



MAREK WOJCIECHOWSKI ARCHITECTS  
LONDON

**20056**

38 Chester Terrace

# Schedule of Proposed Works

Jan 2022 (Revision D)

## General Demolition

- All ceilings, skirtings and cornices are not original and will be replaced where required;
- Internal doors are not original and will be replaced where required\*;
- All floor finishes are not original and will be replaced;
- Existing plumbing, mechanical and electrical installations (where not owned or maintained by the landlord) will be removed and replaced.

## Method for the replacement of the non-original ceiling

- The ceilings are not original: they are comprised of plasterboard, on a metal lathe substrate;
- Where ceilings are proposed to be demolished, they will be removed using hand power tools and removed from site;
- A new plasterboard ceiling will be installed on a proprietary metal suspended ceiling frame.

Lower Ground Floor		
Existing Room		Works
rELG.01 <b>Wine Cellar</b>	<i>Proposals</i>	<ul style="list-style-type: none"><li>• Reinstate or repair existing masonry floor.</li><li>• Natural ventilation to door</li><li>• Install new door</li></ul>
rELG.08 <b>Vault</b>	<i>Demolition</i>	<ul style="list-style-type: none"><li>• Remove existing plant and earth down to level of original screed.</li></ul>
	<i>Proposals</i>	<ul style="list-style-type: none"><li>• Reinstate or repair existing masonry floor.</li><li>• Install steps to suit;</li><li>• Install plant;</li><li>• Install new louvered door.</li></ul>
rELG.09 <b>Vault</b>	<i>Demolition</i>	<ul style="list-style-type: none"><li>• Remove existing plant and earth down to level of original screed.</li></ul>
	<i>Proposals</i>	<ul style="list-style-type: none"><li>• Reinstate or repair existing masonry floor.</li><li>• Install steps to suit;</li><li>• Install plant;</li><li>• Install new louvered door.</li></ul>
rELG.02 <b>Utility Room</b>	<i>Demolition</i>	<ul style="list-style-type: none"><li>• Demolish non-original partition walls and joinery;</li><li>• Remove existing plant.</li></ul>
	<i>Proposals</i>	<ul style="list-style-type: none"><li>• Install new partition wall;</li><li>• New sliding door;</li><li>• Install porcelain floor with underfloor heating;</li><li>• Install new suspended ceiling;</li><li>• Install new skirtings;</li></ul>



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		<ul style="list-style-type: none"> <li>• Fit new kitchen (re-using existing hob extraction route);</li> <li>• Install new plant;</li> <li>• Install new air conditioning unit.</li> </ul>
rELG.03 <b>Hallway</b>	<p><i>Demolition</i></p> <p><i>Proposals</i></p>	<ul style="list-style-type: none"> <li>• Demolish non-original partition walls and joinery;</li> <li>• Remove mechanical and electrical installations.</li> </ul> <ul style="list-style-type: none"> <li>• Install new partition walls;</li> <li>• Install porcelain floor with underfloor heating;</li> <li>• Install suspended ceiling;</li> <li>• Install new skirtings;</li> <li>• Install new lift car and doors to existing lift shaft.</li> </ul> <p>Install new powder room including:</p> <ul style="list-style-type: none"> <li>• Natural stone floor with electric underfloor heating;</li> <li>• Suspended ceilings;</li> <li>• Sanitary fitting;</li> <li>• Bathroom cabinetry with mirrored doors.</li> </ul>
rELG.04 <b>Lobby</b>	<p><i>Demolition</i></p> <p><i>Proposals</i></p>	<ul style="list-style-type: none"> <li>• Demolish non-original partition walls and joinery.</li> </ul> <ul style="list-style-type: none"> <li>• Install new partition wall;</li> <li>• Install porcelain floor with underfloor heating;</li> <li>• Install suspended ceiling;</li> <li>• Install new skirtings;</li> <li>• Fit new utility joinery.</li> </ul>
rELG.05 <b>Staff En-suite</b>	<p><i>Demolition</i></p> <p><i>Proposals</i></p>	<ul style="list-style-type: none"> <li>• Demolish non-original partition walls and joinery;</li> <li>• Remove sanitary, mechanical and electrical installations.</li> </ul> <ul style="list-style-type: none"> <li>• Install porcelain floor with underfloor heating;</li> <li>• Install suspended ceiling;</li> </ul>
rELG.06 <b>Staff Bedroom</b>	<p><i>Demolition</i></p> <p><i>Proposals</i></p>	<ul style="list-style-type: none"> <li>• Demolish non-original partition walls and joinery;</li> <li>• Remove window to create door to terrace.</li> </ul> <ul style="list-style-type: none"> <li>• Install porcelain floor with underfloor heating;</li> <li>• Install suspended ceiling;</li> <li>• Install new sanitary and spa fittings;</li> <li>• Fit floor-to-ceiling joinery;</li> <li>• Install new air conditioning unit.</li> </ul>
rELG.07 <b>Media/ Family Room</b>	<p><i>Demolition</i></p> <p><i>Proposals</i></p>	<ul style="list-style-type: none"> <li>• Remove existing slab and floor finishes; non-original partition walls and joinery;</li> <li>• Remove mechanical installations.</li> </ul> <ul style="list-style-type: none"> <li>• Install vinyl floor with underfloor heating;</li> <li>• Install new skirtings,</li> <li>• Install suspended ceiling;</li> <li>• Fit floor-to-ceiling joinery.</li> <li>• Install new air conditioning unit.</li> </ul>



