

PLANNING SERVICES APPLICATION

CHASE

CONSULTATION SHEET

APPLICANT:

Mr. Gregory Munson RIBA.,
C/o Taylor Livock Cowan,
199 Piccadilly,
London,
W1V 9LE

APPLICATION NO: PP/00/02809

APPLICATION DATED: 20/11/2000

DATE ACKNOWLEDGED: 7 December 2000

APPLICATION COMPLETE: 06/12/2000

DATE TO BE DECIDED BY: 31/01/2001

SITE: 16 Holland Park, London, W11 3TH

PROPOSAL: Repair and redecoration. Erection of entrance canopy. Internal minor alterations. Mechanical and electrical works.

ADDRESSES TO BE CONSULTED

- 1.
2. 14, 15 + 17 Holland Park
- 3.
4. 28 Abbotisbury Road
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.
- 11.
- 12.
- 13.
- 14.
- 15.

19

CONSULT STATUTORILY

- HBMC Listed Buildings
- HBMC Setting of Buildings Grade I or II
- HBMC Demolition in Conservation Area
- Demolition Bodies
- DoT Trunk Road - Increased traffic
- DoT Westway etc.,
- Neighbouring Local Authority
- Strategic view authorities
- Kensington Palace
- Civil Aviation Authority (over 300')
- Theatres Trust
- The Environment Agency
- Thames Water
- Crossrail
- LRT/Chelsea-Hackney Line

ADVERTISE

- Effect on CA
- Setting of Listed Building
- Works to Listed Building
- Departure from UDP
- Demolition in CA
- "Major Development"
- Environmental Assessment
- No Site Notice Required
- Notice Required other reason
- Police
- L.P.A.C
- British Waterways
- Environmental Health
- GLA
- Govt Office for London

12/12

DEVELOPMENT CONTROL

TECHNICAL INFORMATION



ADDRESS 16, Holland Park.

16 HOLLAND PARK

POLLING DISTRICT H.

- | | | | | |
|-----|--|----------|--------|--|
| HB | Buildings of Architectural Interest | PP002809 | LSC | Local Shopping Centre |
| AMI | Areas of Metropolitan Importance | | AI | Sites of Archeological Importance |
| MDO | Major Sites with Development Opportunities | | SV | Designated View of St Paul's from Richmond |
| MOL | Metropolitan Open Land | | SNCI | Sites of Nature Conservation Importance |
| SBA | Small Business Area | | REG 7 | Restricted size and use of Estate Agent Boards |
| PSC | Principal Shopping Centre (Core or Non-core) | | ART IV | Restrictions of Permitted Development Rights |

| Conservation Area | HB | CPO | TPO | AMI | MDO | MOL | SBA | Unsuitable for Diplomatic use | PSC | | LSC | AI | SV | SNCI | REG 7 | ART IV | |
|-------------------|----|-----|------|-----|-----|-----|-----|-------------------------------|-----|---|-----|----|----|------|-------|--------|--|
| | | | | | | | | | C | N | | | | | | | |
| 5 | 11 | | K.59 | | | | | | | | | | | | | | |

Within the line of Safeguarding of the proposed Chelsea/Hackney underground line

Within the line of Safeguarding of the proposed Eastwest/Crossrail underground line

| | |
|--------------------------|--|
| Density | |
| Site Area | |
| Habitable rooms proposed | |
| Proposed Density | |

| | |
|---------------------|--|
| Plot Ratio | |
| Site Area | |
| Zoned Ratio | |
| Floor Area proposed | |
| Proposed Plot Ratio | |

| | | |
|--------------------|-----------|--|
| Daylighting | Complies | |
| | Infringes | |

| | | |
|--------------------|-----------------|--|
| Car Parking | Spaces required | |
| | Spaces proposed | |

Notes:

Admin - Caroline

I have 7
further sets
of drawings.

Brian

6/12/00.

Royal Borough of Kensington and Chelsea
GGP Point in Polygon Search Results
Corporate Land and Property Gazetteer

| | | | |
|---------|---------------|-------------------------|--------------------|
| | 28 | Abbotsbury Road | W14 8ER |
| | 14 | Holland Park | W11 3TH |
| | 15 | Holland Park | W11 3TH |
| Flat A | 15 | Holland Park | W11 3TH |
| Flat B | 15 | Holland Park | W11 3TH |
| Flat D | 15 | Holland Park | W11 3TH |
| Flat E | 15 | Holland Park | W11 3TH |
| Flat F | 15 | Holland Park | W11 3TH |
| | 16 | Holland Park | W11 3TH |
| | 17 | Holland Park | W11 3TD |
| Flat 1 | 17 | Holland Park | W11 3TD |
| Flat 2 | 17 | Holland Park | W11 3TD |
| Flat 3 | 17 | Holland Park | W11 3TD |
| Flat 4 | 17 | Holland Park | W11 3TD |
| Flat 5 | 17 | Holland Park | W11 3TD |
| Flat 6 | 17 | Holland Park | W11 3TD |
| Flat 7 | 17 | Holland Park | W11 3TD |
| Flat 8 | 17 | Holland Park | W11 3TD |
| Flat 9 | 17 | Holland Park | W11 3TD |
| Flat 10 | 17 | Holland Park | W11 3TD |

Total Number of Properties Found ~~20~~

19

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

The Occupier
File copy
file
file

Switchboard: 020-7937-5464
Extension: 2079/2080
Direct Line: 020-7361- 2079/2080
Facsimile: 020-7361- 3643
Date: 12 December 2000

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCC/PP/00/02809/KO

Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: 16 Holland Park, London, W11 3TH

Brief details of the proposed development are set out below. Members of the public may inspect copies of the application, the plans and any other documents submitted with it. The Council's Planning Services Committee, in considering the proposal, welcomes comments either for or against the scheme. Anyone who wishes to make representations about the application should write to the Council at the above address **within 21 days** of the date of this letter. Unfortunately, the Council does not have the resources to advise objectors of the Committee date, and you should telephone for further information.

Proposal for which permission is sought

**Repair and redecoration. Erection of entrance canopy. Internal minor alterations.
Mechanical and electrical works.**

Applicant A. A. Dantata, 16 Holland Park, London, W14 3TH

Yours faithfully,

M. J. FRENCH

Executive Director, Planning and Conservation

WHAT MATTERS CAN BE TAKEN INTO ACCOUNT

When dealing with a planning application the Council has to consider the policies of the Borough Plan, known as the Unitary Development Plan, and any other material considerations. The most common of these include (not necessarily in order of importance):

- The scale and appearance of the proposal and impact upon the surrounding area or adjoining neighbours;
- Effect upon the character or appearance of a Conservation Area;
- Effect upon the special historic interest of a Listed Building, or its setting;
- Effect upon traffic, access, and parking;
- Amenity issues such as loss of Sunlight or daylight, Overlooking and loss of privacy, Noise and disturbance resulting from a use, Hours of operation.

WHAT MATTERS CANNOT BE TAKEN INTO ACCOUNT

Often people may wish to object on grounds that, unfortunately, cannot be taken into account because they are not controlled by Planning Legislation. These include (again not in any order of importance):

- Loss of property value;
- Private issues between neighbours such as land covenants, party walls, land and boundary disputes, damage to property;
- Problems associated with construction such as noise, dust, or vehicles (If you experience these problems Environmental Services have some control and you should contact them direct);
- Smells (Also covered by Environmental Services);
- Competition between firms;
- Structural and fire precaution concerns; (These are Building Control matters).

WHAT HAPPENS TO YOUR LETTER

Planning applications where objections have been received are presented to the Planning Services Committee which is made up of elected Ward Councillors. Planning Officers write a report to the Committee with a recommendation as to whether the application should be granted or refused. Letters received are summarised in the report, and copies can be seen by Councillors and members of the public including the applicant. The Councillors make the decisions and are not bound by the Planning Officer's recommendation. All meetings of the Committee are open to the public.

If you would like further information, about the application itself or when it is likely to be decided, please contact the Planning Department on the telephone number overleaf.

WHERE TO SEE THE PLANS

Details of the application can be seen at the Planning Information Office, 3rd floor, Town Hall, Hornton Street W.8. It is open from 9am to 4.45pm Mondays to Thursdays (4pm Fridays). A Planning Officer will always be there to assist you.

In addition, copies of applications in the Chelsea Area (SW1, SW3, SW10) can be seen at The Reference Library, Chelsea Old Town Hall, Kings Road SW3 (020 7361 4158), for the Central Area (W8, W14, SW5, SW7) can be viewed in the Central Library, Town Hall, Hornton Street, W.8. and applications for districts W10, W11 and W2 in the North of the Borough can be seen at The Information Centre, North Kensington Library, 108 Ladbroke Grove, London W11 (under the Westway near Ladbroke Grove Station 020 7727-6583). Please telephone to check the opening times of these offices.

If you are a registered disabled person, it may be possible for an Officer to come to your home with the plans. Please contact the Planning Department and ask to speak to the Case Officer for the application.

PLEASE QUOTE THE APPLICATION REFERENCE NUMBER ON YOUR REPLY

MEMORANDUM

TO: FOR FILE USE ONLY

**From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION**

My Ref: PP/00/02809/KO

CODE 1D

Room No:

Date: 12 December 2000

DEVELOPMENT AT:

16 Holland Park, London, W11 3TH

DEVELOPMENT:

Repair and redecoration. Erection of entrance canopy. Internal minor alterations. Mechanical and electrical works.

The above development is to be advertised under:-

- 1. Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990
(development affecting the character or appearance of a Conservation Area or
adjoining Conservation Area)**
- 4. Town and Country Planning (Listed Buildings and Conservation Areas)
Regulations 1990 (applications for Listed building consent)**

M.J. French

Executive Director, Planning & Conservation



RBKC

District Plan Observations

CONSERVATION AND DESIGN

| | | | | |
|---|-----------------------------|-----------|-----------|-----------------|
| Address 16, Holland Park, London, W11. | Appl. No. K0 LB/00/02810 | L.B. H | C.A. ✓ | N/C/S ✓ S |
| Description Repair & redecoration, minor | Code - | | | |

modifications & site works.

An inspection of the house, at pre-application stage, has confirmed that it is in a neglected state of repair, due to lack of regular maintenance over several years.

The building fabric has deteriorated, to the point where a repair scheme has been considered - but the owner has agreed to remedy the situation, which is the main focus of this application.

The works described are all as detailed on site - with minor alterations & the addition of a ironwork canopy to the front entrance.

Would expect an initial meeting to discuss the aspects of the scheme, see the applicant's letter specific advice (ref. letter 26. Nov. 2000).

HIB
2. January. 2000

NOTICE OF A PLANNING APPLICATION



TOWN AND COUNTRY PLANNING ACT 1990
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

Notice is hereby given the Royal Borough of Kensington and Chelsea Council **KENSINGTON
AND CHELSEA**
an application:

- (a) for development of land in or adjacent to a Conservation Area.
- (d) for consent to demolition and/or alteration of a building which is of architectural or historic interest.

Details are set out below.

Members of the public may inspect copies of the application, the plans and other documents submitted with it at:

NOTICE OF A PLANNING APPLICATION

The Planning Information Office, 3rd floor, The Town Hall, Hornton Street, W8 7NX between the hours of 9.15 and 4.45 Mondays to Thursdays and 9.15 to 4.30 Fridays,

For applications in the Chelsea area: The Reference Library, Chelsea Old Town Hall, Tel. 0171-361-4158.

For postal areas W10, W11 and W2: The 1st floor, North Kensington Library, 108 Ladbroke Grove, W11, Tel. 0171-727-6583.

Anyone who wishes to make representations about this application should write to the Executive Director of Planning and Conservation at the Town Hall (Dept 705) within 21 days of the date of this notice.

NOTICE OF A PLANNING APPLICATION

SCHEDULE

Reference: PP/00/02809/KO

Date: 22/12/2000

16 Holland Park, London, W11 3TH

Repair and redecoration. Erection of entrance canopy. Internal minor alterations. Mechanical and electrical works.

APPLICANT A. A. Dantata,

*Rawlings
25/12*

NOTICE OF A PLANNING APPLICATION



ENGLISH HERITAGE

Director of Planning & Transportation
Royal Borough of Kensington & Chelsea
The Town Hall
Hornton Street
LONDON
W8 7NX

Your refs: LB/00/02810
Our ref: LRS/2017/16
Contact: P Calvocoressi
Direct Dial: 020-7973-3763

For the attention of K Orme

20 DEC 2000

Dear Sir/Madam

**Planning (Listed Buildings and Conservation Areas) Act, 1990:
16 HOLLAND PARK, W11**

Applicant: A A Dantata
Grade of building(s): II
Proposed works: Repair, redecoration and erection of entrance canopy internal minor alterations. Mechanical and electrical works.

Drawing numbers: 1-21

Date of application: 20.11.2000
Date of referral by Council: 12.12.2000
Date received by English Heritage: 13.12.2000
Date referred to GOL: 15.12.2000

| RECEIVED BY PLANNING SERVICES | | | | | | | |
|-------------------------------|-----|-----|-----|-------------|---------|------|--------|
| EX DIR | HDC | N | C | SW | SE | ENF | AO ACK |
| (72) | | | | 27 DEC 2000 | | LA | |
| SPS | IO | REG | ARB | FWD PLN | CON DES | FRES | |

You are hereby authorised to determine the application for listed building consent referred to above as you think fit. In so doing English Heritage would stress that it is not expressing any views on the merits of the proposals which are the subject of the application, nor any parallel application for planning permission.

Yours faithfully

Paul Calvocoressi
P Calvocoressi
London Region

The Secretary of State has considered the information given above and does not intend to require the application concerned to be referred to him
Signed JCLA with
Date 19/12/00

LR/F

1/10 25/1

TAYLOR LIVOCK COWAN

Ms. C. Orme
Central Area Team
Planning & Conservation Rm325
The Royal Borough of Kensington & Chelsea
The Town Hall
Horton Street
London, W8 7NX

H.B.K. & C.
TOWN PLANNING
24 JAN 2001
RECEIVED

Direct Tel. 020 7361 2771
Tel. 020 7937 5464
Fax. 020 7361 3463

By post and fax

20 January 2001

Dear Ms. Orme,

**Erection of Entrance Canopy, repair, alteration and redecoration works
@ 16 Holland Park, London, W11 3TH
for A.A Dantata Esq**

Please find enclosed revision A of drawings 11, 15 & 19 which you required at our meeting 12 January to be read in conjunction with the enclosed copy of our response to Building Control's queries about removing the external stair. I record our meeting as follows:

1. The specialist proposed to erect the canopy is Demax in Kings Lynn because they claim to have erected many of this style nearby. Prices received from range from £12k to £50k.
2. The rear ground floor doors will remain french doors as required by your Conservation Officer as shown in the enclosed drawing.
3. Thank you for allowing modern methods to be used to repair fabric and finishes.
4. We will consult the Conservation Register for specialist refurbishment of the dining room fitted furniture.
5. Please refer to the enclosed copy of our response to Building Control's queries about removing the external stair. Please use your influence to avoid altering the existing doors. The enclosed drawing confirms your agreement to our substitution of the existing intermediate elaborate balustrade pattern for the balustrade to the basement stair replacement.
6. Your tree officer has now approved felling of the common conifers in the rear garden.
7. You will consider the swimming pool parapet detail as a condition of the application.
8. Light fittings to replace the suspended ceilings will be surface mounted central pendants on the ground floor and surface mounted wall lights in the basement (save for some downlights in the kitchen).
9. You consider the new kitchen location improves current arrangements.
10. No specific constraints govern the installation of CCTV and external lighting subject to them being as unobtrusive as possible.
11. You require acoustic floor insulation must retain the existing structure and floorboards.

Please grant approval for these revised works to permit the works to begin on site.

Yours sincerely,

Gregory Munson
Encs

Mr. Amir Fardouee
Department of Building Control
The Royal Borough of Kensington & Chelsea
The Town Hall
Hornton Street
London
W8 7NX

Direct Tel. 020 7361 3813
Fax. 020 7361 3820

By post

20 January 2001

Dear Sir,

Erection of entrance canopy, removal of external escape stair, alterations, redecoration & repair @ 18 Holland Park London W11 3TH
for AA Dantata Esq

Further to my letter of 4 January, please find enclosed answers to your queries as follows:

1. *Reasoned justification for removing the escape stair including further details of the alarm system, self closers to all doors and details of the fire resistance of existing doors.*

1.1. *Reasoned justification for removing the escape stair*

The existing external escape route is dilapidated and impairs the appearance and maintenance of this Listed Building. This route comprises a stair between third and second floors, associated railings and escape doors. It does not extend down to ground level.

The route is not original but certainly pre-dates the swimming pool and open plan kitchen of the 1980s. It contravenes current standards for an alternative means of escape because it does not extend to ground level. It might have been erected under Section 60 of the Public Health Act 1936 if the house was once flats or tenanted, or under Section 16 of the Housing Act 1961 if the house was shared by more than one family or partly let in lodgings. No external escape route was needed when the house was constructed but one would now be required to extend down to ground level by paragraph 2.14 of Approved Document B1 if the house was constructed today. This would be required to each storey higher than 7.5m because the house has at least two storeys above 4.5m.

The works remove the external escape stair to improve the building's appearance and condition. The works compensate for removing the escape stair in order to comply with paragraph 0.17 of Approved Document Part B to maintain the existing standard of compliance with current regulations for means of escape.

GREGORY MUNSON ARCHITECT MA (Cantab) DipArch RIBA
@ TAYLOR LIVOCK COWAN
199 PICCADILLY, LONDON, W1V 9LE. Tel. 020 7287 2055 Fax. 020 7734 2701

1.2. *Fire Detection & alarm*

No fire alarm or fire detection system exists in the house and none was required originally so automatic fire detection and an alarm is installed by the works as the principal compensation for removing the external stair.

The house is a Large House defined by paragraph 1.5 of Approved Document B1. The works protect the escape route by installing a fire detection and alarm system described by drawing no.21 and Chubb's specification on the facing page. This system complies with BS 5839: Part 6: 1995 Grade B L3 (required by paragraph 1.7 of Approved Document B1) instead of Part 1: 1988 L2 (required by paragraph 1.6) because BS 5839: Part 6: 1995 Grade B L3 is specific to dwellings. This L3 standard does not require manual call points or high powered alarms, and detectors are only in the escape route and high risk rooms (i.e. bedrooms) because occupants can be assumed to be familiar with the building.

You are concerned that the standard provided is insufficient for a house this size.

1.3. *Doors*

Existing doors to the staircase are almost entirely original timber frames and panels hung within timber frames in masonry walls. Those to the ground are 48mm thick and 40 - 44mm thick to upper and basement floors. Panels to five of these doors (on differing levels) appear to have been replaced or overboarded in an unknown mineral board. The basement utility doors are mirrored cupboard doors. Doors to basement family room and swimming pool are aluminium framed glass doors (not apparently fire resisting). Some doors (lower levels) are hung on rising butt hinges. No doors have self closers. Some doors were locked so it was impossible to complete the inspection.

Paragraph 2.13 of the Approved Document Part B1 sets the current standard for similar doors as self closing FD20 fire doors within a 30 minute fire resisting protected route. Appendix E of Approved Document B permits rising butt hinges to act as self closers in dwellings.

The works have the effect of enclosing the open plan kitchen from the staircase as the secondary compensation for removing the external stair.

You are concerned that this is insufficient compensation.

1.4. *Amendments*

Thank you for your advice in particular your concern for the protection of the stairway at or about 7.5m above the ground level, and your concern for the lift installation but Listed Building approval is unlikely to be granted to sub-divide the staircase. We therefore propose the following alternative amendments for your approval.

1.4.1. *Fire Detection & alarm*

Extend fire detection to lower risk areas of living rooms and store rooms and provide manual call points on each landing. Please find enclosed drawing 21 rev A amended accordingly. If this is acceptable Chubb will amend and reissue their quotation and specification for your files.

or

Substitute a system compliant with BS 5839: Part 6: 1995 Grade B L3 required by paragraph 1.7 of Approved Document B1 to provide the above and also increase audibility of the alarm. If this is acceptable Chubb will amend and reissue their quotation and specification for your files.

GREGORY MUNSON ARCHITECT MA (C. orab) Dip Arch RIBA
© TAYLOR LIVOCK COWAN
199 PICCADILLY, LONDON, W1V 9LE. Tel. 020 7287 2055 Fax. 020 7734 2701

1.4.2. Doors

Replace all panels of all timber doors to the staircase in 6mm Supertux fire resisting board behind reflexed panel mouldings. The work already involves stripping all doors of all paint. Glazed doors are unaltered.

&

Fit all doors with rising butts (new where not original). The work already involves repairing original ironmongery.

2. *Architectural details of the risers, goings and balustrade of the new staircase from ground to basement.*

3. *Structural details / Calculations.*

Structural engineering details and calculations are pending our client's appointment of Maurice Doogan Associates. Please make receipt of this information a condition of your approval.

4. *Mechanical and electrical details.*

Please see attached Summary of Compliance with the Building Regulations.

5. *Damp-proofing details.*

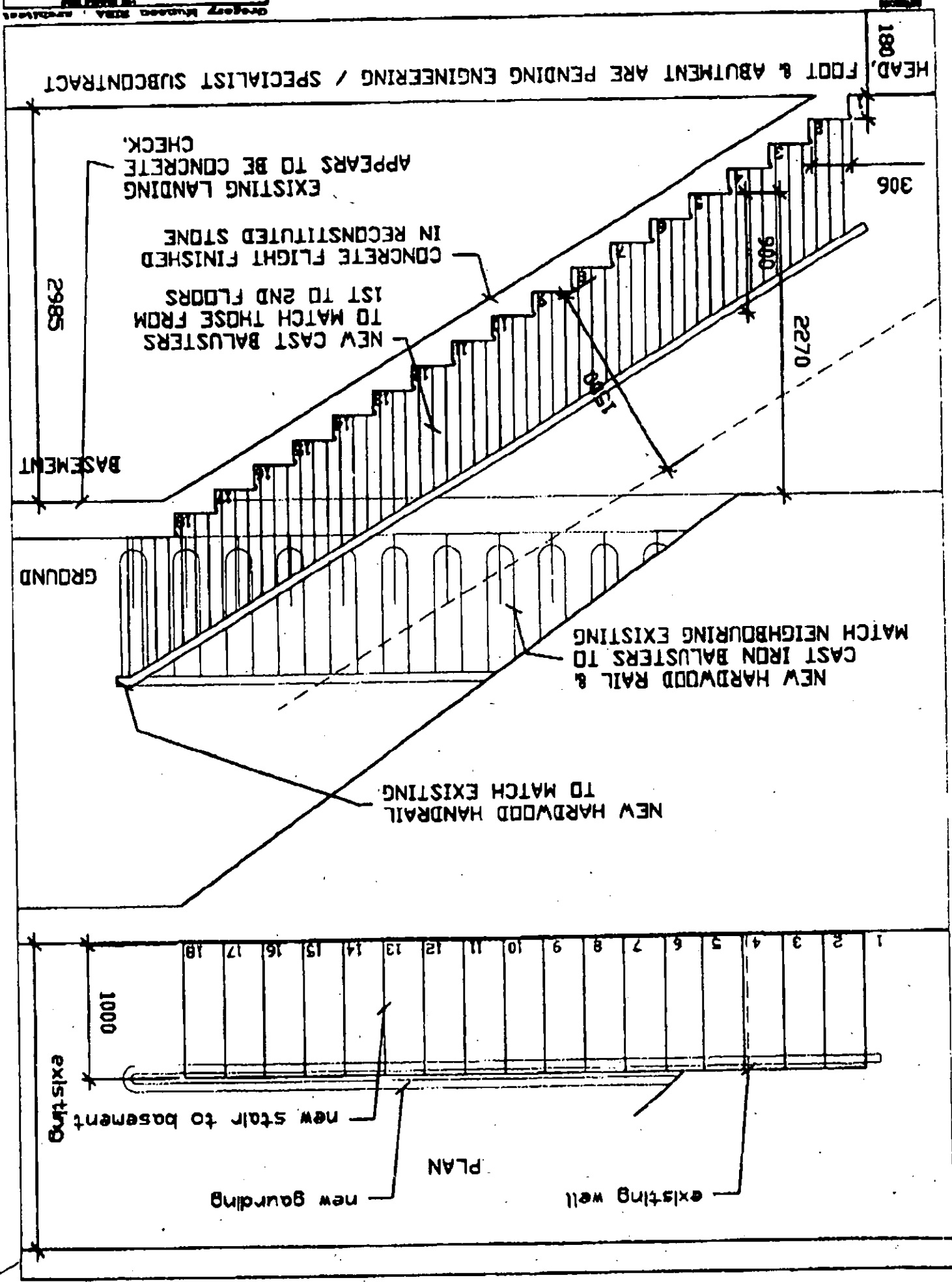
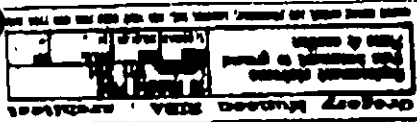
Please see attached Summary of Compliance with the Building Regulations.

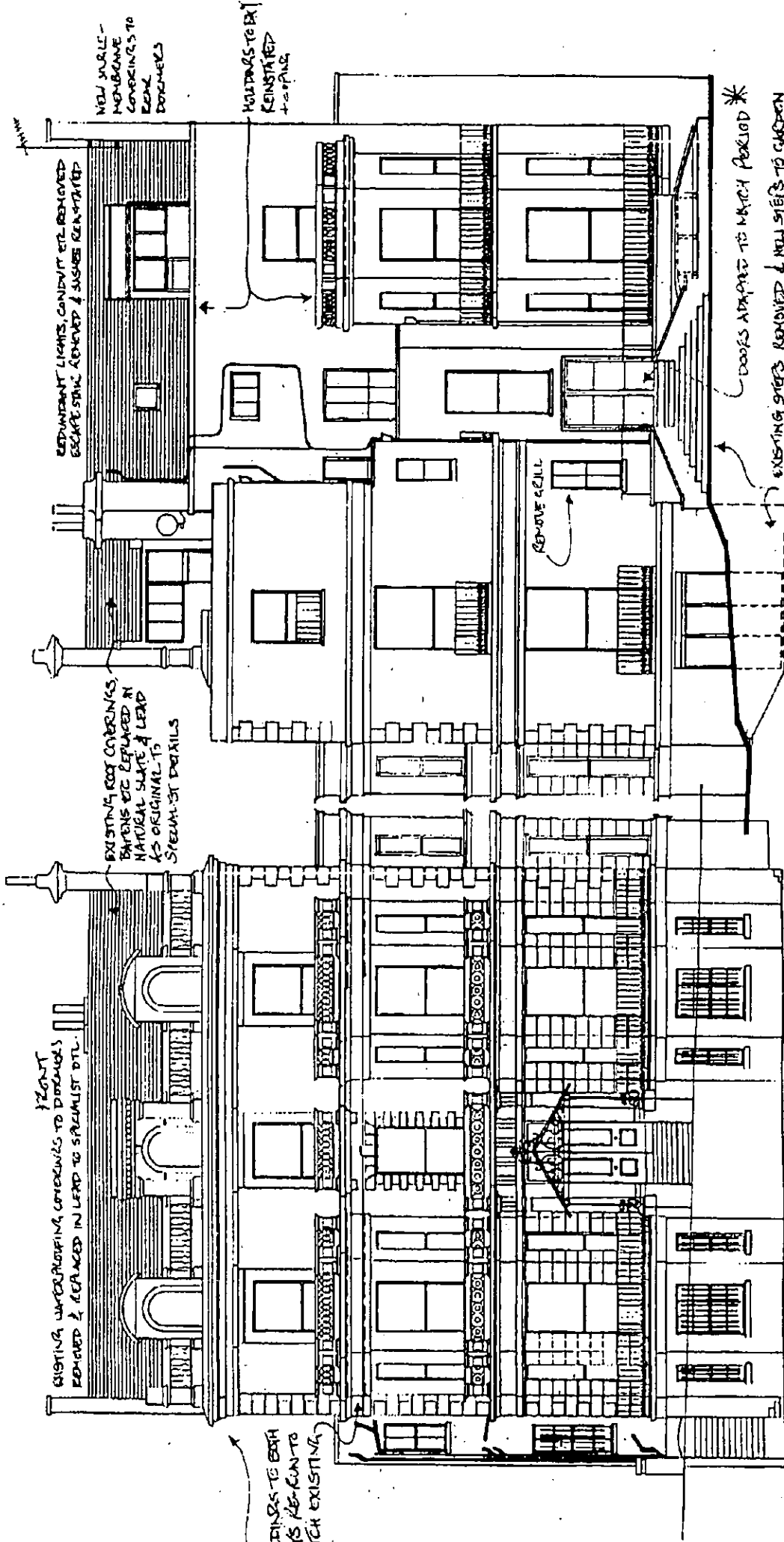
Yours faithfully,

Gregory Munson

Gregory Munson
encs

GREGORY MUNSON ARCHITECT MA (Cantab) Dip Arch RIBA
© TAYLOR LIVOCK COWAN
199 PICCADILLY, LONDON, W1V 9LE. Tel. 020 7387 2055 Fax. 020 7734 3701





REAR ELEVATION

16 Holland Park, London W14 3TH for A.A Dantata

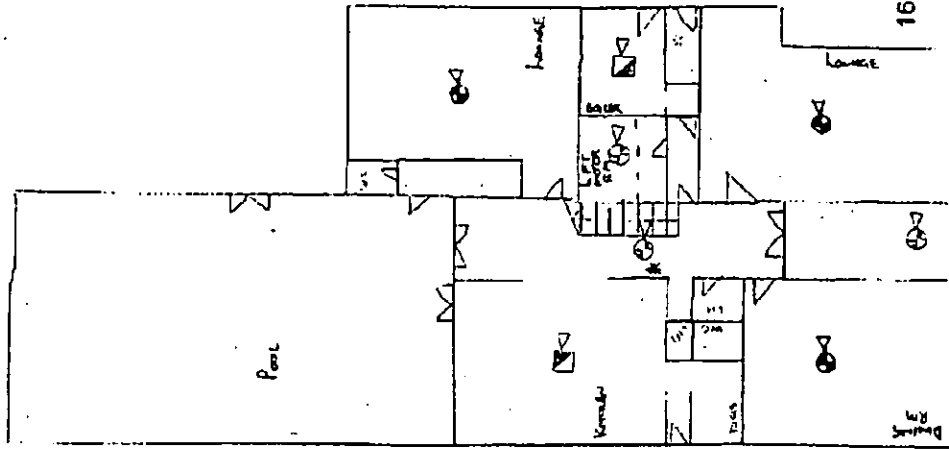
FRONT ELEVATION

FRONT

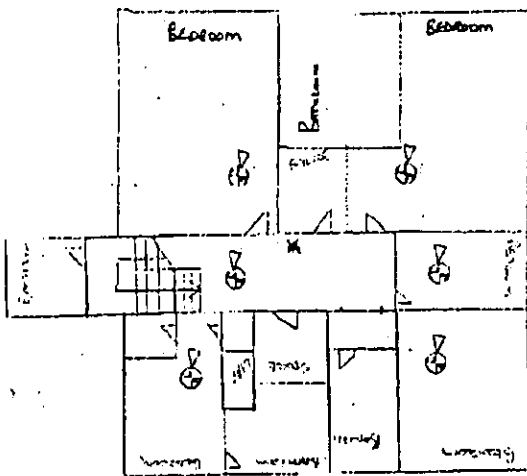
- Corner Beam
- ⊕ Smoke Detector
- ⊖ Heat Detector
- ▽ Suspended (Disturb via)
- * BECKER CLASS

Basement

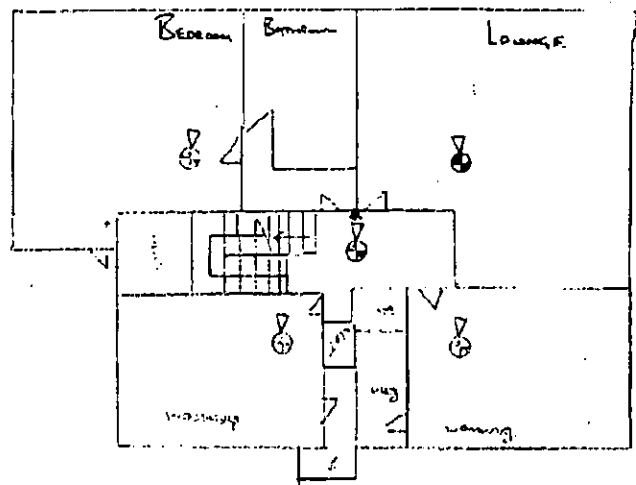
16 Holland Park



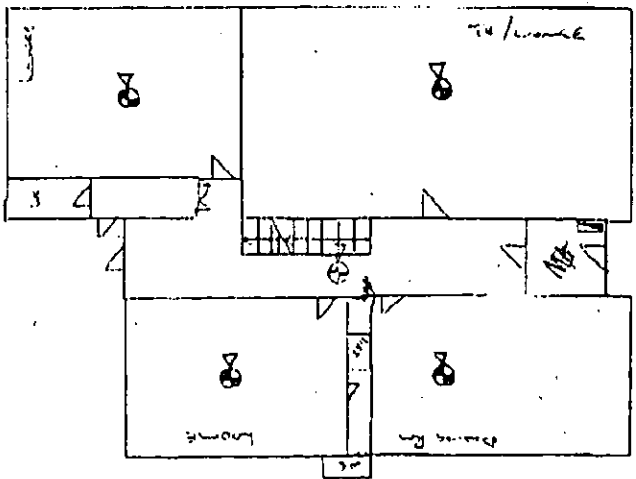
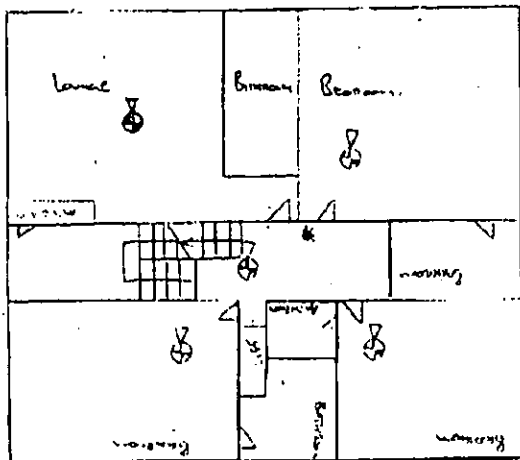
16 Holland Park, London W14 3TH
 for A Dantala
 Drawing 21 Diagram of proposed Conventional Fire Detection & Alarm Installation
 (facing page: Section 4 of Chubb Electronic Security Ltd.



2nd Floor



3rd Floor



① PC
② JCO
✓ 26/1

TAYLOR LIVOCK COWAN

Ms. C. Orme
Central Area Team
Planning & Conservation Rm325
The Royal Borough of Kensington & Chelsea
The Town Hall
Horton Street
London, W8 7NX

Direct Tel. 020 7361 2771
Tel. 020 7937 5464
Fax. 020 7361 3463

| RECEIVED BY PLANNING SERVICES | | | | | | | |
|-------------------------------|-----|-----|-----|---------|---------|------|--------|
| EX DIR | HDC | N | C | SW | SE | ENF | AD ACK |
| 26 JAN 2001 | | | | | | | 18 |
| FEES | IO | REC | ARB | FWD PLN | CON DES | FEES | |

no
COPY OF PLANS
TO INFORMATION
OFFICE PLEASE

By post and fax

20 January 2001

Dear Ms. Orme,

**Erection of Entrance Canopy, repair, alteration and redecoration works
@ 16 Holland Park, London, W11 3TH
for A.A Dantata Esq**

Please find enclosed revision A of drawings 11, 15 & 19 which you required at our meeting 12 January to be read in conjunction with the enclosed copy of our response to Building Control's queries about removing the external stair. I record our meeting as follows:

1. The specialist proposed to erect the canopy is Demax in Kings Lynn because they claim to have erected many of this style nearby. Prices received from range from £12k to £50k.
2. The rear ground floor doors will remain french doors as required by your Conservation Officer as shown in the enclosed drawing.
3. Thank you for allowing modern methods to be used to repair fabric and finishes.
4. We will consult the Conservation Register for specialist refurbishment of the dining room fitted furniture.
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6. Your tree officer has now approved felling of the common conifers in the rear garden.
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8. Light fittings to replace the suspended ceilings will be surface mounted central pendants on the ground floor and surface mounted wall lights in the basement (save for some downlights in the kitchen).
9. You consider the new kitchen location improves current arrangements.
10. No specific constraints govern the installation of CCTV and external lighting subject to them being as unobtrusive as possible.
11. You require acoustic floor insulation must retain the existing structure and floorboards.

Please grant approval for these revised works to permit the works to begin on site.

Yours sincerely,

Gregory Munson
Encs

Mr. Amir Fardouee
Department of Building Control
The Royal Borough of Kensington & Chelsea
The Town Hall
Hornton Street
London
W8 7NX

Direct Tel. 020 7361 3813
Fax. 020 7361 3820

By post

20 January 2001

Dear Sir,

Erection of entrance canopy, removal of external escape stair, alterations, redecoration & repair @ 16 Holland Park London W11 3TH for AA Dantata Esq

Further to my letter of 4 January, please find enclosed answers to your queries as follows:

1. *Reasoned justification for removing the escape stair including further details of the alarm system, self closers to all doors and details of the fire resistance of existing doors.*

1.1. *Reasoned justification for removing the escape stair*

The existing external escape route is dilapidated and impairs the appearance and maintenance of this Listed Building. This route comprises a stair between third and second floors, associated railings and escape doors. It does not extend down to ground level.

The route is not original but certainly pre-dates the swimming pool and open plan kitchen of the 1980s. It contravenes current standards for an alternative means of escape because it does not extend to ground level. It might have been erected under Section 60 of the Public Health Act 1936 if the house was once flats or tenanted, or under Section 16 of the Housing Act 1961 if the house was shared by more than one family or partly let in lodgings. No external escape route was needed when the house was constructed but one would now be required to extend down to ground level by paragraph 2.14 of Approved Document B1 if the house was constructed today. This would be required to each storey higher than 7.5m because the house has at least two storeys above 4.5m.

The works remove the external escape stair to improve the building's appearance and condition. The works compensate for removing the escape stair in order to comply with paragraph 0.17 of Approved Document Part B to maintain the existing standard of compliance with current regulations for means of escape.

GREGORY MUNSON ARCHITECT MA (Cantab) Dip Arch RIBA
@ TAYLOR LIVOCK COWAN
199 PICCADILLY, LONDON, W1V 9LE. Tel. 020 7287 2055 Fax. 020 7734 2701

1.2. Fire Detection & alarm

No fire alarm or fire detection system exists in the house and none was required originally so automatic fire detection and an alarm is installed by the works as the principal compensation for removing the external stair.

The house is a Large House defined by paragraph 1.5 of Approved Document B1. The works protect the escape route by installing a fire detection and alarm system described by drawing no.21 and Chubb's specification on the facing page. This system complies with BS 5839: Part 6: 1995 Grade B L3 (required by paragraph 1.7 of Approved Document B1) instead of Part 1: 1988 L2 (required by paragraph 1.6) because BS 5839: Part 6: 1995 Grade B L3 is specific to dwellings. This L3 standard does not require manual call points or high powered alarms, and detectors are only in the escape route and high risk rooms (ie. bedrooms) because occupants can be assumed to be familiar with the building.

You are concerned that the standard provided is insufficient for a house this size.

1.3. Doors

Existing doors to the staircase are almost entirely original timber frames and panels hung within timber frames in masonry walls. Those to the ground are 48mm thick and 40 – 44mm thick to upper and basement floors. Panels to five of these doors (on differing levels) appear to have been replaced or overboarded in an unknown mineral board. The basement utility doors are mirrored cupboard doors. Doors to basement family room and swimming pool are aluminium framed glass doors (not apparently fire resisting). Some doors (lower levels) are hung on rising butt hinges. No doors have self closers. Some doors were locked so it was impossible to complete the inspection.

Paragraph 2.13 of the Approved Document Part B1 sets the current standard for similar doors as self closing FD20 fire doors within a 30 minute fire resisting protected route. Appendix E of Approved Document B permits rising butt hinges to act as self closers in dwellings.

The works have the effect of enclosing the open plan kitchen from the staircase as the secondary compensation for removing the external stair.

You are concerned that this is insufficient compensation.

1.4. Amendments

Thank you for your advice in particular your concern for the protection of the stairway at or about 7.5m above the ground level, and your concern for the lift installation but Listed Building approval is unlikely to be granted to sub-divide the staircase. We therefore propose the following alternative amendments for your approval.

1.4.1. Fire Detection & alarm

Extend fire detection to lower risk areas of living rooms and store rooms and provide manual call points on each landing. Please find enclosed drawing 21 rev A amended accordingly. If this is acceptable Chubb will amend and reissue their quotation and specification for your files.

or

Substitute a system compliant with BS 5839: Part 6: 1995 Grade B L3 required by paragraph 1.7 of Approved Document B1 to provide the above and also increase audibility of the alarm. If this is acceptable Chubb will amend and reissue their quotation and specification for your files.

GREGORY MUNSON ARCHITECT MA (Cantab) Dip Arch RIBA
@ TAYLOR LIVOCK COWAN
199 PICCADILLY, LONDON, W1V 9LE. Tel. 020 7287 2055 Fax. 020 7734 2701

1.4.2. Doors

Replace all panels of all timber doors to the staircase in 6mm Superlux fire resisting board behind refixed panel mouldings. The work already involves stripping all doors of all paint. Glazed doors are unaltered.

&

Fit all doors with rising butts (new where not original). The work already involves repairing original ironmongery.

2. *Architectural details of the risers, goings and balustrade of the new staircase from ground to basement.*

3. *Structural details / Calculations.*

Structural engineering details and calculations are pending our client's appointment of Maurice Doogan Associates. Please make receipt of this information a condition of your approval.

4. *Mechanical and electrical details.*

Please see attached Summary of Compliance with the Building Regulations.

5. *Damp-proofing details.*

Please see attached Summary of Compliance with the Building Regulations.

Yours faithfully,

Gregory Munson

Gregory Munson
encs



Taylor Livock Cowan

Chartered Surveyors

Ms. C. Orme
 Central Area Team
 Planning & Conservation Rm325
 The Royal Borough of Kensington & Chelsea
 The Town Hall
 Horton Street
 London, W8 7NX

Direct Tel. 020 7381 2771
 Tel. 020 7937 5464
 Fax. 020 7361 3463

By post and fax

1 February 2001

Dear Ms. Orme,

**Erection of Entrance Canopy, repair, alteration and redecoration works
 @ 16 Holland Park, London, W11 3TH
 for A.A Dantata Esq**

Further to our telephone conversation yesterday, I am pleased you anticipate no further amendments are required to the applications.

I can report that Building Regulations approval was granted 29 January.

Thank you for considering the planning applications and we look forward to receiving formal approval on your return from annual leave week commencing 12 February.

Yours sincerely,

Gregory Munson
 on behalf of Taylor Livock Cowan
 cc.

A A Dantata Esq.
 M T Mellett Esq. (Lithgow Pepper & Eldridge)
 ✓ Hilary Bell (Conservation Officer, Kensington & Chelsea)
 Maurice Doogan (Maurice Doogan & Associates)

by fax 00 23464 633915
 by fax 020 7935 2888
 by fax 020 7361 3463
 by fax 020 7795 2235

199 Piccadilly, London W1V 9LE

Telephone 020 7287 2055 Facsimile 020 7734 2701

Partners: Robert A. Livock BA(Hons) FRICS. Roderick Cowan FRICS.
 Consultant Architect: Gregory C. Munson MA DipArch RIBA.

Also at: Riverside House, Feltham Avenue, East Molesey, Surrey KT8 9BJ

Telephone 020 8941 9923 Facsimile 020 8941 6382 E-Mail: cowantlc@aol.com

TOTAL P.01



Taylor Livock Cowan

Chartered Surveyors

Ms. C. Orme
Central Area Team
Planning & Conservation Rm325
The Royal Borough of Kensington & Chelsea
The Town Hall
Horton Street
London, W8 7NX

Direct Tel. 020 7361 2771
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@ 16 Holland Park, London, W11 3TH
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Gregory Munson
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A A Dantata Esq.
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Partners: Robert A. Livock BA(Hons) FRICS. Roderick Cowan FRICS.

Consultant Architect: Gregory C. Munson MA DipArch II(FA).

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Telephone 020 8041 0073 Facsimile 020 8041 6382 E-Mail: cowantlc@aol.com

TOTAL P.01

① PC
② KO
✓ y 3/2



Taylor Livock Cowan

Chartered Surveyors

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Central Area Team
Planning & Conservation Rm325
The Royal Borough of Kensington & Chelsea
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| RECEIVED BY PLANNING SERVICES | | | | | | | |
| EX DIR | HDC | N | <input checked="" type="checkbox"/> | SW | SE | ENF | AO ACK |
| 5 - FEB 2001 | | | | | | | (31) |
| APPEALS | IO | REC | ARB | FWD PLN | CON DES | FEES | |

By post and fax

1 February 2001

Dear Ms. Orme,

**Erection of Entrance Canopy, repair, alteration and redecoration works
@ 16 Holland Park, London, W11 3TH
for A.A Dantata Esq**

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Thank you for considering the planning applications and we look forward to receiving formal approval on your return from annual leave week commencing 12 February.

Yours sincerely,

Gregory Munson
on behalf of Taylor Livock Cowan
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Telephone 020 8941 9923 Facsimile 020 8941 6382 E-Mail: cowantlc@aol.com

RBKC
CONSERVATION & DESIGN

GRADE II LISTED BUILDINGS
FORMAL OBSERVATIONS

Address: 16, Holland Park, W11.

Description: Repair and redecorations. Erection of entrance canopy. Internal Alterations. Mechanical and electrical works.

Application No: LB/00/02810. **DC Case Officer:** KO.

Drawing Nos: 1-10, 11A, 12-14, 15A, CD Case Officer: HSB.
16-18, 19A & 20-21A HRS

Date: 21 February 2001.

Grant/Refuse: GRANT.

Formal Observations:

The property is a mid 19thc. stuccoed villa, designed in a free Italianate style. The house is in a poor state of repair and the building fabric is visibly deteriorated.

The design intention is to restore the building and its grounds to a good state of repair, to remove unsympathetic later alterations, and to install new building services. The 19thc plan form will be restored, with only minor modifications where necessary. All new partitions will be lightweight and fully reversible.

A new entrance canopy is to be constructed on the main facade, following a well established precedent set within the Holland Park development.

Fire detection and alarm systems will be installed throughout. All works to be carried out, including the removal of a later external staircase, have been approved by Building Control.

It is considered that the works proposed will benefit the life of the building and are therefore acceptable.

Conditions:

C205.

bot felt of #B

All works to be carried out in accordance with the Specifications received 6 December 2000.

All original architectural details to be retained unless notated otherwise.

Design details of all new architectural details to be submitted for approval.

Signed: *H. Langbein*

Date: *21.02.01*

Approved: *Randolph M. Smith*

Date: *21/02/01*

Other Notes:

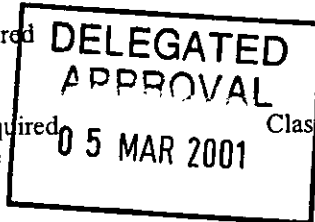
ae
DPI

THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA
MEMORANDUM - SECTION 101 - LOCAL GOVERNMENT ACT, 1972

To: Chief Administrative Officer (Planning) Date: ~~27 February 2001~~
From: The Executive Director, Planning & Conservation 2/3/01
Our Ref: PP/00/02809 /CHSE
Applicant's Ref:
Application Date: 20/11/2000 Complete Date: 06/12/2000 Revised Date: 26 January 2001
Applicant: Mr. Gregory Munson RIBA., C/o Taylor Livock Cowan, 199
Piccadilly, London,
W1V 9LE
Address: 16 Holland Park, London, W11 3TH

This application is for a class of development to be determined under powers delegated to me by the Council on 21st July, 1976, and/or by the Town Planning Committee 6th November, 1979, and/or by the Town Planning Committee on 18th March 1986, 23rd May 1988 and 8th January 1990 and is not such as I wish to refer to the Planning Application Committee. No relevant planning objections have been received.

- | | |
|--|---|
| Class (i) - 8th Schedule development | Class (vi) - listed building consent for above Classes. |
| Class (ii) - shop fronts | Class (vii) - approval of facing materials |
| Class (iii) - conversion from non s/c dwellings etc | Class (viii) - grant of planning permission for a change from one kind of non-residential use except from one kind of non-residential use except where this would involve the loss of shop use |
| Class (iv) - amendments as required by T.P. Committee | Class (ix) - grant permission licence or no objection by T.P. Committee under Sections 73, 74, 138, 143, 152, 153, 177 & 180 of the Highways Act |
| Class (iv) - amendments as required by T.P. Committee | |
| Class (v) - above classes after D.P. Committee agree | Class (x) - Crossover under S. 108 of the Highways Act 1980 |



Consent under T&CP Control of Advertisement Regulations 1984-90; incl. refusal of consent for Reg. 15 applications.

DESCRIPTION OF PROPOSED DEVELOPMENT

Carrying out of elevational works and erection of entrance canopy.

RECOMMENDED DECISION Grant planning permission

RBK&C drawing(s) No. PP/00/02809 and PP/00/2809A
Applicant's drawing(s) No. 1-10, 11A, 12-14, 15A, 16-18, 19A, 20 and 21A.

I hereby determine and grant/refuse this application (subject to HBMC Direction/Historic Building authorisation) under the powers delegated to me by the Council, subject to the condition(s) indicated above imposed for the reason(s) appearing thereunder, or for the reasons stated.

Exec. Director, Planning and Conservation Head of Development Control Area Planning Officer

PP/00/02809:

Watus
1.3.01.

MC 28/2/01.

CONDITION(S) AND REASON(S) FOR IMPOSITION

1. **The development hereby permitted shall be begun before the expiration of five years from the date of this permission. (C001)**
Reason - As required by Section 91 of the Town and Country Planning Act 1990, to avoid the accumulation of unexercised Planning Permissions. (R001)
2. **The development hereby permitted shall be carried out exactly and only in accordance with the drawings and other particulars forming part of the permission and there shall be no variation therefrom without the prior written approval of the Local Planning Authority. (C068)**
Reason - The details are considered to be material to the acceptability of the proposals, and for safeguarding the amenity of the area. (R068)
3. **The flat roof to the rear of bedroom eight, as indicated in drawing No. 18, shall not be used at any time as a terrace without the prior written approval of the Local Planning Authority (C080)** ✓
Reason - To protect the privacy and amenity of neighbouring property (R080)
4. **All work and work of making good shall be finished to match the existing original work in respect of material, colour, texture, and profile and, in the case of brickwork, facebond and pointing unless otherwise approved by the Executive Director, Planning and Conservation in writing. (C071)**
Reason - To protect the character and appearance of the building which is statutorily Listed. (R073)
5. **All new windows shall be timber framed, double hung, single glazed sliding sashes with no trickle vents and shall be so maintained. (C075)**
Reason - To protect the character and appearance of the building which is statutorily Listed. (R073)
6. **All works are to be carried out in accordance with the Specification dated 6 December 2000.**
Reason: In order to preserve the special architectural and historic interest of this listed building.

INFORMATIVE(S)

1. I09
2. I10
3. I21
4. I30

5. You are advised that a number of relevant policies of the Unitary Development Plan were used in the determination of this case, in particular, Policies CD52, CD53 and CD58.(I51)

DELEGATED REPORT

Address

16 Howard Park

Reference PP/02805-2810

Conservation Area Yes

Listed Building Yes/No

Type of Application

Planning Permission/Approval of Materials/Variation of Condition/Listed Building Consent/Conservation Area Consent

Type of Development

Residential Extension

Roof

Rear

Storeys _____

Side

Front

Garden

Residential Alterations

Residential Conversion

From _____

To _____

Other

Shopfront

Non-Residential Extension

Listed Building Demolition

whole part

Listed Building Alterations

Unlisted Building - Demolition

whole part

Objections (withdrawn etc.) (incl. internal - Design, Policy, Transportation etc.)

Who _____
Overcome by Amendment/Withdrawn/Not Relevant/Other _____

Existing

Issues/Policy/Precedent/Conditions/Third Schedule

see Around

Standards

satisfactory

- Light
- Privacy
- Room Sizes
- Parking
- Trees

HBMC Direction/Obs.

- Obs. Rec'd
- Direction Rec'd
- Consultation Expired

GRANT/APPROVE

subject to conditions



Informatives



Report by

KD

Date

Agreed

PK/hrs

1.3.01

1.0 PLANNING CONSIDERATIONS

- 1.1 The main consideration with regard to this proposal relates to design and impact on the special architectural and historic interest of this listed building. Policies CD52, CD53 and CD58 of the Council's Unitary Development Plan are relevant.
- 1.2 English Heritage have authorised this Council to determine the application for listed building consent as it sees fit. The Formal Observations of the Council's Conservation and Design Officer are attached and confirm that she considers that the proposed works are acceptable.
- 1.3 It is considered that the proposed works will not have a detrimental impact on the amenities of neighbouring properties.
- 1.4 Permission has already been granted for the removal of the existing conifers along the eastern boundary to the rear garden.

2.0 PUBLIC CONSULTATION

- 2.1 Four neighbouring properties on Abbotsbury Road and Holland Park were consulted with regard to this proposal. No response has been received.

M.J. FRENCH
EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION

KO,

All eminently acceptable

Bosch
Plan KO

H1B

7 June 2001



Taylor Livock Cowan

Chartered Surveyors

COPY OF PLANS
TO INFORMATION
OFFICE PLEASE

PJ 21/5

Ms. C. Orme
Central Area Team
Planning & Conservation Rm325
The Royal Borough of Kensington & Chelsea
The Town Hall
Horton Street
London, W8 7NX

Direct Tel. 020 7361 2771
Tel. 020 7937 5464
Fax. 020 7361 3463

| RECEIVED BY PLANNING SERVICES | | | | | | | | |
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| 21 MAY 2001 | | | | | | | (107) | |
| APPEALS | IO | REC | ARB | FWD PEN | CON DES | FEES | | |

By post and fax

00/2809 -

18 May 2001

Dear Ms. Orme,

Erection of Entrance Canopy, repair, alteration and redecoration works
@ 16 Holland Park, London, W11 3TH
for A.A Dantata Esq

Further to our letter of 26 March and the approvals dated 5 March and 17 January, please find enclosed revision B of Scopes of Internal and External works and further detailed drawings with which tenders have been sought for the works described in the A3 set.

We will advise anticipated start date once tenders have been returned (due 5 June) and analysed.

Yours sincerely,

Gregory Munson
encs
cc. (without enclosures)

A A Dantata Esq.
M T Mellett Esq. (Lithgow Pepper & Eldridge)
Hilary Bell (Conservation Officer, Kensington & Chelsea)
Maurice Doogan (Maurice Doogan & Associates)

by fax 00 23464 633915
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PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Gregory Munson,
Taylor Livock Cowan,
199 Piccadilly,
London,
W1V 9LE.

Switchboard: 0207-937 5464
Extension: 2771
Direct Line: 0207-361 2771
Facsimile: 0207-361 3463
Web: www.rbkc.gov.uk

12 June 2001

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

My reference: DPS/DCC/LB/00/ Your reference:
2810

Please ask for: Ms. K. Orme


Dear Sir,

Town and Country Planning Act 1990

16 Holland Park, W11.

I refer to your letter dated 18th May, 2001 and can confirm that the submitted proposed revisions to the 'Scopes of Internal and External works' can be accepted as a non-material amendment to the above listed building consent dated 5th March 2001. The attached further detailed drawings are also considered to be acceptable.

Yours faithfully,


M.J. French,
Executive Director, Planning Conservation.

REASON FOR DELAY

16 thousand Park.

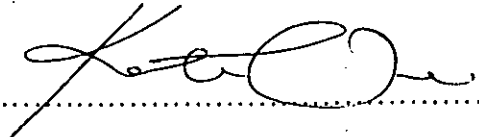
CASE NO. PP/00/2809 ✓ LB/00/2810

This case has been identified as a "Target" application, which has the target for being passed through to the Head of Development Control within 6 weeks of the date of completion.

In the case of this application, there has been a delay of..... 4 weeks.

I have been unable to pass through the case within the target period for the following reason(s) [highlight as necessary]

- 1) Delays due to internal Consultation . (i) Design
 [highlight one or all] (ii) Transportation
 (iii) Policy
 (iv) Environmental Health
 (v) Trees
 (vi) Other
- 2) Further neighbour notification/external consultation necessary (spread or time period)
- 3) Awaiting Direction from English Heritage/other EH delays...
- 4) Revisions requested, but not received in time ✓
- 5) Revisions received but inadequate
- 6) Revisions received but reconsultation necessary
- 7) Of the Committee cycle
- 8) Applicant's instruction
- 9) OTHER REASON.....

Signed.....  (Case Officer)

File
PP/00/2804

Pe... 07887 545 004

Letter to be sent in - with
agreed criteria to consider details.



Taylor Livock Cowan

Chartered Surveyors

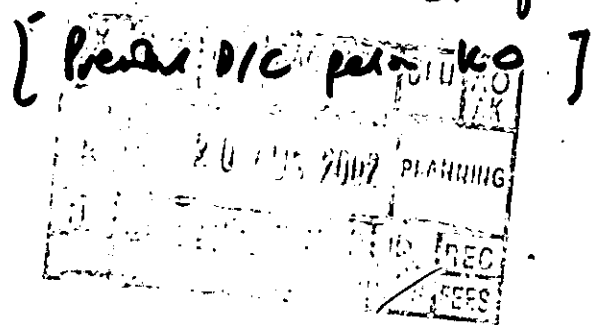
Minor amendments

to approach scheme. H/B

21.08.02

Ms. Hilary Bell
Planning & Conservation Rm325
The Royal Borough of Kensington & Chelsea
The Town Hall
Horton Street
London, W8 7NX

Direct Tel. 020 7361 2771
Tel. 020 7937 5464
Fax. 020 7361 3463



By fax only

20 August 2002

Dear Ms. Bell,

Erection of Entrance Canopy, repair, alteration and redecoration works
@ 16 Holland Park, London, W11 3TH
for A.A Dantata Esq

Further to my telephone query this afternoon: -

Internal Specification M20/5 New fibrous plasterwork
Pattern C134 by Stevenson's of Norwich is specified (approved 12 June 2001) to all ceilings without original cornice previously hidden by suspended ceilings except bathrooms, cloakrooms and stores (in other words basement rooms).

I am unhappy with the sample of C134 by Stevenson's of Norwich delivered to site together with CN17, 18 and 29 by Locker & Riley proposed as substitutes by the Contractor because I was expecting to see CN37 by Locker & Riley which I believed I had specified. To complicate matters, Stevenson's of Norwich now advise LN1 or LN3 from their new London Range may be more appropriate because these are moulded from neighbouring houses.

Please find attached illustrations. Please either (a) permit C134 to be replaced by CN37, or (b) permit C134 to be replaced by LN3.

- (a) CN37 will look more authentic than C134 because it better matches the scale of the rooms, and is sufficiently simple for it have to been used in rooms of secondary importance. It is also unusually short to compensate for low basement ceiling heights and really looks "run" because it is so flat. I used it on more modest properties of the same period in 72-82 Old Brompton Road with great success.
- (b) LN3 is better scaled to the rooms than LN1 but is considerably more expensive, and arguably less appropriate to the basement than the shallow CN37 I thought I'd specified originally.

Yours faithfully,

Gregory Munson
encs

199 Piccadilly, London W1V 9LE
Telephone 020 7287 2055 Facsimile 020 7734 2701

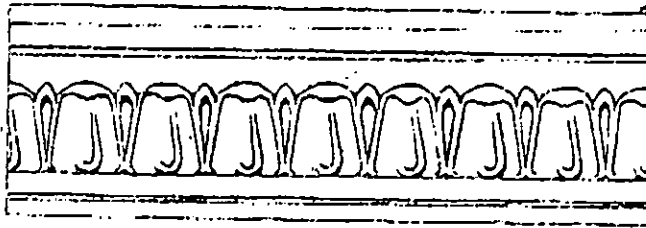
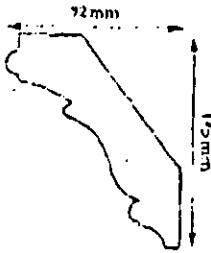
Partners: Robert A. Livock BA(Hons) FRICS. Roderick Cowan FRICS.
Consultant Architect: Gregory C. Munson MA DipArch RIBA.

Also at: Riverside House, Feltham Avenue, East Molesey, Surrey KT8 9BJ
Telephone 020 8941 9923 Facsimile 020 8941 6382 E-Mail: cowantlc@aol.com

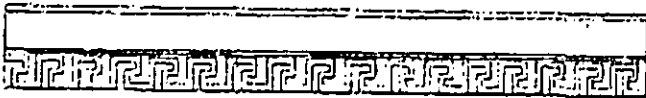
1 of 6

FAO Gregory Munson ESC.

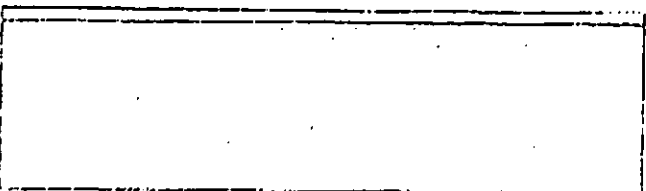
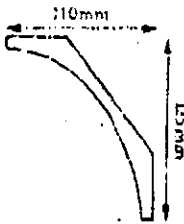
from G. Moore



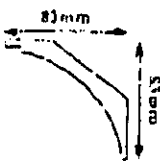
C130 DATE LEAF (G)
DATE BLAD (C)
DATUMBLAD (S)



C131 SMALL GREEK KEY
GREESE STRIJEL
GREEKSCHEER MAANDER, KLEIN

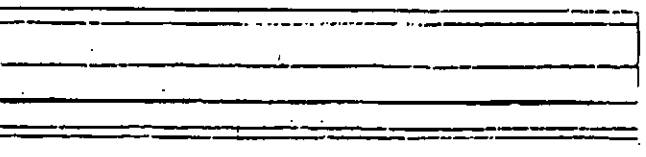
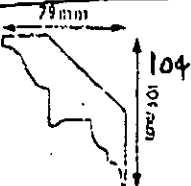


C132 LARGE SIMPLE COVE (G)
EENVOUDIGE HOLLE KOOFLIJST
GROOT (C)
EINACHE HOHLKUHLE, GROS (S)



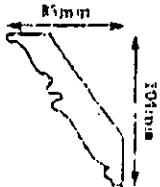
C133 SMALL SIMPLE COVE (G)
EENVOUDIGE HOLLE KOOFLIJST
KLEIN (C)
EINACHE HOHLKUHLE, KLEIN (S)

79

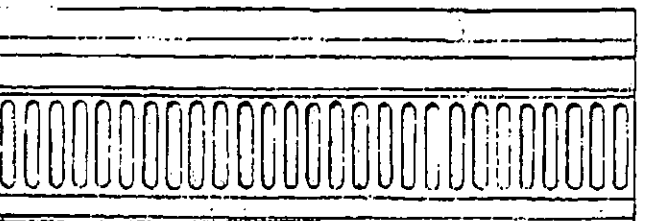


C134 REGENCY COVE (G)
REGENCY KOOFLIJST (G)
REGENCY HOHLKUHLE (G)

currently approved (and awful!)



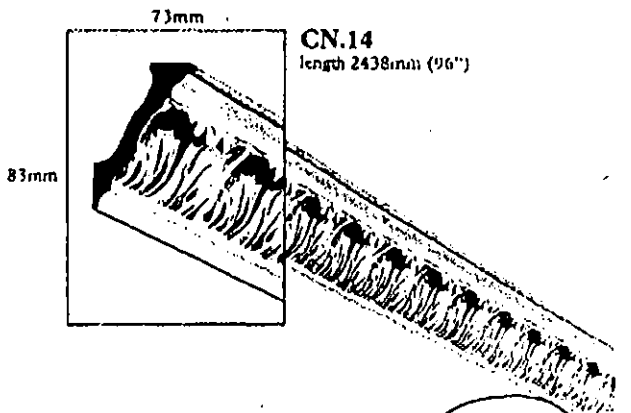
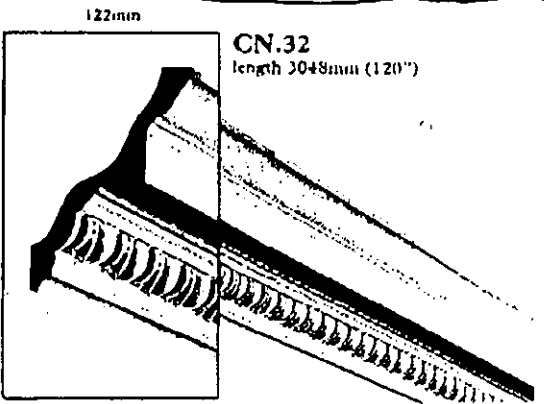
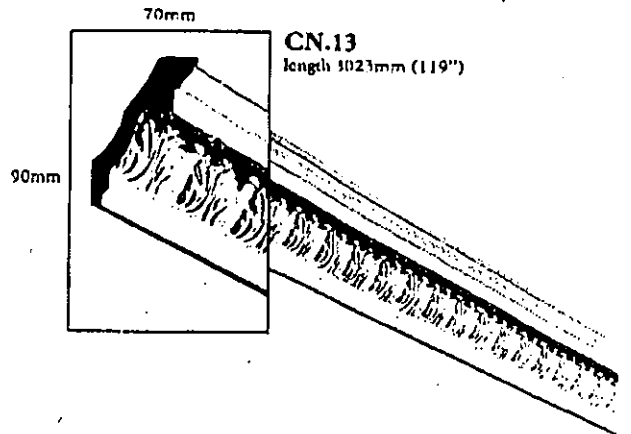
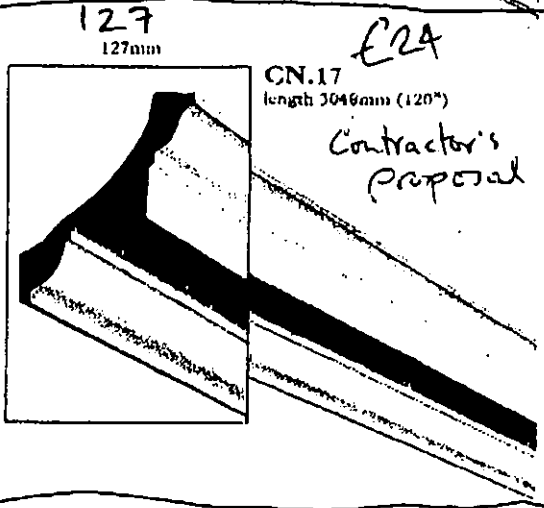
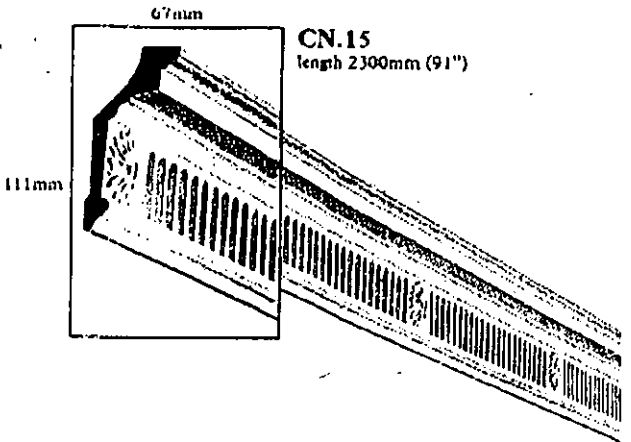
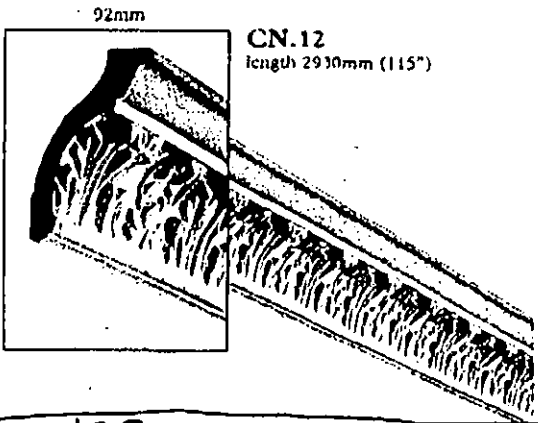
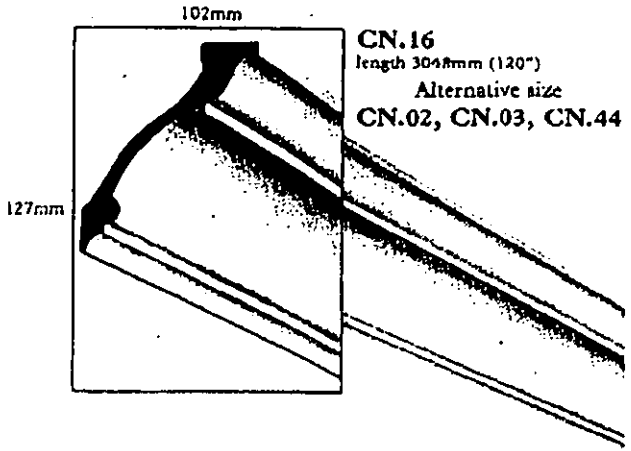
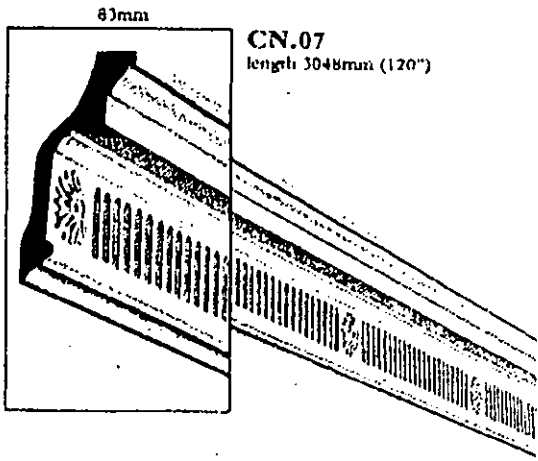
C135 SMALL ACANTHUS (G)
ACANTHUS KLEIN (G)
AKANTHUS, KLEIN (S)



C139 CORNICE FRIESE
KROONLIJST FRIES
SIMPLES

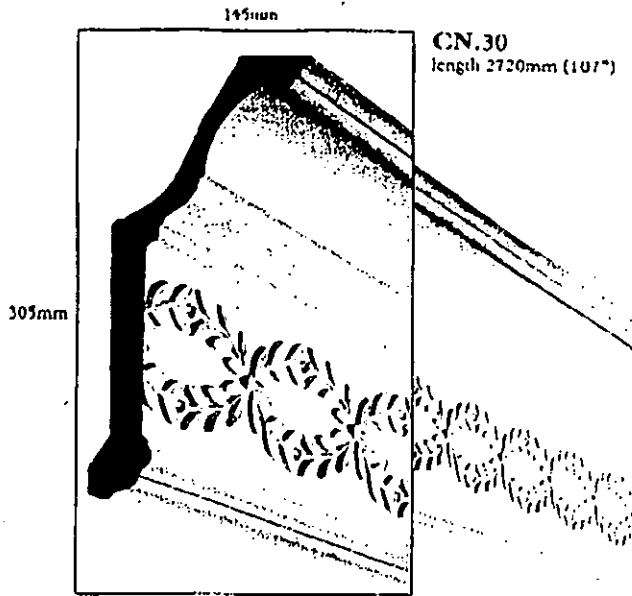
2/6

CORNICES-2

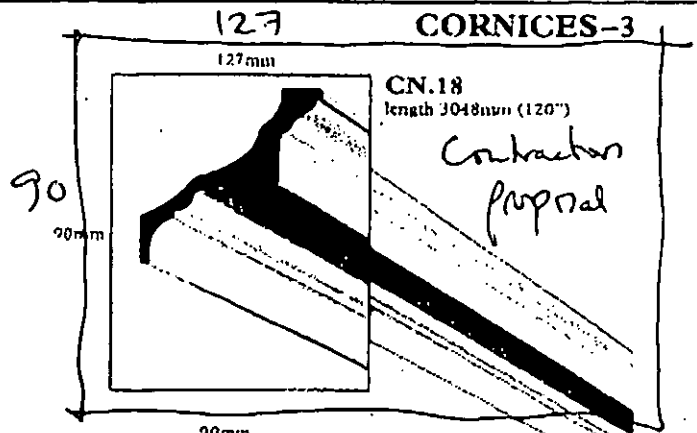


3/5

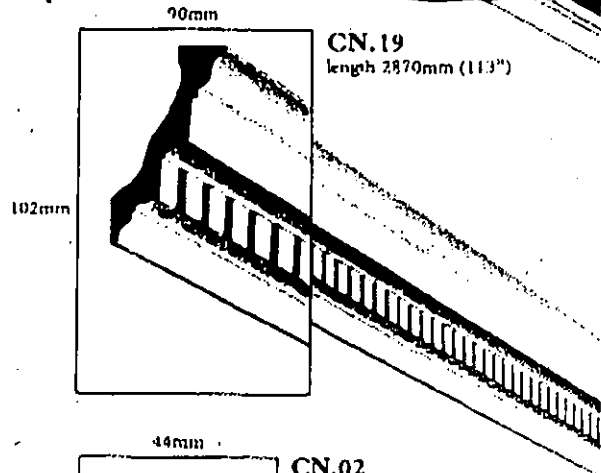
CORNICES-3



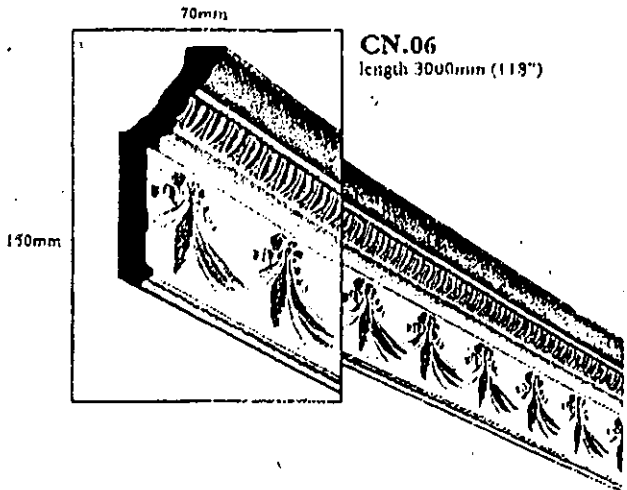
CN.30
length 2720mm (107")



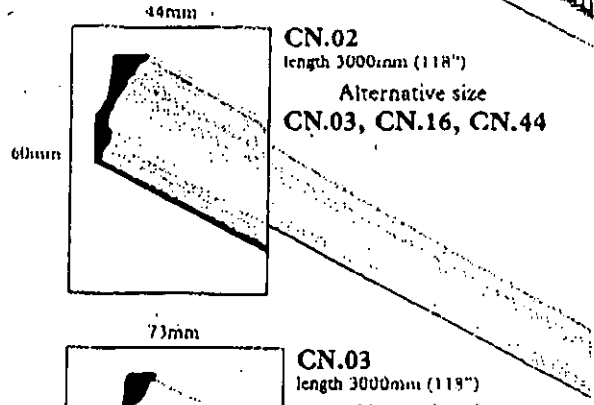
CN.18
length 3048mm (120")



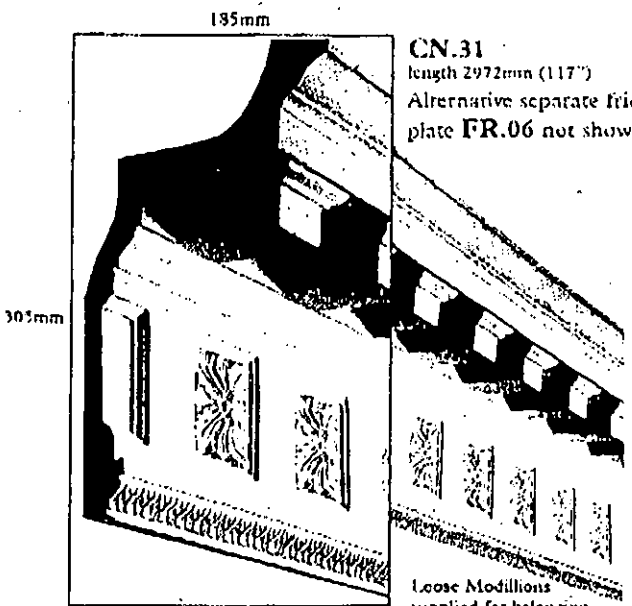
CN.19
length 2870mm (113")



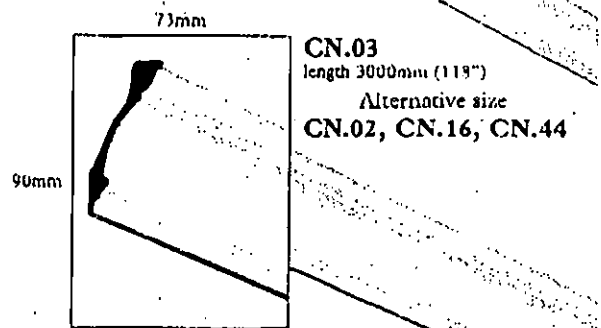
CN.06
length 3000mm (118")



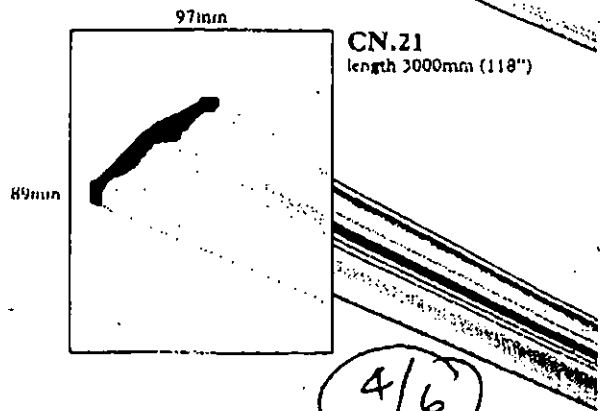
CN.02
length 3000mm (118")
Alternative size
CN.03, CN.16, CN.44



CN.31
length 2972mm (117")
Alternative separate frieze
plate FR.06 not shown.



CN.03
length 3000mm (118")
Alternative size
CN.02, CN.16, CN.44



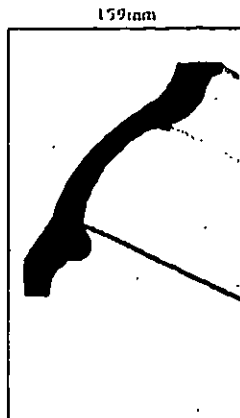
CN.21
length 3000mm (118")

4/6

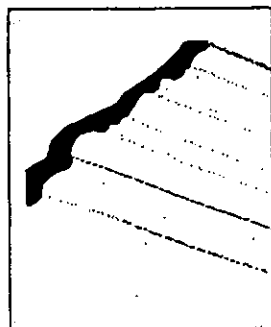
CORNICES-5



CN.35
length 3000mm (118")
Alternative size
CN.36

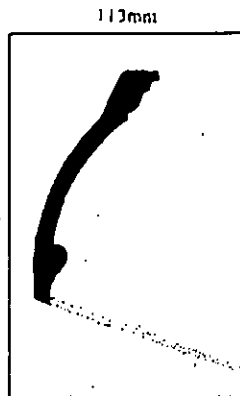


CN.44
length 3000mm (118")
Alternative size
CN.02, CN.03, CN.16

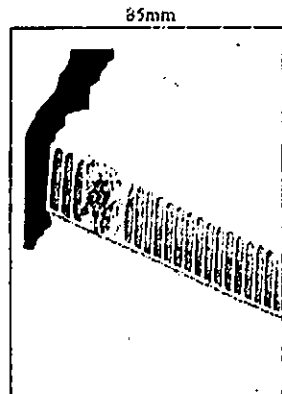


CN.37
length 2870mm (113")
Alternative size
CN.39 not shown

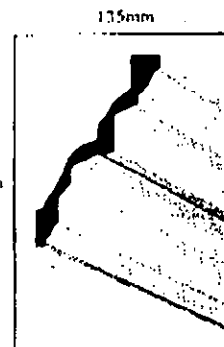
my preference



CN.45
length 3000mm (118")

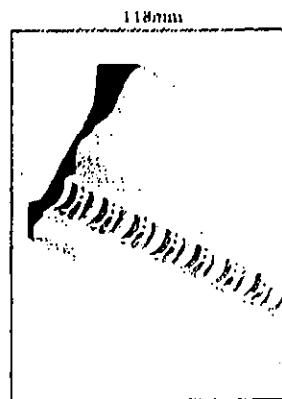


CN.42
length 2980mm (117")

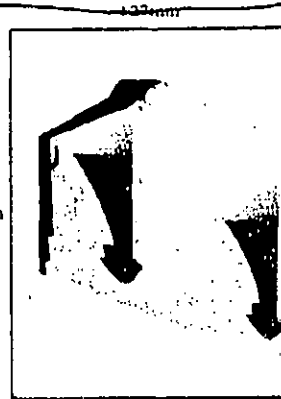


CN.29
length 3000mm (118")
Alternative size
CN.40, CN.58 not shown

Contractors proposal



CN.43
length 3100mm (122")



CN.48
length 3000mm (118")

5/6

from Gregory Munson

(Handwritten signature)

THE LONDON RANGE

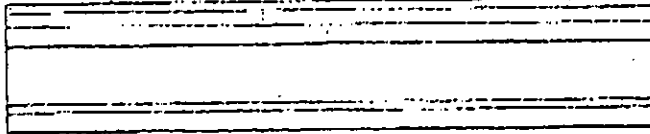
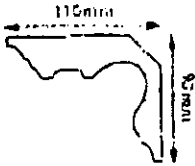
02073613463

This range of cornices is based on Victorian originals designed for substantial town houses in the Holland Park area of West London. See page 30 for our London Range Centrepieces.

De collectie is gebaseerd op Victoriaanse ontwerpen voor herenhuisen in het Holland Park district van West-Londen. Zie bladzijde 30 voor onze London Range Rosetten.

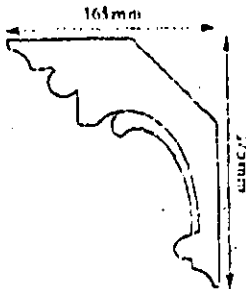
Die Auswahl von Gesimsen basiert auf viktorianischen Originalen, die für bedeutende Stadthäuser im Viertel um den Holland Park in West-London entworfen wurden. Siehe Seite 30 wegen der Rosetten in unserer Londoner Kollektion.

TOO SMALL / FEAR



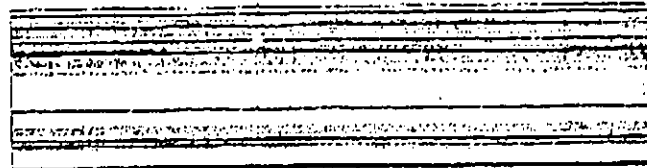
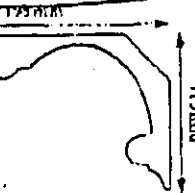
E34-00

LN1 SMALL PLAIN LONDON (G)
EENVOUDIG LONDON KLEIN (G)
LONDON, EINHACH, KLEIN (G)



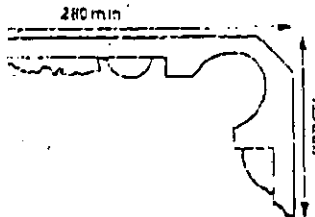
LN2 LEAF (G)
BLAD (G)
BLAT (G)

ALTERNATIVE PREFERENCE

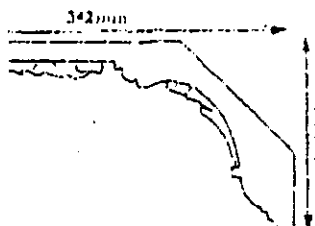


E39-50

LN3 LARGE PLAIN LONDON (G)
EENVOUDIG LONDON GROOT (G)
LONDON, EINHACH, GROOT (G)



LN4 EGG & DART FLORAL (G)
EIERLIJST GEWONDEN (G)
EIERSTAS & BLUWENMUSTE (G)



5/6

LN5 EGG & DART FLORAL & FLORAL
EIERLIJST MET BLOEMEN
BLATT- & BLUWENMUSTE

26

PP 002809

16 HOLLAND PARK , LONDON W14 3TH
for AA DANATA Esq

SCOPE OF EXTERNAL WORKS AND SPECIFICATION (draft)

based on a Schedule of Condition and Scope of Works by Balneaves Chadwick Associates Ltd.
for Materials and Workmanship Clauses see National Building Specification

Job Ref. HOL



27.6.00

revision A: 20 November 2000 incorporating planners pre-application advice & recommendations
to client dated 7 July 2000

C:\TLC\Hol\Spec\ESCOPEa.dot

GREGORY MUNSON ARCHITECT MA(Cantab)DipArch RIBA @ TAYLOR LIVOCK COWAN
199 PICCADILLY, LONDON, W1V 9LE. Tel. 020 7287 2055 Fax. 020 7734 2701

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| Z | BUILDING FABRIC REFERENCE SPECIFICATION |

COMPLETION

16 HOLLAND PARK , LONDON W14 3TH
for AA DANATA Esq

SCOPE OF EXTERNAL WORKS AND SPECIFICATION (draft)

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A PRELIMINARIES AND GENERAL CONDITIONS

The Form of Contract is to be JCT Intermediate Form of Contract 1998 with current amendments *for work of a simple nature requiring design warranties for waterproofing works: independent of internal works contract*

The work is to be carried out in accordance with latest versions of:

NBS Specification

All Statutory Requirements including By Laws

All British Standards and British Standard Codes of Practice

All Agreement Certificates

Requirements and Recommendations of NICEE

Requirements and Recommendations of CORGI

All proprietary products and systems will be used strictly in accordance with manufacturer's instructions.

Finishes shall be to highest standards compatible with the trade concerned.

All materials and workmanship are to be in accordance with the recommendations of Trade Associations.

The Specification is to be read in conjunction with:

- 1 Preliminaries
- 2 Structural, Mechanical & Electrical Specifications

Allow for signboard to Employer's Requirements, to include Consultants sign boards.

This Outline Schedule of Work is not necessarily exhaustive. Include for all other work required but not listed to complete the work, to meet all statutory requirements, site conditions and notes on drawings, including all items of work in connection with installations to be designed by specialist subcontractors on behalf of the contractor, and to meet the requirements of the Preliminaries and Contract Conditions.

All specified products and Systems to be treated as "Or Equal Approved"

Contractor Design elements

The following elements will require contractor design and therefore will be dealt with under clause 42:

- 1 Roof coverings and flashings
- 2 Mechanical & Electrical Installations

Collateral Warranties or insurance bonded guarantees will be required from the above.

GREGORY MUNSON ARCHITECT MA (Cantab) DipArch RIBA @ TAYLOR LIVOCK COWAN
199 PICCADILLY, LONDON, W1V 9LE. Tel. 020 7287 2055 Fax. 020 7734 2701

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for AA DANATA Esq

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 for Materials and Workmanship Clauses see National Building Specification

Builders Work

Builders Work shall be included for all subcontract elements within the Contract Sum.

Using Common Arrangement Headings:

B SCHEDULE OF DRAWINGS

See Contract Preliminaries

Using Common Arrangement headings:

C DEMOLITION/ALTERATION/RENOVATION

C20 Demolition and Stripping Out

C/1 Demolish, strip out, clear site of rubbish & debris and make good where no further work instructed:

sloping roof slate and concrete tiles, battens and felt,
 flat roof asphalt, bitumen & tile coverings to dormers, balconys and pool including skirtings, drips & outlets
 leadwork & asphalt parapet gutters, flashings to gutters and chimneys, soakers and valleys
 all render from each parapet where loose render is found
 all render from gate posts, the street face of boundary walls and all unsound render from the garden face
 render from side of stone balustrade to bedroom 3
 all unsound render to walls identified on drawings
 rendered boundary wall between garage door and neighbour at Abbotsbury Road
 driveway tiling and 100mm of sub-base
 basement terrace, adjoining retaining wall, tiled steps to rear lawn & pool roof, associated balustrades
 patent glazed swimming pool roof
 conifers inside rear boundary adjoining no.15 (refer Arboriculturalist's consent dated.....)
 short length of railings to front garden wall and window grill to ground floor cloakroom
 isolated brickwork raised bed to rear garden (leave garage and associated wall)
 all redundant electrical / communication switchgear
 external stair between 2nd & 3rd floors and associated support steelwork, balustrades
 swimming pool roof tiles bedding and screed
 plant room door and patent glazed roof to side passage and associated flashings, support and drainage
 glazed doors and frames to rear ground floor and 1st & 2nd floor rear balconies and rear dormers
 single garage door, gear, frame and fascia
 external lighting and associated wiring
 shed and loose furniture and equipment remaining on site at contract commencement

C/2 Set aside for re-use:

Velux window

Sufficient ceramic tiles from the basement terrace and driveway to repair basement steps and approach to
 swimming pool plant room
 Concrete paviors to steps up to lawn

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C SPOT REPAIR ITEMS TIMBER / DAMP TREATMENTS

C30 Damp / rot treatments

C30/1 As Ward Damp proofing quotation(s) dated
TLC to obtain surveys / quotations in case excavation is needed for underpinning or strengthening of wall
or roof structure is required.

D NEW BUILDINGS

D/1 Entrance Canopy

Provide new glazed porch in cast iron and wired glass to match no.17 to detail as Dorethea quotation
dated (Ashley Lowe, Broxap Doreathea, Rowhurst Industrial Estate, Chesterton, Newcastle-under-
Lyme, Staffordshire, ST5 6BD tel. 01782, fax. 01782 565357) including all necessary fixings / concrete
footings, stone / lead pockets, lead flashings and cast iron above ground and clay subsurface drainage to
mains surface water drainage underground. TLC to obtain alternative quotes from other companies
suggested by Local Authority Conservation Officer

E IN SITU CONCRETE/LARGE PRECAST CONCRETE

In accordance with Engineers Drawings as necessary

F MASONRY

F10 Brick/Block Walling

F10/1 Chimneys

Re-bed all loose chimney pots and re-flaunch. Fit all chimney pots with Rebank cowls.
Take down and re-build lefthand (east) stack to match adjacent existing complete with copings & pots

F10/2 Class B engineering brickwork

Re-build street boundary between garage and neighbour to structural engineer's detail and leave joints
raked for rendering. Extend existing swimming pool roof balustrade to new steps.

F10/3 Re-built existing brickwork

Carefully take down and rebuild vehicle gatepiers and cracked areas of boundary walls to street and
neighbour where including five cracks in the corner wall. Maintain existing bond, salvage existing
brickwork and use lime mortar.

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F10/4 Repointing

Rake out and re-point using lime mortar to match existing with struck pointing, all unrendered brickwork facing no.15 (TLC to spec mortar). Rake out and re-point boundary wall to no.15 each side using lime mortar, re-bedding any loose coping bricks, state linear rate for taking down and re-building unsound portions using existing brickwork in new lime mortar. Cut full height movement joints at 6m intervals filled with foam and faced with hemp rope.

F10/5 Remaining raised planting beds

Point retaining walls where cracked, drill weep holes, dig out backside and line with loose rubble for drainage.

F10/6 Chase for Services

Form holes and chases for conduits, pipes etc. as necessary to provide mechanical and electrical services.

F10/7 Brick-up sundry holes left by removal of soil, gas, flues, pipes and external staircase etc.

F10/8 Escape staircase

Make good brickwork from removing the escape staircase.

F10/9 Otherwise make good to match existing where no other work instructed.

Bricks & Mortar - Bricks to match existing with ordinary mortar and joints to take render, cut top and bottom, Natural 1:1:6 cement:lime:sand mortar

F30 Accessories for Brick block walling

F30/1 Sealant Strip for windows and door surrounds etc

Thioflex mastic on Sealband by Expandite

F31 Stone / Precast Concrete Cills / lintols / features

F31/1 Existing carved stone ornament

TLC to schedule repair of cornice, string course, architrave, brackets and other rendered ornaments

F31/2 Existing stone cills

Allow for repairing 3no. cracks and 3no. chips (cut back and repair to match existing using proprietary system) and quote unit rate.

F31/3 Existing stone balconies

Allow for repairing 3no. cracks and 3no. chips (cut back and repair to match existing using proprietary system) including all ornament and quote unit rate.

F31/4 Existing stone balustrades

Rake out and re-point (TLC to spec mortar). Make good to bedroom 3

**16 HOLLAND PARK , LONDON W14 3TH
for AA DANATA Esq**

SCOPE OF EXTERNAL WORKS AND SPECIFICATION (draft)

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for Materials and Workmanship Clauses see National Building Specification

F31/5 New precast concrete cills

State unit rate for replacing defective stone cills to match existing profiles

F31/6 New precast concrete copings

Bed level and point Techstone / Haddonstone copings profiles x y z to swimming pool roof parapet and new length of boundary wall to street to include Ruberoid dpc and all necessary straps.

G STRUCTURAL/CARCASSING METAL/TIMBER

G/1 Reinforcement / replacement

TLC to obtain surveys / quotations for in case excavation is needed for underpinning or strengthening of wall or roof structure is required.

G10 Structural steelwork if required as a result of above

G10/1 As engineers drawings. Allow for all necessary joist hangers, timber flange plates etc.

G20 Carpentry/Timber Framing/First Fixing

G20/1 Flat and sloping roofs and dormers

9mm Panelvent by The Panel Agency Ltd., 17 Upper Street North, New Ash Green, Longfield, Kent DA3 8JR Tel: 01474-872 578 on existing joists and rafters fixed with rust-proof fixings in accordance with roof covering manufacturer's recommendations.

G20/2 Sundry battening to suit services and fittings installation

As required to suit services

G20/3 Carpentry Repairs

As required by damp-proof treatment structural survey as areas opened up.

H60 CLADDING/COVERING

H61 Natural Slating

H61/1 Natural Blue Welsh Slates to Planners Approval on 25 x 38 treated sw battens on Tyvek HD Plus Breathable underlay on 25 x 38 treated counterbattens on Panelvent as section G. Tilting fillet to valley and parapet gutters at base. Proprietary eaves ventilator.

H? Glazed roofs

Re-roof patent glazing to pool in High performance thermally broken black polyester powder coated aluminium framed rooflight glazed in double glazed sealed "Low E" units in neoprene gaskets with remote

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operated trickle and rapid ventilation at high and low level Provide for safe cleaning and maintenance.
 (coloured double glazed units in existing supports proposed by BCA) Rainwater goods?

H71 Lead sheet coverings/flashings

H71/1 Flat roofs

Re-roof flat roofs, balconies and front window dormers using lead coded in accordance with LDA recommendations on 19mm WBP Ply on firrings to falls to roof outlets with ventilated abutments using Rytons Abutment Ventilator OFV300 (BBA 94/3070) to brick parapets on Tyvek HD Plus on underlay on new joists where necessary with insulation between as section P; and batten rolls, skirtings, outlets, flashings and accessories to abutments, junctions with parapets, dormers etc in all in accordance with LDA recommendations. Dormer heads to match original removed in all respects.

H71/2 Parapet Gutters and roofs to bay windows

Re-form in lead coded in accordance with LDA recommendations on ply as section G on firrings to falls to roof outlets with ventilated abutments using Rytons Abutment Ventilator OFV300 (BBA 94/3070) to brick parapets on Tyvek HD Plus on underlay on new joists where necessary with insulation between as section P; and batten rolls, skirtings, outlets, flashings and accessories to abutments, junctions with parapets, dormers etc in all in accordance with LDA recommendations.

H71/3 Ventilated Lead Flashing at abutments to brick parapet

Ventilated abutments with Lead Flashings using Rytons Abutment Ventilator OFV300 (BBA 94/3070) to brick parapets

H71/4 Flashings, skirtings and valleys, accessories to abutments, junctions with parapets etc including cheeks and head of all dormers, and to cheeks and cills of recessed openings

Re-form using lead coded in accordance with LDA recommendations properly wedged to existing and new surfaces etc.

On completion issue an insurance bonded guarantee for a minimum fifteen year period for the roof coverings

J WATERPROOFING

J41 Built-up Roof coverings

J41/1 Upside down roof

Lay new covering to swimming pool concrete slab consisting of Sarnofil waterproof membrane, 50mm polystyrene insulation and quarry tiles (TLC to check spec difference from concrete pavours) on drained support system, dressed into new flashings beneath new reconstituted stone coping by Haddonstone / Chilstone etc.. (TLC to coordinate spec of drainage).

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for Materials and Workmanship Clauses see National Building Specification

J41/2 Rear dormers

Lay new grey Andersons High Performance felt by manufacturer's approved contractor on 19mm WBP T&G Ply on min 75 x 50 firrings notched as Klobber's recommendation to provide cross ventilation, on 9mm Panelvent by The Panel Agency Ltd., 17 Upper Street North, New Ash Green, Longfield, Kent DA3 8JR Tel: 01474-872 578 on existing joists.

On completion issue an insurance bonded guarantee for a minimum fifteen year period for the roof coverings

L JOINERY

L1 Windows/Rooflights/Screens/Louvres

L1/1 High Performance purpose made softwood single glazed weight balanced vertical sliding sash
Replace 1st floor balcony door and second floor french window to suit existing rebated structural openings by Mumford and Wood (*Tower Business Park, Kelveden Road, Tiptree, Essex CO5 0LX Tel: 01621 818155, Fax: 01621 818175*) or equal approved to match in pattern and profile the other windows of these bays and include hardwood cill, and the following ironmongery (finish to match existing) Beaver Tel: 0181-668 0731 all Polished brass (See also appendix):

Sash fastener No 4925

Sash lift No 2659

Sash pull 125mm No 844

Sash stop No 6059 (brass)

Fix to Brickwork with Frame Cramps in accordance with manufacturers recommendations with DPC all round next to masonry

L1/2 High Performance purpose made softwood casement windows

Replace rear dormer windows to suit existing structural openings by Mumford and Wood (*Tower Business Park, Kelveden Road, Tiptree, Essex CO5 0LX Tel: 01621 818155, Fax: 01621 818175*). Include hardwood cill (TLC to spec ironmongery)

L1/3 Re-erect Velux window within new timber aprons to match existing. Allow for dressing all waterproofing etc.

L1/4 Repair and ease all retained casement windows by:

1. Allow for replacing 3no. hardwood cills
2. Allow for splicing 2 entire sections 400mm long of rotten timber when found with sections to match and quote unit rate
3. Dismantle, clean and refix all ironmongery, replacing where defective
4. Re-glaze all cracked or broken panes of glass

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for AA DANATA Esq

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5. Re-putty all defective putty
 6. Rehang on new stainless steel butt hinges (three heavy duty hinges per external door)
- L1/5 Repair and ease all retained external sash windows by:
1. Allow for replacing 10no. hardwood cills
 2. Allow for splicing 8 entire sections 400mm long of rotten timber when found with sections to match and quote unit rate
 3. Replace all sash cords and chains
 4. Replace all parting beads
 5. Re-glaze all cracked or broken panes of glass
 6. Re-putty all defective putty
 7. Dismantle, clean and refix all ironmongery, replacing where defective
 8. Allow for access impeded by basement external windows
- L1/6 Altered external sash windows
 Remove mullions from sash window above rear ground floor entrance door and re-glaze to match existing.
- L1/7 Quote rate to replace entire softwood casement dormer windows to match existing pattern to the specification of L1/1
- L1/8 Allow for replacing three lower and three upper sashes to match existing (note allow for largest size) and quote unit rate
- L2 External doors/Shutters/Hatches:
- L2/1 High Performance purpose made softwood glazed entrance door
 Replace french window to rear ground floor to suit existing structural opening. To include softwood frame and glazed side screens, hardwood cill, draught strip, double glazing with toughened glass, 6mm air gap and factory primed by Allan Brothers (*Allan House, PO Box 5 Berwick-upon-Tweed, TD15 2AT Tel: 01289-307443*) or equal approved. Include 1 1/2 pairs heavy duty stainless steel hinges with restrictors, brass Banham 5 lever cylinder deadlocks, flush bolts, hinge bolts and wedge fasteners with provision for permanent ventilation, and permanent trickle ventilators with acoustic baffles. Fix to Brickwork with Frame Cramps in accordance with manufacturers recommendations with DPC all round next to masonry. (TLC to spec latches)
- L2/2 Purpose made softwood flush door
 Replace glazed door to swimming pool plant room with 1/2hr external grade, paint grade, softwood door in new frame with hardwood cill in new position hung on 1 1/2 pairs heavy duty stainless steel hinges and 5 lever deadlock to detail (note no latch). Cramps in accordance with manufacturers recommendations with DPC all round next to masonry.

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L2/3 Purpose made softwood flush door

Replace glazed door to swimming pool plant room with 1/2hr external grade, paint grade, softwood door in new frame with hardwood cill in new position hung on 1 1/2 pairs heavy duty stainless steel hinges and 5 lever deadlock to detail (note no latch). Cramps in accordance with manufacturers recommendations with DPC all round next to masonry.

L2/4 Single Garage Door

Replace with moulded panelled GRP upand over door pre-hung in frame sized to suit structural opening on motorised gear operated by remote handset with key variants wired to existing supplies. Cramps in accordance with manufacturers recommendations with DPC all round next to masonry.

L2/4 Repair and ease all retained external doors by:

1. Allow for splicing 2 entire sections 400mm long of rotten timber when found with sections to match and quote unit rate
2. Dismantle, clean and refix all ironmongery, replacing where defective (TLC to coordinate with Security / Entryphone spec.)
3. Re-glaze all cracked or broken panes of glass
4. Re-putty all defective putty
5. Rehang on new stainless steel butt hinges (three heavy duty hinges per external door) to include reverse handing of external door to cloakroom.

L3 Stairs/Walkways/Balustrades

L3/1 Child safety rail

Erect cedar handrail on metalwork supports to architects detail.

L40 General Glazing

L40/1 See Joinery and Facade repairs described by C21:

Protect original glass from breakage throughout the works.

L40/2 Replacing damaged glass

To 2nd floor staircase landing, 2nd floor bathroom, lobby to ground floor cloakroom

M SURFACE FINISHES

M20 Cement:Lime:Sand Rendered Brickwork Coatings

M20/1 Newly rendered walls

Render street boundary between garage and neighbour to match existing profiles.

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M20/2 Previously rendered walls

Re-render hacked off areas flush with, and to match existing areas to include areas of unsound render (allow 10m²), street face of boundary walls and internal face where rebuilt, and gate piers (TLC to spec render and mortar).

M20/3 Making good

Include stucco arising from removing railings, removing the escape staircase, installing new windows / doors, and mechanical and electrical works.

M20/4 Rendered ornament

Cast mouldings to reinstate rendered cornice, string course, architrave, brackets and other rendered ornaments to exactly match existing (TLC to schedule in detail and spec render).

M40 Stone / Concrete / Quarry / Ceramic Tiling / Mosaic

M40/1 Existing ceramic tiles.

Replace cracked or loose floor tiles to service entrance with replacements salvaged from terrace bedded flush with existing in waterproof adhesive and grouted to match. Replace defective grouting.

M40/2 Existing Terrazo

Repair existing tiles to main entrance to match existing.

M60 External Painting/Clear Finishing

White gloss paint all timber joinery- 1 coat of Onol and 2 coats of Rubbol AZ - by Akzo. Strip off all existing external paint coatings and thoroughly prepare all surfaces by filling and sanding before and between coats to manufacturer's recommendations; knot stopped before priming.

Wire brush clean of rust all metalwork gates, balconies and grilles; red-oxide prime and paint in two coats black Hammerite or Black dulux oil based gloss paint to external metalwork - 2 coats gloss on 1 undercoat on prime. (TLC to determine pre-tender)

TLC to agree Masonry Decoration Spec for external walls with local authority Conservation Officer

N FURNITURE/EQUIPMENT

N1 Ironmongery

N1/1 New Ironmongery to all new doors: TLC to check spec pretender and coordinate with individual spec sections

Supply and fit Dryad Architectural Ironmongery scheduled in appendix unless otherwise stated (ie. Ironmongery to windows - L/1): Orion House, Queens Drive, Kings Norton Business Centre, Birmingham B30 3HH Tel: 0121-458 6387 Fax: 0121-458 6152. Finish: Polished brass ?

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N1/2 Existing ironmongery: TLC to check spec pretender
Dismantle, lubricate, clean and refix all original ironmongery using stainless screws
Ease runners to sliding doors to rear basement swimming pool

N1/3 Gates
Replace glazed backing to vehicle entrance gate with galvanised steel and repair motorised gear. Re-hang front and service pedestrian gates on reset hinges, disassemble, repair and reassemble all locks and latches.

P BUILDING FABRIC SUNDRIES

P10 Sundry Insulation/proofing work/firestops

P10/1 Insulation to flat roofs, sloping roofs & dormers (change specification to allow external installation)
Full fill joist / rafter zone with Warmcell blown insulation injected externally. Warmcell is by Excel Industries Ltd., 13 Rassau Industrial Estate, Ebbw Vale, Gwent NP3 5SD Tel: 01495-350655
Suggested installer: Stewart Energy Conservation Ltd: The Insulation Centre, 62 Battersea High Street, London SW11 3HX Tel: 020 7223 1463

P10/2 Safety Access Eyebolts
Supply & fix Centuryan eyebolts in accordance with manufacturers designs for safe external cleaning and maintenance. Include all builder's work necessary.

P20 Unframed isolated trims/skirtings/sundry items

P20/1 Architraves to new windows and doors
Ex 125 x 38 sw purpose moulded as joinery details drawings, primed for painting

P20/2 Window boards to new windows
Ex 25 x depth to suit treated sw window boards with bull nosed rounded edges, primed for painting

Q PAVING / PLANTING

Q10 Stone / Concrete / Brick Kerbs / Edgings / Channels

Q10/1 Existing Drainage Channel
Fit new grate to suit single garage door entrance.

Q10/2 New Drainage Channel
Provide proprietary drainage channel draining to land drain 200mm below FFL against building drained to a new soakaway formed by some of the resulting rubble and lay Yorkstone slabs adjacent doors to basement.

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Q25 Slab / Brick / Sett / Cobble Pavings

Q25/1 Driveway

Break up and ram existing substrate and lay stamped cobbled finish by Bromite layed to fall towards the vehicle entrance gate. (GM to check levels). Re-lay existing paviers to form steps to basement (propose omitting as kitchen relocated).

Q25/2 Yorkstone paving

Form steps to terrace and lay slabs adjacent rear doors to basement to 1:50 falls to lawn.

Q30 Seeding / Turfing

Q30/1 Grade land down to basement level from foot of steps up to swimming pool roof and lay to lawn.

Q31 Planting

Q31/1 Existing Planting

Weed, prune, thin, remove dead planting and dig over all beds, cover in 3inches bark and leave tidy.

R DISPOSAL SYSTEMS

R10 Surface water drainage

Design to suit the building and works described in this Scope of Works, install and warrant to replace existing cast iron rainwater goods to match existing profiles and locations to existing downpipes sized and configured to suit the restored roofscape by Alumasc Exterior Building Products Ltd. tel.01536 383834, fax. 01536 383830 designed by their specialist technical design department. Dismantle, clean off rust, reprime, re-erect, prime & re-paint retained rainwater goods.

R11 Foul drainage above ground

R11/1 Existing foul drainage above ground

Replace damaged junctions and damaged sections of external soil stacks back to existing junctions by Alumasc products and design services as for rainwater goods.

R10/2 Thoroughly flush through and descale and leave clean.

R12 Sub surface combined drainage

TLC to obtain quotation to repair / re-sleeve

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COMPLETION

Sundry items including signs, labelling etc. Allow provisional sum of £500 for supply and fix of signs
All additional items including cleaning, testing of installations to bring works up to standard to meet
requirements of statutory inspectors and leave building ready for occupation.

As built drawings of services installations and maintenance manual.

Three copies of Health & Safety File to discharge Health & Safety requirements.

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COMPLETION

27.6.00

revision A: 20 November 2000 incorporating planners pre-application advice & recommendations to client dated 7 July 2000

revision B: 20 April 2001 incorporating planning and building regulation approvals and engineers advice

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A PRELIMINARIES AND GENERAL CONDITIONS

The Form of Contract is to be JCT Intermediate Form of Contract 1998 with current amendments *for work of a simple nature requiring design warranties for waterproofing works: independent of external works*

The work is to be carried out in accordance with latest versions of:

NBS Specification
All Statutory Requirements including By Laws
All British Standards and British Standard Codes of Practice
All Agreement Certificates
Requirements and Recommendations of NICEE
Requirements and Recommendations of CORGI

All proprietary products and systems will be used strictly in accordance with manufacturer's instructions.

Finishes shall be to highest standards compatible with the trade concerned.

All materials and workmanship are to be in accordance with the recommendations of Trade Associations.

The Specification is to be read in conjunction with:

- 1 Preliminaries
- 2 Structural, Mechanical & Electrical Specifications (where supplied)
- 3 Drawings (where supplied) as scheduled in the Preliminaries
- 4 Planning & Local Authority Approvals
- 5 Summary of Compliance with the Building Regulations
- 6 Designers hazard & risk assessments & pre-tender Health & Safety File (where necessary)

Allow for signboard to Employer's Requirements, to include Consultants sign boards.

This Outline Schedule of Work is not necessarily exhaustive. Include for all other work required but not listed to complete the work, to meet all statutory requirements, site conditions and notes on drawings, including all items of work in connection with installations to be designed by specialist subcontractors on behalf of the contractor, and to meet the requirements of the Preliminaries and Contract Conditions.

All specified products and Systems to be treated as "Or Equal Approved"

Contractor Design elements

The following elements will require contractor design and therefore will be dealt with under clause 42:

- 1 Kitchen fittings & appliances
- 2 Mechanical & Electrical Installations
- 3 Purpose made joinery
- 4 In-situ concrete stair

Collateral Warranties or insurance bonded guarantees will be required from the above where a subcontractor is responsible for ensuring his work meets performance requirements.

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Builders Work

Builders Work shall be included for all subcontract elements within the Contract Sum.

Using Common Arrangement headings:

B NEW BUILDINGS – not applicable

C DEMOLITION/ALTERATION/RENOVATION

C1 Demolition and Stripping Out

C10/1 Demolish, strip out, clear site of rubbish & debris and make good where no further work instructed:

basement stair, ground floor timber balustrade, and half landing glass balustrade
lay-in grid suspended ceilings and associated lighting to bathrooms, cloakrooms and basement rooms
kitchen furniture, fittings, appliances, floor & wall finishes
partition and door between basement entrance lobby & basement shower and internal wall between boiler room & front reception
water damaged plaster to walls of 3rd floor rear (street-side) bedroom & 2nd floor cupboard; and ceiling of dining room and 1st floor rear (street side) bedroom & lift motor room lobby walls
water damaged plasterboard / lath & plaster to attic
doors to bathroom from rear 1st floor bedroom & ground & 1st floor cloakrooms
carpets and tiled floor finishes throughout basement
wallpaper from third floor rear bedroom walls and ceilings (propose all remaining attic walls and ceilings)
all loose furniture and household effects remaining on site at the time of possession
standby generator and associated fuel tanks, pipework, switchgear, control, instrumentation, and cabling
intercom system, associated wiring, switching and control gear
primary heating boilers and primary heating pumps and pipework back to distribution pipework
steel pipework, steel water storage tanks, calorifier installation and Grundfos secondary heating pump

C10/2 Set aside for re-use:

boiler room door
carpets throughout ground floor (protect all other carpets)

C2 Repair – Composite Items

C20/1 Chemical DPCs / Fungus Beetle Eradication

Treat basement damp and / or treatment of concealed timbers & roof structure described in Ward Damp Proofing Ltd. quotation dated 26 July 2000 (Preservation House 115 Brent terrace, London NW2 1LL Tel: 020 8208 2033, Fax. 020 8452 9373). Verify and obtain any further surveys / quotations required once opening up works are complete in case other work is required e.g excavation or first floor rear bedroom beneath flat roofs.

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D GROUNDWORK

D2 Excavation / Filling

D20 Excavating / Filling
In accordance with Engineers Drawings as necessary

E IN SITU CONCRETE/LARGE PRECAST CONCRETE

E1 In-situ concrete

E10/1 In-situ concrete
Stair from basement to ground floor with footings and head restraint according to Engineers Drawings.

F MASONRY

F1 Brick/Block Walling

F10 Brick/Block Walling

F10/1 Non loadbearing partitions
Build off sub floor slab, tie into existing using Furfix or similar by Simpsons Strong-Tie Winchester Road, Cardinal Point, Tamworth, Staffs B78 3HG tel. 01827 255600, fax. 01827 255616, incorporating dpc, to infill doorway obstructed by new stair to basement and clerestorey to laundry.

Bricks & Mortar - London stocks with appropriate mortar mixes and joints cut top and bottom, natural 1:1:6 cement:lime:sand mortar to be plastered flush with existing as section M.

F10/2 Chase for Services
Form holes and chases for conduits, pipes etc. as necessary to provide mechanical and electrical services.

F10/3 Brick-up sundry holes left by removal of soil, gas, flues, pipes etc.

F10/4 Otherwise make good where no other work instructed

F3 Masonry accessories

F30 Accessories for Brick block walling

F30/1 Sealant Strip for windows and door surrounds etc
Thioflex mastic on Sealband by Expandite

F30/2 Damp proof courses
Hi-Load dpc lapped at joint angles and intersections dpc to all new internal walls built off ground slabs.

F31 Stone / Precast Concrete Cills / lintols / features

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F31/1 Existing stair from ground to second floor
Allow repair of two cracks and two chips to include nosing at foot of ground floor using proprietary stone repair system including matching profiles and stone colours.

F31/2 Precast support for carcassing steelwork or in-situ concrete
In accordance with Engineers drawings as necessary.

G STRUCTURAL/CARCASSING METAL/TIMBER

G1 Structural / Carcassing metal

G12/1 Isolated structural steelwork resulting from demolitions to kitchen, basement shower and staircase
In accordance with engineers drawings as necessary. Allow for all necessary joist hangers, straps, flange plates and connections to other building components etc.

G2 Structural / Carcassing timber

G20 Carpentry/Timber Framing/First Fixing

G20/1 Partition to new ground floor cloakroom
Ex 100 x 50 studwork at 400 c/s with sole, head plates, lintols over openings and noggins as required restrained at floors and walls. See other sections for all associated layers and insulation ready for decoration. Timber shall be best quality properly seasoned sawn softwood according to BS186, free from sap, shakes, large loose and dead knots, waney edges and other defects. Securely fix a plastic dpm between timber and all ground slabs, dpc injected walls and external walls.

G20/2 Carpentry Repairs
As required by damp-proof treatment / structural survey as areas opened up; according to engineers specifications and Trada Research & Development tel. 0494 563091 recommendations in S2-GS grade unless otherwise directed.

G20/3 Sundry battening to suit services and fittings installation
As required to suit services.

H CLADDING/COVERING – Not used

J WATERPROOFING – Not used

K LININGS/SHEATHING/DRY PARTITIONING

K1 Rigid sheet sheathings/linings

K10 Plasterboard Dry Lining. - See also walls and floors described above

K10/1 New partitions

Two layers 12.5mm tapered edge wallboard each side, taped and skimmed 3mm.

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K/10/2 Elsewhere

12.5mm tapered edge wallboard in layers as required to match existing levels, taped & skimmed flush with existing and coated with 2 coats Gypsum Drywall Topcoat. to:

Attic ceilings and walls to replace water damaged boards / lath & plaster

1st floor rear (street side) bedroom ceiling below flat roof abutting original but retained cornice.

Sloping ceiling to uppermost landing surrounding Velux window including all necessary angles

Ducts and pipe casings and bulkheads to refitted kitchen and new cloakrooms to conceal all pipework.

Replace damaged and previously repaired lath & plaster generally including those hidden by suspended ceilings.

K10/3 Ducts and pipe casings and bulkheads

12.5mm tapered edge wallboard, taped & scrimmed to conceal all new or replaced pipework.

K10/4 Fire protection to new steelwork

15mm Gyproc Fireline board, taped & scrimmed on Gyproc steel angles encasement system flush with existing ceilings.

Comply with the requirements of the Federation of Plastering & Drywall Contractors and British Gypsum technical advice.

L JOINERY

L2 Internal doors/Shutters/Hatches

L2/1 Retained aluminium doors

Re-glaze in clear toughened glass to BS952: Glass for Glazing and BS9262: Code of Practice for glazing and ease sliding aluminium doors to swimming pool.

L2/2 Retained panelled doors

Dismantle, clean and refix all ironmongery at a consistent level (making good where necessary), replacing where defective to match existing. Piece out defective sections and strengthen weak joints by chemical stitching. Upgrade panelled doors to staircase according to perform as FD20s to the recommendations of the Fire Research Station 020 8953 6177 by: Carefully remove outer panel mouldings, renewing where damaged or missing; Overpanel fielded door panels in 6mm Supalux; Rebate door (or frame) to include intumescent strip / smoke seal; Carefully refix mouldings with countersunk steel screws and fill for painting as section M55. Remove paint / varnish from all panel beads to doors and screens before re-fixing. Paint finish as M55. Re-hang and ease leaving 18mm clearance above highest point of FFL to allow for carpets on non-rising butts with self closers where not already provided. Relocate door to third floor front bedroom in adjacent frame so bathroom is accessed off bedroom. Rehang boiler room door in new rebated softwood linings to new basement cloakroom hung on 1 1/2 brass hinges, handles and latch to match adjoining and fitted with bathroom lock (snib operated internally, emergency external release).

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L2/3 New softwood FD20s fire resistant panelled doors to suit existing openings to staircase
Supply and fix according to BS 476 Part 8 and BS 459 Part 1 to replace flush doors to lift motor room,
ground floor cloakroom, 1st floor cloakroom and 1st floor rear bedroom to match adjoining. Type: custom
made to match and fit, raised and fielded panels with moulded rails by The Real Door Company Unit 5
Cadwell Lane, Hitchin, Hertfordshire, SG4 0SA tel. 01462 451230 fax. 01462 440459 or similar approved
by architect hung on 1 1/2 brass hinges, handles and latch to match adjoining and fitted with deadlock
(snib operated internally). Replace stops where less than 35 x 25mm and fix as if new (below) associated
architraves to match and line through with existing original two-part originals (allow for plain softwood
grounds) by Southern and Darwent tel 0161 745 9287, fax 0161 745 9854.
Supply and fix to BS 476 Part 8 and BS 459 Part 1 pair to existing kitchen by The Real Door Company to
match boiler room within 1/2hr fire resisting softwood rebated linings according to BS 459 Part 3 screwed
and plugged within existing opening, hung on 1 1/2 brass hinges, handles and espangolette latch to match
adjoining and fitted with deadlock (snib operated internally). Provide 35 x 25mm stops planted with 38mm
no.0 countersunk screws placed 75mm from the end of each frame at not less than 230mm centres.
Provide architraves to match and line through with existing original two-part originals (allow for plain
softwood grounds) by Southern and Darwent tel 0161 745 9287, fax 0161 745 9854. All to the standards
of the British Woodworking Federation.

L2/4 Existing shutters to basement bays, ground and first floor windows
Dismantle, clean and refix all ironmongery, replacing where defective to match as closely as possible.
Piece out defective sections and strengthen weak joints by chemical stitching. Re-hang and ease.

L2/5 Hatches
Provide 900x900mm square hatch access to loft from Panelcraft, 17 Fox Covert, Fenny drayton,
Nuneaton, Warwickshire CV13 6BG, tel: 01827-720830.

L3 Stairs/Walkways/Balustrades

L31 Metal Stairs/Walkways/Balustrades

L31/1 Cast iron balustrading
Extend ground floor balustrading around ground floor stairwell and down through basement flight and
replace glazed half landing balustrading; all to match ground floor balustrading using cast metal balusters;
by canopy manufacturer and steel core rail. New hardwood handrail according to BS1186 Pt. 1: 1952 to
match existing in profile and material and include two newel turnings.

L31/2 Timber & metal balustrades elsewhere
Allow replacement of three missing balusters of each type to match existing to upper floor landings and
quote unit rate.

L4 Glazing

L40 General Glazing

L40/1 Bevelled edge mirrors with none corrosive backing
Replace existing to swimming pool toilet fixed with chrome dome headed screws

L40/1 Mirrored tiles with non-corrosive backing
Replace cracked and corroded tiles to third floor front bathrooms to match existing according to the
recommendations of the Glass & Glazing Federation.

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L40/3 Replacing damaged glass

Repair broken glass to swimming pool doors according to the recommendations of the Glass & Glazing Federation.

M SURFACE FINISHES

M1 Screeds / trowelled flooring

M10 Sand cement / Concrete / Granolithic screeds / flooring

M10/1 Granolithic screed to in-situ concrete staircase

Fully bonded 25 – 45mm thick granolithic screed mix 1:1:2 Portland Cement to BS 12 or Portland blastfurnace to BS 146 class 42.5, Natural sand of uniform colour to BS 882, grading limit M, Coarse aggregate to BS 882, 10 mm single sized, trowelled finish with bullnose profile to mimic existing cut string stone staircase rising from ground floor incorporating pockets / lugs for cast iron balustrading fixing (see section L3). Test to BS 8204:Part 1, Appendix B. Cast on exposed coarse aggregate using abrasive blasting, keeping surface well wetted for several hours before removing free water, and brushing in a slurry bonding coat of neat cement of creamy consistency before lay screed/topping.

M2 Plastered Coatings

M20 Plaster/Rendering

M20/1 Internal render with sand/cement with waterproof finish & Multifinish including dubbing out:
2nd floor cupboard, 1st & 3rd floor rear (street-side) bedrooms, making good to boiler room and demolitions

M20/2 Existing walls and ceilings behind suspended ceilings

Repair all loose, rough, cracked or missing plaster or otherwise damaged by the support and removal of suspended ceilings or partitions. Cut back cracks, repoint masonry and replaster flush with surrounding

M20/3 Existing Fibrous Plasterwork

Take casts and repair or complete incomplete plaster cornices to match existing to bedrooms 5 and 6 & dining room landing. Hayles & Howe attn Martin Watchurst tel. 0117 924 6673 or Yvonne Adamson tel.0113 268 6715, fax. 07949 028778 (quotations to follow).

M20/4 Existing Fibrous Plasterwork where hidden by suspended ceilings

Allow a provisional sum of £5000 to take casts and repair plaster cornice to match existing. This includes running new lengths to match along partitions not finished with cornice or: clause M20/5 where less than 50% remains. Hayles & Howe attn Martin Watchurst tel. 0117 924 6673 or Yvonne Adamson tel.0113 268 6715, fax. 07949 028778.

M20/5 New Fibrous Plasterwork

Provide new coricing type C134 Regency Pattern 104w x 79h by Stevensons of Norwich or similar approved by Locker & Riley Capitol House, Hawk Hill, Battlesbridge, Wickford, Essex, SS11 7RJ Tel: 01268 574102 Fax: 01268 574101 to all ceilings without cornice hidden by suspended ceilings except bathrooms, cloakrooms and stores.

Comply with the requirements of the Federation of Plastering & Drywall Contractors and British Gypsum technical advice.

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M4 Rigid Tiles

M40 Stone/Concrete/Quarry/Ceramic Tiling/Mosaic

M40/1 Replacement floor tiling to swimming pool and basement hall

Repair existing and tile over in 150mm square 12.5mm thick Ruabon Red plain quarries (studded and coved around pool) by Dennis Ruabon Ltd, Hafod Tileries, Wrexham, LL14 6ET tel. 01978 843484, fax. 01978 843276. Howtex Grey WF ceramic floor tile adhesive by Howtex Adhesives Ltd., Horsley Road, Northampton, NN2 6LL tel. 01604 712977 or similar approved according to BS5980: Type 1 Class AA with 3mm black coloured mortar joints formed from Howtex epoxy grouting. Prime new screeds in Howtex GSA. Provide movement joints according to BS5980. 3mm black coloured mortar joints.

M40/2 New floor tiling to remainder of basement

150mm square 12.5mm thick Ruabon Red plain quarries around pool and with coved skirtings by Dennis Ruabon Ltd, Hafod Tileries, Wrexham, LL14 6ET tel. 01978 843484, fax. 01978 843276. Howtex Grey WF ceramic floor tile adhesive by Howtex Adhesives Ltd., Horsley Road, Northampton, NN2 6LL tel. 01604 712977 or similar approved according to BS5980: Type 1 Class AA with 3mm black coloured mortar joints formed from Howtex cement based grouting compound incorporating Howtex Adflex. Prime new screeds in Howtex GSA. Provide movement joints according to BS5980. Allow for Dilys Red Traditional Border & Corner perimeter to all rooms; detail to be agreed on site with architect.

M40/3 New floor tiling to remainder of basement (alternative to M40/2)

Terracotta floor tiles type Autumn Sunset size 300 x 300mm from York Handmade Brick Co. Ltd. Forest Lane, Alne, York YO61 1TU tel. 01347 838881 fax. 01347 838885 in sand / cement bed, finished in boiled linseed oil.

M40/4 New ceramic wall tiling

100 x 100 satin white tiling by H&R Johnson with glazed edges at external angles to new cloakrooms, as splash backs above kitchen worktops and new basins & to replace broken tiles to swimming pool toilet window (TLC to check this last BCA location). Fix with waterproof adhesive and finished with white waterproof grouting to match widths of any adjoining tiling.

M40/5 Existing damaged ceramic wall tiling

Where tiles are missing or damaged to bath panels replace bath panel with 19mm WBP ply painted gloss white and secured with chrome dome headed screws. Where tiles are missing from vanity basins, remove remaining tiles, affix maple trim tile and tile (allow a provisional sum of £1000 for the supply of non-matching tiles for this purpose. Where isolated wall tiles are missing replace using plain tile with white waterproof grouting to match.

M40/6 Silicon Sealant

At junction of all tiles and new fittings, sanitaryware & joinery, and between mirrors & tiles and within internal wall corners, and replaced bath panels, vanity basin trims.

Colour: To match existing or white where new.

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M50 Flexible sheet / tile coverings

M50 Rubber/Plastics/Cork/Lino/Carpet Tiling/Sheeting

M50/1 Timber flooring to rear ground floor reception room

Pioneer Hardwood Strip Flooring *or similar approved* 14.3 x 190 x 2200 Natural Prime Beech Flooring
KMC Flooring Ltd., 5 Ruskin Drive, Orpington, Kent Tel: 01689-602352 Mob: 0973-668989 on 2mm
Polyfoam underlay and all necessary shims and firings over existing boards. Flooring to be installed in
accordance with manufacturer's recommendations. Note it is hoped to substitute M40/1 for this room
(because timber flooring is not preferred for basements) or omit it entirely (although fitted carpet is
preferred for bedrooms only).

M50/2 Carpeted flooring

Fit carpets supplied by client to all existing carpeted areas except ground floor reception rooms in
accordance with manufacturer's recommendations. Include all necessary underlay, adhesive / gripper
rods, polished brass stair rods and clips, metal thresholds, trims and edgings necessary over the existing
sub-base. Comply with the requirements of the British Carpet Manufacturers Association Ltd. 020 7734
9853.

M50/5 Existing stone tiled floor to entrance hall

Lift and re-bed all loose tiles flush with existing in resin floor adhesive by Ardex UK Ltd. Homefield Road,
Haverhill, Suffolk CB9 8QP to manufacturer's recommendations, grouted to match existing. Replace
cracked tiles by forming mat well at entrance finished with a brass angle at the door opening. Comply with
the requirements of BS 5385: Part 5: 1994 and BS 8000: Part 11 Section 11.2: 1990, the Stone Federation
tel. 020 7580 5404 and the National Federation of Terrazzo, Marble & Mosaic Specialists.

M50/6 Entrance mat

Brown coir to new matwell full length and width of entrance lobby

M52 Decorative papers / fabrics

M52/1 Heavy Duty Lining Paper

Size and re-paper third floor walls and ceilings except bathrooms

M6 Painting

M60 Internal Painting

M60/1 Paint decoration preparation

Thoroughly prepare all new and existing surfaces by filling and sanding before and between coats to
manufacturer's recommendations; knot stopped before priming.

M60/2 Paint decoration

Low odour anti-fungicidal oil based eggshell to all previously painted and new timber joinery coloured white
- 1 coat of Onol and 2 coats of Rubbol AZ - by Akzo.

Acid catalysed lacquer spray finish to new wardrobes.

Dulux oil based gloss paint to metalwork including pipework - 2 coats gloss on 1 undercoat on prime.

Low odour anti-fungicidal oil based eggshell to all untiled walls & ceilings in bathrooms and kitchen - 2
coats (1 mist where not previously painted).

Low odour matt emulsion to all other walls and ceilings - 2 coats (1 mist where not previously painted)

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All colours to be advised from BS4800. Allow minimum two colours of each paint type per room and allow for additional coats for saturated colours

M60/3 Varnish / French polish decoration

Varnish new and existing handrails in "Hardwax OS colour" by Ostermann & Scheiwe UK tel: 01296 481220.

French polish dining room furniture; suggested contractors: French Polishing London, 12 Trundle Street, London SE1 1QT, tel. 020 7407 6954, or Michenuels of London, Unit 7, Titan Business Estate, London SE8 5QA, tel. 020 8694 9206.

Mechanically sand and fill with brown flexible joint filler existing timber ground floors, wash clean by white spirit all traces of sanding dust and previous was/polish, and varnish 1 coat clear satin single-pack satin polyurethane lacquer over 3 coats gloss type Granyte Woodfinish by Granyte Surface Coatings Plc, Cottenham, Cambridge Industrial Estate, Lower Broughton, Salford, M7 1GS te. 0161 832 4276, fax. 0161 835 2714 , or 1 coat Royal Ultra silk over 3 coats Royal Ultra alkyd varnish by Jotun Henry Clark Ltd. 142 Minories, London, EC3N 1LS tel. 020 7481 2741 fax. 020 7265 1836 or otherwise approved by architect.

Comply with the requirements of the National Federation of Painting & Decorating Contractors and clearly mark until dry all wet or new paint "WET PAINT" to warn the occupants of the premises and adjoining premises, and general public.

N FURNITURE/EQUIPMENT

N1 General Purpose fixtures / furnishings / equipment

N11 Domestic Kitchen Appliances / Fittings

N11/1 New Kitchen Fittings

Provide kitchen appliances and cupboards by quotation dated 15 June 1999 by Kirkplan tel. Renaissance House, 176(A) Park Avenue, London, NW10 7XH Tel. 0208 838 1444, Fax. 0208 453 1533. Please note an updated quotation has been requested.

N11/2 Existing fitted cupboards to utility room and bedrooms
Thoroughly disinfect & clean & ease all doors.

N13 Sanitary Appliances / Fittings

N13/1 Existing Bathrooms / cloakrooms

Clean, disinfect and descale the sanitaryware to 5no. 3rd floor, 4no. 2nd floor, & 3no. 1st floor bathrooms. Clean, disinfect and descale the sanitaryware to 1no. first floor, 2no. ground floor & 2no. basement cloakrooms. Use only non-abrasive cleaners suitable fit for the purpose of cleaning the material and finish of each fitment, taking specialist advice where necessary.

N13/2 New cloakroom at basement and ground floors (white with chrome taps / accessories)

Allow a provisional sum of £3000 to supply sanitaryware to include toilets, wash basins, towel rails, coat hooks and toilet roll holder. Install (see sections Q onwards for attendant services).

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N14 Specialist Joinery

N14/1 Wardrobes

Provide a provisional sum of £5000 to supply and install wardrobes to third floor middle front bedroom.

N14/2 New Radiator Grilles

18mm mdf cabinet with bronze finish fretwork infill grill type GA E1621 radiator infill grill from Gooding Aluminium Ltd. 1 British Wharf, Landmann Way, London, SE14 5RS and 38mm thick bullnosed cill outside new ground floor cloakroom to match ground floor reception rooms.

N14/3 Existing Radiator Grilles

Make good to first floor half landing.

P BUILDING FABRIC SUNDRIES

P1 Sundry Proofing / insulation

P10 Sundry Insulation/proofing work/firestops

P10/1 Pipework lagging

Lag all new and remaining pipework within accessible voids including loft with proprietary demountable, inert and non flammable flexible pipework lagging.

P10/2 Safety Access Eyebolts

Supply & fix Centurian eyebolts in accordance with manufacturers designs for safe external window cleaning, maintenance and roof access. Include all builder's work necessary.

P2 Sundry finishes / fittings

P20 Unframed isolated trims/skirtings/sundry items

**P20/1 Skirtings throughout basement (existing skirtings are not original and will be damaged by tanking).
Ex 280 x 25 sw with ex 25 x 25 staff bead on top**

**P20/2 Existing architraves hidden by suspended ceilings
Make good to match existing.**

P20/2 New architraves

As described under section L.

P21 Ironmongery

P21/1 Existing ironmongery

Dismantle, lubricate, clean and refix all original ironmongery using new brasses screws. Fit all staircase doors except cloakrooms / bathrooms with Perkomatic closers.

P21/2 New ironmongery

As specified in appropriate section by Millar Partners, Unit 11, Whittle Way, Crawley, West Sussex RH10 RW, Tel. 01293 539919, Fax. 01293 538790. Allow a provisional sum of £3000 for the supply.

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Q MECHANICAL AND ELECTRICAL INSTALLATIONS

Q1 Generally

The contractor has sub-contract design and coordination responsibility for mechanical and electrical work defined by the sections R to Y and assumes design responsibility of any specified subcontractors and suppliers. The objective of the work is to identify all defects with existing systems; to cure these defects; to adapt and extend these systems to suit the alterations specified by other specification sections; to provide a limited number of new systems; and to test and commission the project so that it is demonstrably functioning to current standards and free of faults.

Work includes identifying and removing all dead services, as well as designing, installing and warranting re-routing within existing voids of any live services revealed by the removal of suspended ceilings, replacing any perished or out-dated materials, and includes all necessary builders work, fire-stopping, junctions and access provisions for installation and maintenance. For this reason the contractor must programme it well in advance of all other building work to ensure coordination at all times.

Include for all necessary liaison with public utilities during the course of the works and for all costs associated with the installation described above. This liaison should confirm and amend as necessary the maximum demand of installation, the nature of the supplies, their suitability for the installation and the type of earthing etc. arrangement together with the location of the incoming supply and space requirements for the control gear, stop-cocks, switches, fuses and meters. Make all necessary arrangements at the earliest opportunity to ensure connection when required.

Design, install and warrant mechanical and electrical installations to provide the following installations to the best Codes of Practice, best of British Standards and requirements of this Specification and the Drawings. Coordinate this work with all other works including the structural design, with other subcontract design works (in particular kitchen furniture and appliances), and with the existing building by complying with the requirements of Clause "Design and Co-ordination". Liaise as necessary with the local authority to ensure the installation conforms with prevailing regulations and requirements prior to commencement and comprehensively identify all attendant builders work before work begins on site.

Assume all routes, equipment and the swings of doors shown on the accompanying plans are correct for the purposes of tender and identify any alterations arising from drawings on site. Permit locations of equipment to be adjusted without extra charge until conduits, cables etc, are fixed. Comply with restrictions on the cutting of holes, chases, notches, etc. and methods of attachment to the building fabric specified in section P31.

Use qualified fitters, plumbers and electricians. Electricians should be on the approved rolls of the National Inspection Council for Electrical Installation Contracting who are fully conversant with IEE regulations.

Comply with the 'Regulations for Electrical Installations' 15th Edition and latest amendments for electrical installations as published by the Institution of Electrical Engineers (IEE Regulations) and supply test certificates to the Electricity Board when complete.

Supply inspection and test certificates for emergency lighting according to BS 5266: Part 1 and appendix B, and inspection initial testing commissioning and certification of fire alarm system according to BS 5839:Part 1, clause 26 and appendices B and C.

Satisfy yourself that all components fit in the allocated spaces by visiting site. Confirm this to the architect in writing prior to ordering.

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Correctly install labels and signs required by Regulations and include all necessary builders work, fire-stopping, junctions and access provisions for installation and maintenance.

Fix new equipment and facilities accurately and square to vertical and horizontal axes at the following heights above finished floor level where not shown otherwise. Align adjacent accessories on the same vertical or horizontal axis as appropriate where not shown otherwise.

450mm Room sockets and outlets below kitchen cupboards, telephone / TV jack points
900mm Light switches
1100mm Shaver sockets, Sockets and control plates above kitchen counters
1500mm Video door entry panel at street, video monitor / handset within flat, heating controls, Banham night latches
2175mm Sockets above kitchen cabinets, switches outside bathrooms for heaters, fans & fire alarm sounders, top edge of consumer units, wall lights
Ventilation fans to internal bathrooms are ceiling mounted, as are downlights and smoke detectors

R DISPOSAL SYSTEMS

R11 FOUL DRAINAGE ABOVE GROUND

This specification intends to repair, optimise and extend the existing system to serve new spaces and fittings according to the Building Regulations. Design to suit the building described in this scope of works, install and warrant the following:

R11/1 Existing foul drainage above ground

Test and replace existing repaired or leaking fittings to sanitaryware. Replace damaged junctions and damaged sections of internal soil stacks and internal branches back to existing junctions.

R11/2 New foul drainage above ground

Drain the new kitchen sink, appliances and new sanitaryware, install within voids in solvent welded pvc to external cast iron soil drainage, and warrant. See drawings for suggested pipe routes.

Use Caradon Terrain Ltd., Aylesford, Maidstone, Kent ME20 7PJ (0622-77811) fixed with non ferrous screws throughout - plastic plugged to brickwork. Fittings externally to be black or painted two coats black gloss where not self coloured. No fittings to be visible internally. Include for all fittings and all connections including branch connections and connections with existing. Make allowance for movement.

Provide materials and workmanship to:

BS 4514: 1969 & BS 4515- UPVC soil and ventilating pipes.

BS 5255: 1976 - Plastics waste pipe and fittings.

BS 5572: 1978 - Code of practice for sanitary pipework.

BS 4576: Part 1: 1970 - UPVC rainwater goods.

BS 3943: Plastics pipes

BS 416 and 6087: Cast iron pipes

Test the sanitary installation in stages as necessary to ensure that pipes, fittings and joints withstand a positive pressure of at least 38mm water gauge for at least 3 minutes. Test it on completion for soundness to the satisfaction of the local authority's representative in accordance with the Building Regulations.

Limit the length and slopes of branch pipes to the Building Regulations and provide pipe sizes (except as required otherwise by the Local Authority) at least:

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| | |
|------------------------------------|--------|
| WC's | 110 mm |
| Baths & washing machine standpipes | 55 mm |
| Basins | 36 mm |
| Sinks | 42 mm |

Provide traps at points of discharge into the system to retain a minimum seal of 25mm to the following diameters and seal depths:

washbasins and bidets: 32mm dia and 75mm P or S traps clipped to wall at 800mm above FFL
sinks, baths, showers, food disposal units and urinal bowls: 40mm & 75mm
wc pans: 75mm (siphonic) and 50mm

Provide adequate falls and comply with Building Regulations requirements for pipe sizes for the diameters of traps served where they serve only one appliance. Avoid bends in branch pipes or make them as large as possible. Junctions should have a sweep of 25mm or at 45 degrees. Connections on branch pipes larger than 75mm should have a sweep of 50mm at 45 degrees. Wastes not to be connected less than 200 mm below WC connections.

Provide one rodding access fitting to every straight length of new drainage not reachable from any other part of the system. Fit removable or roddable traps to appliances not incorporating removable traps directly after appliances.

Ventilate new branches by air admittance valves and maintain ventilation of existing stacks.

R11/3 Thoroughly flush through and descale and leave clean all new and existing.

S PIPED SUPPLY SYSTEMS

S1 Water Supply

S12 Hot and Cold Water

This specification intends to repair, optimise and extend the existing system to serve new spaces and fittings according to the Building Regulations. Design to suit the building described in this scope of works, install and warrant the following:

S12/1 Hot and Cold Water

Replace existing lead mains water supply to existing distribution pipework new 25mm mains water supply as quotation dated.... by Thames Water, attn. Barry Barker tel. 020 8509 5108 (c/o "Sherry") with water supply meter located in the pavement.

S12/2 Hot and Cold Water Storage

Replace all steel water storage tanks with new of suitable duty, configured to suit existing structure, according to BS 4123: Cold Water Storage Cisterns, BS 699: Copper cylinders, BS 3198 Copper Storage Units and BS 5422: Specification for insulation materials.

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S12/3 Hot and Cold Water Distribution

Test, overhaul, replace any lead distribution pipework with copper, adapt and extend it to serve the new kitchen sinks and domestic appliances, basement and ground floor cloakroom sanitaryware, install within voids and warrant. Provide suitable discharge rates at existing and new draw off points. Supply an entire installation free from leaks and water hammer by designing, installing, testing and commissioning it according to BS6700: Water Supply for Domestic Use, water supply byelaws, equipment manufacturers' recommendations and the requirements of this section including materials and workmanship to:

BS 2871:Part 1, Kitemark certified Copper Tube

BS 864:Part 2, Kitemark certified integral lead free solder ring capillary jointing fittings generally

BS 864:Part 2, Kitemark certified compression fittings to connections to equipment and fittings

All brass fittings which are in contact with water to be DZR alloy CZ 132 and so marked, or gunmetal.

BS 1010:Part 2, Kitemark certified. Copper alloy stop valves for above ground use

BS 5433. DZR CZ 132 Copper alloy stop valves for below ground use

BS 5154, Series B, Kitemark certified. Copper alloy gate valves

BS 6282:Part 1 Copper alloy double check valves with intervening draining tap to BS 2879.

Appropriate flow reducing valves and thermostatic mixing valves

BS 2879, Type 1, hose connection pattern, Kitemark certified. Copper alloy drain valves

Section T32 provides hot water heating via a gas fired boiler in the new kitchen to BS 5258:Part 1 and BS 6332:Part 1.

Route pipework within wall and suspended ceiling voids only. Do not expose pipework, provide continuous access screwed access to pipes floor voids, do not run pipework through electrical enclosures or above switchgear distribution boards or the like. Obtain approval of routes before commencing work. Run pipes straight and parallel or perpendicular to walls, floors, ceilings, etc. as appropriate to facilitate installation of equipment, accessories and insulation and allow access for maintenance. Run hot pipes above cold where routed together horizontally; spaced well away from pipes containing drinking water. Incorporate corrosion resistant fittings/fixings where moisture is present or may occur, and avoid contact between dissimilar metals by use of suitable fibre washers, gaskets, etc.

Maintain the following minimum clearance to face of wall-fixed pipes or pipe insulation:

| | |
|---------------------------------------|--------|
| From finished floor/ceiling: | 100 mm |
| From finished wall: | 15 mm |
| Between pipes: | 25 mm |
| From electrical conduit, cables, etc: | 150 mm |

Fix pipes securely and neatly with the minimum number of joints, bends and offsets not exceeding the following centres:

| Pipe diameter (mm) | Horizontal (mm) | Vertical (mm) |
|--------------------|-----------------|---------------|
| 15 | 1200 | 1800 |
| 22 and 28 | 1800 | 2400 |
| 35 and 54 | 2400 | 3000 |

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Provide additional supports as necessary within 150 mm of junctions and changes of direction.. Allow for thermal movement of pipelines and isolate from structure where necessary to prevent noise or abrasion of pipe caused by movement. Sleeve pipes passing through compartments defined by Approved Document B of the building regulations with proprietary collars. Temporarily seal open ends of pipes with purpose made plugs or blanking caps to prevent ingress of dirt during installation. Make completed pipelines of smooth, consistent bore, clean and free from toolmarks, distortion, wrinkling, cracks, porosity and other defects.

Cut pipes square, remove burrs and make neat, clean, fully sealed joints, ensuring that pipe ends enter joint fittings to full depth. Form changes of direction with radius fittings unless otherwise approved. Use purpose designed adaptors for connecting dissimilar materials: do not improvise. Protect background from heat damage when forming soldered joints. Clean off all flux residue. Do not use 'self-cleaning' fluxes.

Provide access for maintenance, repair and replacement of all equipment, pipework, components, valves, etc. forming the installation unless specified or shown otherwise. Ensure the system is self-purging and free-draining with vents provided at high points and draining taps at low points.

The bore of warning pipes to cisterns should be twice that of inlet pipes and not less than 32 mm so that the difference between normal water level and overflow level is less than 32 mm or equal to the bore of the warning pipe if greater (for cold water storage cisterns) and sufficient to allow 20% increase in the volume of water in the tank plus 25 mm (for feed and expansion cisterns). The overflow level should be no higher than the water supply inlet than the bore of the warning pipe. Warning pipes should fall at least 1 in 10 with sufficient supports to prevent sagging, discharging separately in approved prominent positions with turned down ends. Turn warning pipes down within the cistern, terminating 50 mm below normal water level. Fit warning pipes with insulation within the building where the pipe is in an uninsulated space and subject to freezing.

Vent pipes should be open with no restrictions or valves and rise continuously from system connection to discharge over cistern. Internal diameter should be min 20 mm.

Pipelines entering buildings should be laid at least 750 mm below finished ground level and insulated from finished floor level and 600 mm beyond external face of building. If rising into building within 750 mm of the external face of the external wall or if passing through a ventilated void below floor level, seal both ends of pipeducts with an approved nonhardening, noncracking, water resistant compound to a depth of not less than 150 mm.

Insulate external supply pipes where exposed to air and where less than 750 mm below ground level.

Insulate all hot and cold water pipelines according to BS 6700 fit including those which are concealed from view or in unheated spaces or in contact with uninsulated external walls or floors. Use closed cell foam or mineral fibre preformed split tube with thermal conductivity not exceeding 0.035 W/mK and thickness not less than 22 mm for cold water pipelines and for hot water pipelines: 22 mm for pipes less than 28 mm dia; 32 mm for larger pipes. Fix securely and neatly after testing in accordance with manufacturer's recommendations, ensuring continuity over fittings and at supports, leaving no gaps and with the split on 'blind' side of pipeline.

Provide valves to isolate and regulate all equipment and subcircuits approved for the purpose by the local water authority (Ballofix or similar approved) and of the appropriate pressure/temperature ratings. Locate valves where they can be readily operated and maintained and adjacent to equipment which is to be isolated. Fit them with handwheels where required for control purposes and lockshields where required for isolation or regulation of circuits or equipment. Use joints to suit the pipe material.

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Test all pipework before fixing insulation. Thoroughly flush out all parts of the system, fill with water, remove all air and check for leaks. Run system to maximum operating temperature and check for leaks. Allow system to cool, leave in cold condition for at least 3 hours and check for leaks. Check and adjust operation of all equipment, controls and safety devices. Check operation of all outlets for satisfactory rate of flow and temperature. Test service pipelines by disconnecting from the mains, filling with potable water to exclude all air, and applying at least twice the working pressure for one hour, during which there must be no leakage.

After completion of testing for leaks and after ensuring that the mains water system has been cleaned and disinfected. Fill water storage cistem(s), tank(s) and pipework with clean fresh water and thoroughly flush out. Refill and close off supply. Add sodium hypochlorite to cistem(s) to give a free residual chlorine content of 50 mg/L. Leave for one hour, then open each outlet in sequence commencing with the closest to the cistem(s). Close each outlet as soon as the run off smells of chlorine. Do not allow the cistem to empty; top up and rechlorinate as necessary. Leave system charged for at least one hour, then test for residual chlorine. If less than 30 mg/L, repeat disinfection. Leave the installation charged with chlorinated water for at least 16 hours, then drain and thoroughly flush out before final filling.

Identify and label all isolating and regulating valves on primary circuits, stating their function.

S3 Gas supply

S32/1 Natural Gas Supply

Modernise gas mains supply to existing distribution pipework according to CP 331: Service Pipes as quotation dated.... by Transco tel. 0845 605 6677 attn Tommy extn. 577 Killingworth with externally mounted meter where possible.

S32/1 Natural Gas Distribution

Test, overhaul, adapt and extend existing distribution pipework according to CCP 331: Installation pipes, to serve the new kitchen appliances, install within voids and warrant. Identify and label all gas pipework and fittings.

T MECHANICAL HEATING/COOLING/REFRIGERATION SYSTEMS

T3 Heat distribution / utilisation - water

T32 Low temperature hot water heating (small scale)

This specification intends to repair, optimise, simplify and extend the existing system to serve new spaces and fittings according to the Building Regulations. Design to suit the building described in this scope of works, install and warrant the following:

T32/1 Central Heating system

Test, overhaul, enhance, adapt and extend the existing central heating system to heat the new spaces and serve the hot water system installed by S12 to include re-routing pipework revealed by the removal of suspended ceilings, replacement of defective pipework, valves.

Design and verify by calculation a system to achieve 21 degrees internal air temperature throughout the new spaces under normal duty, assuming air change rates appropriate to domestic premises BS 5449 Part 1 and an appropriate base external air temperature. Calculate heat loss on the basis of the accommodation and facilities provided, building arrangement and building construction as existing and altered by the tender drawings and specification. Complete understanding of the methods of construction is assumed for the purposes of heat loss calculations.

**16 HOLLAND PARK , LONDON W14 3TH
for AA DANATA Esq**

INTERNAL WORKS SCOPE OF WORKS AND SPECIFICATION (draft)

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for Materials and Workmanship Clauses see National Building Specification

Comply with British Gas Premier Housing Award Specification and the local Gas Board's requirements so it can be maintained by them under their "3 star" maintenance programme as set out in "British Gas Specification for Domestic Central Heating System" latest edition.

Materials and workmanship:

BS 5449 Part 1: Code of Practice for Central Heating of Domestic Premises
BS 5258:Part 1 and BS 6332:Part 1 Gas Fired boiler.
BS 3528: Radiators.
BS 1394:Part 2, Kitemark certified. Circulating Pump
BS 3955, BEAB approved. Programmer, timer, thermostat, motorized valves
BS 2871:Part 1, Kitemark certified Copper Tube
BS 864:Part 2; Kitemark certified integral lead free solder ring capillary jointing fittings generally
BS 864:Part 2, Kitemark certified compression fittings to connections to equipment and fittings
All brass fittings which are in contact with water to be DZR alloy CZ 132 and so marked, or gunmetal.
BS 1010:Part 2, Kitemark certified. Copper alloy stop valves for above ground use
BS 5433. DZR CZ 132 Copper alloy stop valves for below ground use
BS 5154, Series B, Kitemark certified. Copper alloy gate valves
BS 6282:Part 1 Copper alloy double check valves with intervening draining tap to BS 2879.
BS 6284 and capable of providing isolation. Thermostatic radiator valves
Appropriate flow reducing valves and thermostatic mixing valves
BS 2767 Lockshield valve to with matching finish to return side of radiator.
BS 2879, Type 1, hose connection pattern, Kitemark certified. Copper alloy drain valves

Set any new flues out with the minimum number of joints and bends and a slope not more than 450 from the vertical to terminate at the gable wall of the shower room symmetrical with the ventilation outlets. Avoid joints within the depth of floors. Install with sockets uppermost, fully supported and fixed securely with brackets supplied for the purpose at locations and centres recommended by pipe manufacturer. Seal and support joints, completely filling with approved jointing materials, to give a gas tight installation which accommodates thermal movement. Maintain the minimum proximity to combustible materials. Fit terminal and flashings, collars, etc. to weatherproof junction with walls / roof.

Vent pipes to the open with no restrictions or valves and to rise continuously from system connection to discharge over feed and expansion cistern. Internal diameter not less than 20 mm.

Test all pipework before fixing insulation. Thoroughly flush out all parts of the system to remove flux residues and installation debris which might promote corrosion and damage within the system according to BS 7593: Code of Practice for the Treatment of Water in Domestic Hot Water and Central Heating Systems by filling with water, removing all air and checking for leaks. Apply a corrosion inhibitor from Fernox Heating, Britannica Works, Clavering, Essex CB11 4QZ te. 01799 550811. Start the boiler, run the system to maximum operating temperature and check for leaks. Allow the system to cool, leave in a cold condition for at least 3 hours and check for leaks or carry out hydraulic pressure test to 1.5 times working pressure for a period of 30 minutes and check for leaks. When the boiler(s) is operating check and adjust the operation of all equipment, controls and safety devices. Balance the system to achieve satisfactory temperatures at each heat emitter and in the domestic hot water system. Identify functions of equipment, isolating and regulating valves and label accordingly.

Suggested sub-contractor quotation ref..... dated.... by Embleton Services Ltd., Unit 5, Freeland Way, Slade Green Road, Erith, Kent DA8 2LQ tel. 01322 3353373 fax. 01322 333510.

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T32/2 Space heating

Overhaul and modernise the 150kW Stibel gas fired boiler for space heating and its configuration with the hot water system to achieve and maximise their designed output equal or above the total calculated heat loss, including emission from the system pipelines, and at the same time be capable of meeting the hot water supply requirements specified in section S12.

Provide Planar radiators and Thermo Tubular towel rails model TTR2 incorporating Type A electric element to all new spaces from Caradon Stelrad, Stelrad House, Marriott Road, Swinton, Mexborough, S64 8BN tel. 01709 578878 fax. 01709 572201 in locations agreed with architect.

Overhaul the Wilo primary pump circulating the boilers and the Grundfoss pump serving the space heating. