

19/08/2021

General Scope of Works; Summer House

Overview

The summer house is located within the lower section of the garden. It was constructed in the 1980's and does not form part of No. 5 The Grove's Grade II listing. Constructed of modern materials using a standard stretcher bond brick pattern, glazed timber framed windows and doors along with pavers to form the terrace above it presents little in historic significance.

Reconstituted stone steps with metal railings provide access from the upper to lower garden levels. This access route has been altered over time and provides little of architectural significance within the overall grounds of the garden.

The proposed works to the summer house will largely strip the building back to a shell, retaining the buildings structural fabric and roof construction. The summer house will then be refurbished and extended in accordance with the proposed accompanying drawings; (44/2022/PL 2001 - PL 2008)

1.00 General Notes (G)

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| G01 | This schedule of works is to be read in conjunction with all 31/44 Architects drawings which make reference to the items listed below. |
| G02 | Strip out works and items to be removed are highlighted in the demolition drawings and described in the notes below. |
| G03 | Contractor to undertake opening up works to enable the structural engineer to ascertain the existing wall, floor, ceiling and roof build up. Detailed design proposals to accommodate any findings. |
| G04 | Existing mechanical and electrical services, fittings and internal partitions to be removed as per demolition drawings. |
| G05 | Any structural repairs and strengthening to floor, walls and roof structures to be undertaken in accordance with Structural Engineer's design following strip out works. |
| G06 | Existing masonry to be removed in accordance with demolition drawings. Masonry which is to be retained is to be made good as required. All areas of existing masonry to the 1980's summer house are to be over clad with new masonry. New masonry to be tied into the existing buildings shell and pointed using a lime mortar. All materials to closely match the original finishes of the surrounding garden walls and to approved samples. |
| G07 | All internal linings and plaster surfaces to be carefully removed and made good as required prior to redecoration. |
| G08 | All existing windows and doors to be removed and replaced as highlighted in the demolition and proposed drawings. All locking mechanisms to meet current standards. |
| G09 | New services are generally to be concealed within existing voids. |

2.00 Demolitions (DM)

DM01	General	Internal finishes to be removed; ceiling, flooring & walls. Existing ceilings to be stripped to allow for any remedial and repair works required and to accommodate all new services and electrical fittings and fixtures. Any decorative joinery (skirting, coving, architraves...) to be removed.
DM02	General	Existing joinery and fittings to be carefully removed and adjacent surfaces made good.
DM03	General	All mechanical and electrical services to be removed. All items to be carefully removed to be replaced. Existing incoming services to be retained and upgraded as required.
DM04	General	New openings to be formed within existing external walls to be in accordance with Structural Engineer's details. Adjacent surfaces and surrounds to be made good as required.
DM05	W.C.	All sanitary-ware to be carefully removed along with any tiles and fixtures.
DM06	External	Remove masonry pillar to external staircase.
DM07	External staircase	Remove existing external staircase, timber door, handrails and associated metalwork taking care to avoid any damage or alteration to the existing masonry garden wall.
DM08	External step	Remove paved step leading to external door.
DM09	External terrace floor	Remove existing paved floor covering and any substrate. Ensure minimal damage to existing structural arrangement of the terrace. All existing waterproofing to be removed.
DM10	External doors	Existing timber framed doors to be carefully removed. All door surrounds and sub sills to be removed ready for replacement.
DM11	External windows	Existing timber framed windows and masonry wall below to be carefully removed to form new structural opening. Window surrounds and sub sills to be removed for replacement. Temporary props and supports to be provided.
DM12	External windows	Existing timber framed windows to be carefully removed. Window surrounds and sub sills to be removed.
DM13	Masonry works	Existing masonry walls, railings and associated copings to be removed as per demolition drawings.
DM14	General	Carefully remove external fountain as per demolition drawings.

3.00 External Alterations (E)

E01	External staircase	New staircase, steps and handrail to be installed as per proposed drawings. New staircase to be independent of the garden wall, (maintaining a clear visual gap between the proposed construction and the existing garden wall. Refer to the proposed drawings for further detail.
E02	External doors	New double glazed timber framed doors. Surrounds and sub sills to be provided as shown on the proposed drawings.
E03	External windows	New structural opening to be prepared to receive new double glazed timber framed doors as shown on the proposed drawings. New glazed timber doors, surrounds and sub sills to be provided as shown on the proposed drawings.
E04	Masonry works	New masonry walls to be constructed as shown on the proposed drawings. All new facing masonry to be tied back to existing structural frame / masonry as required. Any masonry which is to be retained to form part of the structural fabric to be made good as required. All facing masonry to be pointed using lime mortar, to approved samples.
E05	Rainwater	New rainwater goods and soil-stacks to be installed, to approved samples.

E06	Terrace railings	New metal railings to terrace to be installed.
E07	Terrace floor	Undertake repair works as required to the existing structural framework, surface and up-stand forming the roof deck. Provide a new waterproof roof covering including insulation and screed layer in preparation for floor coverings. Provide new paved floor surface to terrace.
E08	Electrical	Existing external lighting to be refurbished and/or replaced as required.
E09	Masonry works	New masonry walls and associated reconstituted stone copings to be installed as per proposed drawings.

4.00 Internal Works (General) (I)

I01	General	New studwork walls to be installed as per proposed drawings. Plasterboard partition walls and new linings to receive skim finish ready to receive finishes.
I02	General	All finishes to be decorated, sealed, and finished as required throughout.
I03	General	New mechanical and electrical services to be installed.
I04	Shower room	New sanitary-ware and integrated fittings and finishes to be installed as per proposed drawings.
I05	Sauna	Sauna to be installed in accordance with specialist sub-contractors details and requirements.
I06	Kitchenette	Generally new fitted kitchenette and integrated fittings and finishes to be installed as per proposed drawings.
I07	Joinery	Generally new fitted joinery as highlighted on the proposed drawings.
I08	Ceilings	New plasterboard ceilings to be installed with skim coat ready to receive finishes.
I09	Floor	New floor finishes to be provided throughout, including required underlay and preparation layer. New skirtings to be installed following the installation of new flooring.
I10	Doors	New internal doors, skirtings and architraves to be installed throughout as per proposed drawings.

General Scope of Works; Main House

Overview	<p>The main house, No. 5 The Grove is a Grade II listed building situated within the Highgate Conservation Area (LB Camden).</p> <p>The proposed works to the main house will consist of the rearrangement of the non-original entrance steps and works to the second floor terrace. The proposed works are shown on the accompanying drawings; (44/2022/PL 2009 - PL 2014)</p>
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1.00 General Notes (G)

G10	This schedule of works is to be read in conjunction with all 31/44 Architects drawings which make reference to the items listed below.
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G11	Strip out works and items to be removed are highlighted in the demolition drawings and described in the notes below.
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2.00 Demolitions (DM)

DM14	Terrace Railings	Rear terrace railings to be carefully removed and replaced in order to be made safe and compliant with building regulations requirements. Adjacent surfaces and surrounds to be made good as required.
DM15	Terrace Floor	Rear terrace floor coverings to all areas located at the rear of the property to be removed in preparation of new flooring.
DM16	SF - Masonry Works & Coping	Existing sections of the masonry wall and adjacent stone coping to be carefully removed as shown on the demolition drawings, taking care to avoid any damage or alteration to the adjacent surfaces.

3.00 External Alterations (E)

E10	Terrace Railings	New rear terrace railings to be installed in order to be made safe and compliant with building regulations requirements. Site survey and inspection to be undertaken prior to works taking place.
E11	Terrace Floor	Undertake any repair works required to the surface and up-stand of the waterproofing layers. Installation of new terrace floor coverings. Remedial and repair work to the underside of the ground floor terrace area. Strip out soffit coverings, repair as required and reinstate soffit finishes to match existing.
E12	Staircase	Reinstatement of a secondary external staircase connecting the garden and ground floor terrace. Location of staircase shown on layout plans.
E13	Coping	New reconstituted stone coping to be installed as shown on the proposed drawings.