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Upper Ground Floor		
Existing Room		Works
rEUG.01 <b>Entrance Hall</b>	<i>Proposals</i>	<ul style="list-style-type: none"> <li>• Install new natural stone floor with underfloor heating;</li> <li>• Refurbish and redecorate existing ceiling and moulded plaster cornice;</li> <li>• New doors retaining existing architrave;</li> <li>• Refurbish and redecorate existing skirtings.</li> </ul>
rEUG.02 <b>Hallway</b>	<i>Demolition</i>	<ul style="list-style-type: none"> <li>• Remove non-original lift door;</li> <li>• Create new opening into kitchen.</li> </ul>
	<i>Proposals</i>	<ul style="list-style-type: none"> <li>• Install new natural stone floor with underfloor heating;</li> <li>• Refurbish and redecorate existing ceiling and cornice;</li> <li>• Refurbish and redecorate existing skirtings;</li> <li>• Make good existing staircase, spindles, handrail and new carpet runner;</li> <li>• New door retaining existing architrave;</li> <li>• Install new lift car and doors to existing lift shaft.</li> </ul>
rEUG.03 <b>WC</b>	<i>Demolition</i>	Demolish part non-original partition wall; <ul style="list-style-type: none"> <li>• Remove sanitary, mechanical and electrical installations.</li> </ul>
	<i>Proposals</i>	Install new powder room including: <ul style="list-style-type: none"> <li>• Natural stone floor with electric underfloor heating;</li> <li>• Suspended ceilings with moulded plaster cornice;</li> <li>• Sanitary fitting;</li> <li>• Bathroom cabinetry with mirrored doors.</li> </ul>
rEUG.04 <b>Kitchen</b>	<i>Demolition</i>	Demolish non-original partition walls; <ul style="list-style-type: none"> <li>• Remove non-original suspended ceiling.</li> <li>• Remove non original window.</li> </ul>
	<i>Proposals</i>	<ul style="list-style-type: none"> <li>• Install new partition wall;</li> <li>• Install natural stone floor with underfloor heating;</li> <li>• Install suspended ceiling with moulded plaster cornice;</li> <li>• Install new air conditioning unit;</li> <li>• Fit new kitchen (re-using existing hob extraction route);</li> <li>• Install new window to match existing.</li> </ul>
rEUG.05 <b>Dining Room</b>	<i>Demolition</i>	<ul style="list-style-type: none"> <li>• Remove non-original fireplace surround, hearth and basket;</li> <li>• Demolish non original doors to kitchen.</li> </ul>
	<i>Proposals</i>	<ul style="list-style-type: none"> <li>• Install natural stone floor with underfloor heating;</li> <li>• Refurbish and redecorate existing ceiling and cornice;</li> <li>• Refurbish and redecorate existing skirtings;</li> <li>• Install new fireplace surround, hearth and basket;</li> <li>• Install new double doors to kitchen.</li> </ul>

