

**PRELIMINARY SCHEDULE OF WORKS**

4 Cambridge Terrace,  
Regent's Park, London  
NW1 4JL

**May 2022**

## **1.0 PRELIMINARIES:**

- 1.1 Provision of plant, tools, and equipment for the carrying out of all works.
- 1.2 Provision of waste trucks/ skips for the site waste disposal.
- 1.3 Protection of all flooring throughout the duration of works.
- 1.4 Cleaning of adjacent properties.
- 1.5 Client to ensure supply of water & electricity for the duration of the works
- 1.6 Contractor to ensure on-site W.C. facility.
- 1.7 Contractor to always take responsibility for site security, including safeguarding of all goods & materials delivered to site.
- 1.8 Contractor to provide Certificate of Public Liability insurance including sub-contractors' insurances.
- 1.9 Contractor to serve Building Notices on Building Inspector prior to commencement of works

## **2.0 STRIPPING-OUT AND DISPOSAL WORKS:**

- 2.1 Disconnection and disposal of sanitary-ware and pipework from Bathrooms.
- 2.2 Kitchen units and equipment, including sink and pipework.
- 2.3 All wall and floor tiles in en-suite bathroom and main bathroom shower area.
- 2.4 Removal of all electrical plates.
- 2.5 Remove and dispose of existing water tank
- 2.6 Remove and dispose of existing gas boiler and pipework
- 2.7 Remove and dispose of existing fuse board
- 2.8 Remove and dispose of all existing radiator enclosures

## **3.0 CONSTRUCTION WORKS:**

- 3.1 All areas of Ceilings and walls disturbed following building alterations to be made good.
- 3.2 Construct a new sub-floor for new walk-in shower.
- 3.3 Carefully part dismantle partition wall between kitchen and existing bedroom to form new opening. All in accordance with Structural Engineer's drawings and calculations.

## **4.0 SITE-JOINERY WORKS:**

- 4.1 Install bespoke wardrobe to extend existing part wardrobe in master bedroom.
- 4.2 Where necessary effect repairs to all windows throughout by renewing defective or rotten sections where applicable, easing all windows to facilitate easy operation.
- 4.3 Supply and fixing of new skirting pieced in to match existing profiles where necessary
- 4.4 To Construct and install all boxing-in, access panels and new washer/dryer machine cupboard to main bathroom as required.
- 4.5 Install new kitchen units & worktops

## **5.0 CENTRAL-HEATING WORKS:**

- 5.1 Supply and install new electric boiler with all necessary pipe and wiring works.
- 5.2 Testing and commissioning of all above on completion of works.

## **6.0 PLUMBING WORKS & SANITARYWARE:**

- 6.1 Installation of any new pipework and plumbing runs to Kitchen, main bathroom, and En-suite Bathroom in accordance with Crown Estate Standard Specification Document.
- 6.2 Supply and installation of all wastepipes from all proposed sanitary-ware and kitchen fittings and equipment. in accordance with Crown Estate Standard Specification Document
- 6.3 The installation and testing and commissioning of all proposed sanitary-ware fittings and equipment, incl. all kitchen equipment.
- 6.4 To install the following sanitary-ware:
  - 1 no. Walk in shower base.
  - 1 no. shower doors/ panels.
  - 1 no. thermostatic mixer valves, complete with overhead shower head and hand showers.
  - 1 no. Kitchen sink and complete mixer tap.
- 6.5 Supply and install pressure water cylinder 220 litres

## **7.0 ELECTRICAL WORKS:**

- 7.1 Installation of new consumer unit / distribution board with pop-up fuses / RCB's.
- 7.2 Install new decorative light fittings as supplied by client
- 7.3 Supply and fit all necessary replacement switch and socket plates
- 7.4 Installation of kitchen appliances including.
  - Extractor fan
  - integrated Oven, Combi-Oven/ Microwave
  - Integrated Fridge/ Freezer and Dishwasher
  - Washer/ Tumble drier machine

All electrical works in accordance with current regulations to NICEIC Standards, and fully certified on completion, including earth-bonding.

## **8.0 DECORATION WORKS:**

- 8.1 Walls:

Complete stripping and preparation of walls by raking-out cracked and defective areas; filling and rubbing-down, prior to sealing.
- 8.2 All walls to be primer sealed prior to painting. Walls to be sealed in mist-coat primer sealer, followed by 3 no. subsequent coats of matt vinyl emulsion, colour TBD
- 8.3 Ceilings:

All ceilings to be primer-sealed, including cornices, and painted in 3 no. further coats of brilliant white matt vinyl emulsion paint.  
Bathrooms & Kitchen ceilings to be finished in anti-condensation paint.
- 8.4 Woodwork:

All doors, frames, architraves, and skirtings to be rubbed down and prepared with filling, sanding, priming, under-coating and 2 no. topcoats of brilliant white Satinwood paint.  
Existing window-frames to be prepared by rubbing-down, filling and sealing prior to re-decoration.

## **9.0 TILING WORKS:**

- 9.1 Fixing of the following wall and floor-tiles as supplied by client, Including the supplying of waterproof adhesive and cement-grouting.  
Kitchen Floor, en-suite Bathroom Walls: and Floor