors proposals  
 Start date to be confirmed subject to planning approval, section 106 agreement and party wall award negotiations  
 Current expected start date is Mid January 2019  
 Expected completion date early 2020