

GCF

SCHEDULE OF WORKS - FLAT 4, 3 GLOUCESTER CRESCENT NW1 7DS

27.01.20

Item **Description**

1.0.0 **STRUCTURAL WALL MODIFICATIONS**

- 1.0.1 Removal of a small section of the existing structural spine wall between the Living/Dining Room and Bedroom to make way for double doors to the new kitchen as shown in positions marked in drawing GCF_101.
- 1.0.2 Design of the double timber lintel to be done out J Friis Consulting Structural Engineers and carried out by the appointed contractor. Works will only take place once strip out has occurred and the engineer has re-inspected to ensure no re-design is required.
- 1.0.3 The layout of the flat downstairs has been confirmed visually and the removal of the kitchen stud walls has been confirmed to be non structural.
- 1.0.4 Service pipe penetrations through original walls as shown on GCF_101.

1.1.0 **NON STRUCTURAL WALL MODIFICATIONS**

- 1.1.1 Removal of existing studwork and plasterboard partition between the kitchen and the larger bedroom that is non original as marked on GCF_101
- 1.1.2 Construction of studwork to form partition walls in the new larger bedroom as shown on drawing GCF_200. Stud walls formed of 50 x 100mm C24 softwood timbers with header and sole plates and horizontal blocking to Structural Engineers standard specifications. Further site investigations will be required when allowed following LBC and Freehold Consent to determine if any joists will require doubling up. If they did then the preference would be to move to a lightweight metal stud system that does not require any structural intervention.

1.2.0 **CEILINGS**

- 1.2.1 Removal of non original dropped ceiling joists and plasterboard to expose original ceiling joists.
- 1.2.2 Construction of new 60minute fire rated ceiling through a double layer of plasterboard fixed to resilient bars fixed to joists to improve the acoustic separation between flats. The only dropped ceiling will be located in the bathroom where spot lights will be recessed below the fire rated ceiling. Elsewhere lights will be surface mounted rather than recessed to improve acoustic separation.
- 1.2.3 If no acoustic insulation is found in the ceiling void between flats then 100mm dense acoustic mineral wool or 50mm of Collecta Fibrefon to be added to meet a minimum 43db acoustic rating.

1.3.0 **WALLS**

- 1.3.1 Gypsum Plasterboard to new studwork and skim coats to solid plaster walls. Refer to drawing GCF_200. Internal partitions to meet 30 minutes fire rating through 12.5mm wall board. Walls to the hallway are solid masonry and so will just have skim coats of plaster to meet 60minute rating.
- 1.3.2 Moisture resistant green plasterboard applied to masonry wall in bathroom shower area and a liquid tanking membrane applied behind any wall tiles.
- 1.3.3 Any works to original walls found to be built up with Lime Render and Lime Plaster to be renewed with lime.

1.4.0 **FLOORS**

- 1.4.1 Removal of non original floor coverings throughout the property. Leave original floor boards or plywood boarding whatever is found beneath. Local lifting and replacement at base of stud walls as necessary to construct partitions and reinstate floors. Refer to drawing GCF_101
- 1.4.2 New timber flooring built up on top of an acoustic mat to all the flat except the bathroom where waterproof tanking and tiles are to be added.

1.5.0 DOORS AND DOOR ARCHITRAVES

- 1.5.1 Doors to the bathroom and small bedroom being kept and redecorated (with fire resistant paint if requested by building control).
- 1.5.2 Door to larger bedroom kept and rehung in the new larger bedroom doorway.
- 1.5.3 New door made to match existing and hung in the existing living room hallway door opening.
- 1.5.4 New crittal framed single glazed doors between the kitchen and living/dining as shown on GCF_201
- 1.5.5 Front door and front door architrave to be retained and refurbished.

1.6.0 WINDOWS, WINDOW ARCHITRAVES AND DETAILING

- 1.6.1 All original windows, window architraves, boarding and below sill panelling to be retained and refurbished with new chords, ironmongery and brushes (NB. External finish to match existing). Refer to drawing GCF_101
- 1.6.2 New ogee architraves to new openings to match existing.

1.7.0 SKIRTING BOARDS

- 1.7.1 All original skirting boards to be kept except where removed where new doors are proposed to the kitchen.
- 1.7.2 New ogee skirtings to new partitions to match existing.

1.8.0 PAINTING AND DECORATING

- 1.8.1 All internal rooms to be fully painted and decorated. Colour and staining finishes tbd. Water based breathable paint to be used.

1.9.0 BATHROOM

- 1.9.1 New tiling to floors and walls in part.
- 1.9.2 Installation of new sanitary ware in positions marked in drawing GCF_200

1.10.0 KITCHEN

- 1.10.1 New kitchen cabinets and worktops installed.
- 1.10.2 New kitchen appliances in positions marked in drawing GCF_200

1.11.0 SERVICES

- 1.11.1 New electrical installations with new Consumer unit/fuse board and new wiring throughout. Works to be carried out by an NIC EIC Registered Electrician.
- 1.11.2 New plumbing installations throughout including radiators, bathroom and kitchen fixtures and fittings.
- 1.11.3 New gas combi boiler and gas pipe for kitchen hob. Works to be carried out by a Gas Safe Registered Plumber.
- 1.11.4 Waste routes as shown on GCF_200 with new kitchen draining to the rear through the dining bench boxing.
- 1.11.5 Existing soil pipe penetration used for renovated bathroom drainage.
- 1.11.6 Service penetrations through walls as marked on GCF_101. Waste pipes to match the material of the rear soil pipe whether cast iron or black plastic. Boiler to be in a black flue.
- 1.11.6 New cooker hood extract louvred grill to be dark brown metal to blend in with the brickwork as much as possible on the south west facing elevation.

Woodrow Architects Ltd

studio@wdrw.co.uk / [07754874186](tel:07754874186)