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

JMAD ARCHITECTURE – jennym@jmadarch.co.uk **Version 4 - Last updated 25.10.21**

Item	Description	
1.0	**STRIP OUT**	
1.1	Kitchen units, sanitaryware and appliances and any remaining items of furniture to be removed from the flat.	
1.2	Carefully remove interior doors, skirtings and architraves ONLY in the areas affected by wall alterations. Save all internal doors for re-use in new / altered positions. Save lengths of skirtings and ogee architraves to enable exact like for like copies to be sourced in timber to be re-instated after the wall alterations.	
1.3	Entirely remove the 2004 stud walls around the old kitchen, taking care to minimise damage to the ceilings	
1.4	15mm engineered timber flooring and floor tiling to be removed, to expose the acoustic underlay which is installed on boards, which are on top of the historic floor boards (for new floor finish see section 4)	
2.0	**INTERNAL WALL MODIFICATIONS**	
2.2	Make new openings in the timber framed stud walls ONLY where indicated in orange on the proposed floor plan. Beams and posts to be installed below the stud wall header timber and care is to be taken not to damage the ceilings which are to remain in place. Structural engineer to specify size of timber beams and posts to be used to frame the openings.	
2.3	Construct new studwork partitions from c16 50 x 100 or 38 x 89 CLS timbers at 400 mm max centres in new locations as shown on proposed floor plan drawing. Stud walls to have header and sole plates and horizonal blocking.	
2.4	Between all new timber stud partitions install 25mm of flexible glass fibre acoustic quilt insulation between timbers to reduce sound between rooms.	
2.5	New Stud walls to be finished with 15 mm tapered edge gypsum plasterboard (both sides) joints taped, filled and skimmed with plaster to give good sound reduction and 30 min Rei30 Fire Resistance.	
2.6	In the kitchen install a layer 18mm OSB underneath the plasterboard for ease of fixing kitchen units.	

2.7	New stud wall / cupboard wall in the shower room to be finished with moisture resistant green plasterboard and a liquid tanking membrane applied behind any wall tiles.	
2.8	Solid plastered wall between bathroom / hall to be skimmed with plaster to make good after alterations (for example after chasing out for re-wiring) using plaster to match existing.	
2.9	If walls are found to have original lime plaster then alterations to those walls to be carried out with lime plaster and the walls skimmed with lime plaster.	
3.0	**CEILINGS**	
3.1	Care to be taken not to damage the existing 20th century lath and plaster ceilings and all openings through walls are to have a down-stand to avoid taking out any existing ceilings. Where holes are made for wiring and to investigate the structure of the ceiling, the holes are to be made good using lath and plaster to match the existing and skimmed with plaster to match the existing plaster type. No recessed lighting in bedrooms, living rooms, kitchen or hall.	
3.2	Replace plain coving in the living dining room with Plaster Coving Swan Neck 100mm MPC065 from plasterceilingroses,com. https://www.plasterceilingroses.com/products/swan-neck-coving-100mm-mpc065?_pos=8&_sid=e6e40c7db&_ss=rs	
3.3	**SHOWER ROOM CEILING** Existing ceiling to be retained, this ceiling is at two levels with a higher section adjacent to the window. This ceiling has some recessed lights therefore fire rated recessed lighting, suitable for use in a bathroom will be acceptable in this room	
4.0	**FLOORING**	
4.1	After removal of the existing engineered timber wood flooring, the underlayer of 5mm acoustic underlay and levelling boards to be retained in situ above the historic floor boards. Where need to make good, install new boards and 5mm acoustic underlay to match in with existing build up. It is critical that the existing finished floor level is maintained at its current height so as not to affect door and skirting levels. The historic floor boards and joists will not be affected.	

	Client's choice of new engineered wood flooring 15mm thick T & G boards glued together, in all rooms except the shower room.	
4.2	Client's choice of new floor tiling in the shower room to replace the existing floor tiling. Tiles to be laid on a waterproof tanking.	
5.0	**DOORS, LININGS AND ARCHITRAVES**	
5.1	IF BUILDING CONTROL REQUIRE IT …. Internal 4 panel timber doors to Bed 1 and Bed 2 from protected internal lobby are to be painted with a clear fire-resistant intumescent coating from specialist manufacturer such as Envirograf or Promat, installed as per their instructions to upgrade the timber doors to an FD20s standard. Certification to be submitted to building control. New FD30s 4 panel timber door to proposed living room to match bedroom doors as closely as possible (one of the doors is missing from the flat and so can't be re-used)	
5.2	When doors are re-hung there is to be a maximum gap between door and frame of 4mm and max 10mm gap under the door from floor finish. See drawing for changes to door positions.	
5.3	Timber linings and architraves are to be made to exactly match the size and profile of the originals - where doors are being installed in new locations and where disturbed by alterations.	
5.4	Front door from stair landing into flat to be retained and painted or stained in client's choice of colour	
6.0	**WINDOWS, SURROUNDS AND DETAILING**	
6.1	All original windows, architraves, cills, timber panelling below cills to be retained.	
6.2	Specialist sash window restoration company to come in and overhaul all the timber windows, to refurbish with new sash chords, weight the sashes correctly, re-do any loose putty, repair any rotten timber. Install new fasteners, ironmongery to match existing and new brushes. Minor filling, sanding and redecorating of the windows.	By specialist
7.0	**SKIRTING BOARDS**	
7.1	Original skirting boards to be kept and can only be removed when openings are made in the walls. Where new skirting boards are installed to make good around openings and installed on the new partitions, they are to be manufactured to exactly match the old ones like for like.	

8.0	**PAINTING AND DECORATION**	
8.1	All rooms to be fully painted and decorated. Client's choice of colour and finish to be confirmed with decorator Water based breathable paint to be used	
9.0	**SHOWER ROOM SANITARYWARE AND TILING**	
9.1	Client's choice of new floor tiling and wall tiling	
9.2	Installation of new sanitaryware in locations shown on proposed floor plan. See also section 11 - plumbing	
9.3	Bespoke utility cupboard to be constructed to house washing machine and tumble dryer, laundry and cleaning equipment to clients design.	
10.0	**KITCHEN UNITS, APPLIANCES AND TILING**	
10.1	Client's choice of new kitchen cabinets, worktops and appliances to be installed. Kitchen in new location as shown on proposed floor plan.	Kitchen supply and fit by others
10.2	Cooker hood extractor to be taken through side elevation wall and fitted with a non-return vent so that boiler flue gasses are not drawn back in. Colour to be black.	
11.0	**GAS, BOILER, WATER AND PLUMBING**	
11.1	New Gas Combi Boiler and Gas pipe for kitchen hob in new location. Work to be carried out by a Gas Safe Registered Heating Engineer. On Completion of the heating and hot water installation a full commissioning certificate to be supplied to client and building control	
11.2	New plumbing installation throughout with new radiators. The heating and hot water is to be zoned and programmable and new radiators to be fitted with thermostatic radiator valves. All pipes to be insulated. Holes in the fabric of the building to be the minimum size as is practical and to be caulked on both faces around the pipe.	
11.3	Boiler flue to be fitted with a plume diverter to direct the gases away from the cooker hood and towards the south away from the adjacent building wall. Colour of flue to be black.	
11.4	New waste pipe routes shown on proposed ground floor plan. Existing soil pipe on rear elevation to be utilised. Service penetrations through wall shown on proposed ground floor plan. Waste pipes running externally to match the existing soil pipe in black plastic. Trap sizes, pipe sizes, falls, specification to comply with Approved Document H1 of the Building Regulations	
11.5	Wholesome heated and cold water to be supplied to the kitchen and shower room.	

11.6	Water efficiency calculation is to be carried out to prove max 125 litres potable water consumption per person per day. Toilets 4/6 litre flush or dual flush. Taps to have max 5 litre/min flow	
11.7	All plumbing work and materials to comply with water supply regulations 1999. The systems to be designed and installed with particular attention with regard to the risk of microbial contamination including legionella. Hot and cold pipework from boiler to sanitaryware to be speed-fit plastic pipes and fittings with low thermal conductivity. Pipework runs to be kept to the shortest possible length where run horizontally and hot water supply will be installed above the cold. Cold mains and/ or hot water supply pipework will not be in contact with any other forms of heat ie. Heating pipework.	
12.0	**ELECTRICAL INSTALLATION**	
n12.1	Fuse box to be moved to new location and entire flat to be re-wired. Works to be carried out by a NIE EIC Registered Electrician. All electrical work is to meet the requirements of PART P of the building regulations and an electrical installation certificate to be provided.	
12.2	Switches, power points, sockets etc. to be fixed within a zone between 450mm and 1200mm above finished floor.	
12.3	The new consumer unit shall be positioned so that the switches are within 1350 – 1450 above finished floor level and will be in a tamper proof box with metal cover in accordance with the IEE regulations	
12.4	Light fittings are to be fitted with low energy bulbs.	
12.5	Extractor fan to shower room to extract min 15 litres/ second using the same hole through external wall as the existing extractor. Fan to be tested and commissioned and to have an over run of 15 mins.	
12.6	Smoke detector to be installed in the lobby and heat detector in the kitchen dining area. To be mains wired and located on the ceilings, a minimum of 300mm from any light fittings. Detectors to be interconnected so that if one goes off they both go off.	
13	**BRICKWORK**	
13.1	The old kitchen sink waste, boiler flue and cooker hood extractor vent are to be removed from the front elevation. Brickwork to be made good with bricks and lime mortar to match the existing.	