First Floor		



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Existing Room		Works
rE1.01 <b>Drawing Room</b>	<i>Demolition</i>  <i>Proposals</i>	<ul style="list-style-type: none"> <li>Remove non-original fireplace surround, hearth and basket.</li> <li>Install new natural stone floor with underfloor heating;</li> <li>Refurbish and redecorate existing ceiling and cornice;</li> <li>Refurbish and redecorate existing skirtings;</li> <li>Install new fireplace surround, hearth and basket;</li> <li>Install partition wall between drawing room and study</li> </ul>
rE1.02 <b>Hallway</b>	<i>Demolition</i>  <i>Proposals</i>	<p>Remove non-original lift door.</p> <ul style="list-style-type: none"> <li>Install new natural stone floor with underfloor heating;</li> <li>Refurbish and redecorate existing ceiling;</li> <li>Refurbish and redecorate existing skirtings;</li> <li>Make good existing staircase, spindles, handrail and new carpet runner;</li> <li>Install new moulded plaster cornice</li> </ul>
rE1.03 <b>Study</b>	<i>Proposals</i>	<ul style="list-style-type: none"> <li>Install new hardwood floor with underfloor heating;</li> <li>Refurbish and redecorate existing skirtings;</li> <li>Install new partition wall;</li> <li>Install suspended ceiling with moulded plaster cornice and recessed ceiling coffer</li> </ul> <p>Install new powder room including:</p> <ul style="list-style-type: none"> <li>Natural stone floor with electric underfloor heating;</li> <li>Suspended ceilings with moulded plaster cornice;</li> <li>Sanitary fitting;</li> <li>Bathroom cabinetry with mirrored doors.</li> <li>Install new air conditioning unit.</li> </ul>

Second Floor		
Existing Room		Works
rE2.01 <b>Master Bedroom</b>	<i>Demolition</i>  <i>Proposals</i>	<ul style="list-style-type: none"> <li>Demolish non-original partition walls and joinery.</li> <li>Install carpet floor with underfloor heating;</li> <li>Install new skirtings,</li> <li>Install suspended ceiling with moulded plaster cornice;</li> <li>Install new partition walls between master bedroom and hallway and master bedroom and ensuite;</li> <li>Fit floor-to-ceiling joinery.</li> <li>Install new air conditioning unit.</li> </ul>
rE2.02 <b>Hallway</b>	<i>Demolition</i>  <i>Proposals</i>	<ul style="list-style-type: none"> <li>Remove non-original lift door.</li> <li>Refurbish and redecorate existing ceiling;</li> <li>Install new natural stone floor with underfloor heating;</li> <li>Refurbish and redecorate cornice, new moulded plaster</li> </ul>



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		<ul style="list-style-type: none"> <li>cornice where required;</li> <li>• Install new skirtings;</li> <li>• Make good existing staircase, spindles, handrail and new carpet runner;</li> <li>• Install new lift car and doors to existing lift shaft.</li> </ul>
rE2.03 <b>WC</b>	<i>Demolition</i>	<ul style="list-style-type: none"> <li>• Demolish part non-original partition walls;</li> <li>• Remove sanitary, mechanical and electrical installations.</li> </ul>
rE2.04 <b>Master En-suite</b>	<i>Demolition</i>	<ul style="list-style-type: none"> <li>• Demolish part non-original partition walls;</li> <li>• Remove sanitary, mechanical and electrical installations.</li> </ul>
	<i>Proposals</i>	<ul style="list-style-type: none"> <li>• Install new partition wall;</li> </ul> Install Master En-Suite including; <ul style="list-style-type: none"> <li>• Natural stone floor with electric underfloor heating;</li> <li>• Suspended ceilings with new moulded plaster cornice;</li> <li>• Sanitary fittings;</li> <li>• Bathroom cabinetry with mirrored doors.</li> </ul>
rE2.05 <b>Walk-through-wardrobe</b>	<i>Demolition</i>	<ul style="list-style-type: none"> <li>• Demolish non-original partition walls and joinery.</li> </ul>
	<i>Proposals</i>	<ul style="list-style-type: none"> <li>• Install new partition wall;</li> <li>• Install carpet floor with underfloor heating;</li> <li>• Fit floor-to-ceiling joinery;</li> <li>• Install new air conditioning unit.</li> </ul>

Third Floor		
Existing Room		Works
rE3.01 <b>Bedroom IV</b>	<i>Demolition</i>	<ul style="list-style-type: none"> <li>• Demolish non-original joinery.</li> </ul>
	<i>Proposals</i>	<ul style="list-style-type: none"> <li>• Install carpet floor with underfloor heating;</li> <li>• Install suspended ceiling with moulded plaster cornice;</li> <li>• Install new skirtings;</li> <li>• Fit floor-to-ceiling joinery;</li> <li>• Install new air conditioning unit.</li> </ul>
rE3.02 <b>Hallway</b>	<i>Demolition</i>	<ul style="list-style-type: none"> <li>• Remove non-original lift door;</li> </ul>
	<i>Proposals</i>	<ul style="list-style-type: none"> <li>• Install new carpet floor with underfloor heating;</li> <li>• Install suspended ceiling with moulded plaster cornice;</li> <li>• Install new skirtings;</li> <li>• Make good existing staircase, spindles, handrail and new carpet runner;</li> <li>• Install new lift car and doors to existing lift shaft;</li> <li>• Install new loft access hatch;</li> <li>• Install new conservation rooflight.</li> </ul>



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rE3.03 <b>Bedroom V</b>	<i>Demolition</i>	<ul style="list-style-type: none"> <li>Demolish non-original partition walls and joinery.</li> </ul>
	<i>Proposals</i>	<ul style="list-style-type: none"> <li>Install carpet floor with underfloor heating;</li> <li>Install suspended ceiling with moulded plaster cornice;</li> <li>Install new skirtings;</li> <li>Fit floor-to-ceiling joinery;</li> <li>Install new air conditioning unit.</li> </ul>
rE3.04 <b>Bedroom II</b>	<i>Demolition</i>	<ul style="list-style-type: none"> <li>Demolish non-original wall partitions and joinery.</li> </ul>
	<i>Proposals</i>	<ul style="list-style-type: none"> <li>Install carpet floor with underfloor heating;</li> <li>Install suspended ceiling with moulded plaster cornice;</li> <li>Install new skirtings;</li> <li>Fit floor-to-ceiling joinery;</li> <li>Install new air conditioning unit.</li> </ul>
rE3.05 <b>En-suite</b>	<i>Demolition</i>	Demolish non-original wall partitions; <ul style="list-style-type: none"> <li>Remove rooflight;</li> <li>Remove sanitary, mechanical and electrical installations.</li> </ul>
	<i>Proposals</i>	Install En-Suite including: <ul style="list-style-type: none"> <li>Porcelain floor with electric underfloor heating;</li> <li>Suspended ceilings;</li> <li>Sanitary fitting;</li> <li>Bathroom cabinetry with mirrored doors;</li> <li>Install new conservation rooflight.</li> </ul>
rE3.06 <b>Bathroom</b>	<i>Demolition</i>	Demolish non-original wall partitions; <ul style="list-style-type: none"> <li>Remove rooflight;</li> <li>Remove sanitary, mechanical and electrical installations.</li> </ul>
	<i>Proposals</i>	Install En-Suite including: <ul style="list-style-type: none"> <li>Porcelain floor with electric underfloor heating;</li> <li>Suspended ceilings;</li> <li>Sanitary fitting;</li> <li>Bathroom cabinetry with mirrored doors;</li> <li>Install new conservation rooflight.</li> </ul>
rE3.07 <b>Bedroom III</b>	<i>Demolition</i>	Demolish non-original wall partitions and joinery.
	<i>Proposals</i>	<ul style="list-style-type: none"> <li>Install carpet floor with underfloor heating;</li> <li>Install suspended ceiling with moulded plaster cornice;</li> <li>Install new skirtings;</li> <li>Fit floor-to-ceiling joinery.</li> </ul>

Roof		
Existing Room		Works



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<b>Roof</b>	<i>Demolition</i>  <i>Proposals</i>	Demolish non-original flat section of roof;  <ul style="list-style-type: none"><li>• Install new timber roof structure and waterproofing where required;</li><li>• Install 3no. new conservation rooflights;</li><li>• Install new acoustic enclosure, sunken within existing roof.</li></ul>
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\* Refer to Door and Window Schedule for proposed works to doors and windows

\*\*For the location of the rooms refer to the Existing Plans P1000 series.

\*\*\*Refer to the Design and Access Statement Section 3.6-3.9 for design proposal internal details.