

Outline Schedule of Works

20 Rosecroft Avenue
London NW3 7QB

Internal Refurbishment + Window & Door renewal

2nd March 2022

1. Introduction

This Schedule of Works covers the proposed works for Flat 1, 20 Rosecroft Avenue, London NW3 7QB. It is to be read in conjunction with Daniel Koo Architects drawings "008_00-LP" and "008_00-100", "008_00-101", "008_01-100", "008_01-101" & "008_01-102" submitted with the Household and Listed Building Consent application to Camden Council.

2. General

Documentation

All relevant areas and conditions to be recorded and documented prior to commencement of work.

Material & workmanship

Source:

Unless stated other all materials are to be new and obtained from the manufacturer or his agent, accredited supplier etc. All material of each particular type shall be obtained from a single source.

Materials:

All materials are to be as specified on the drawings or in the Brief Schedule of Works subject also to the provisions of the Preliminaries and Materials and Workmanship sections of this document. If any materials are not specified in the Contract Documents approval is to be obtained from the CA before delivery to Site. The CA reserves the right to reject any materials not approved.

British Standards:

Where applicable all materials shall comply with the appropriate British Standard.

Manufacturer's Instructions:

All materials shall be used in strict accordance with the manufacturer's written instructions, which shall be kept available on Site at all times and produced to the CA whenever required.

Workmanship:

All work shall be carried out by tradesmen. Work shall not be subcontracted except with the written agreement of the CA who may first require references and the inspection of previously completed work.

Code of practice & BS 8000:

In so far as they apply to the standards of finished work all work shall comply with relevant British Standard Codes of Practice and BS 8000 as appropriate and with recognized good standards of trade practice. The CA reserves the right to reject any work not up to the standard and to require its replacement.

3. Replacement of existing sash windows to Flat 1

Extent

Renew and upgrade existing sash window. Refer to drawing 008_01-101.

Scope

- Removal of existing sash windows
- Dispose: Remove from site
- Install: Install new 14mm double glazed sash windows
- Finish: Timber. Design and detail to match existing windows.

4. Enlargement of internal wall opening between existing kitchen and living room

Extent

Enlargement of existing wall opening between kitchen and living room. Refer to drawings 008_01-101 and 008_01-102.

Scope

- Enlarge existing wall opening from (770mm wide x 2100mm height) to 2835mm wide x 2585mm height.
- Removal/demolition: Remove masonry work to form opening size. Including architrave of existing opening and skirting.
- Dispose method: Remove from site
- Temporary support: Support by strongboy props. Quantity and specification to be prepared by structural engineer
- New Structure: Insert steel beam and column structure. Specification by structural engineer
- Fire Protection: All new steel structure to be fire protected with 60minutes intumescent paint and encased by double layer of 12.5mm fire rated plasterboard to achieve 60minutes of fire protection
- Finished: Skimmed plaster and painted finish

5. Replace existing (non-original) side access door and window with new door/window system

Extent

Replace existing door and window to kitchen. Refer to drawings 008_01-100 and 008_01-101.

Scope

- Removal of existing door and windows, including the opaque timber panels below window.
- Dispose: Remove from site
- Install: Install metal double glazed crittall window and door system to manufacturer instructions
- Finish: powder coated paint with colour to match existing sash windows

6. Replace rear door and window with new door/window system

Extent

Replace existing door and window to kitchen. Refer to drawings 008_01-100 and 008_01-101.

Scope

- Removal of existing door and windows, including the opaque timber panels below window.
- Dispose: Remove from site
- Making good: Making good any trimming and surround.
- Install: Install metal double glazed crittall window and door system to manufacturer instructions
- Finish: powder coated paint with colour to match existing sash windows

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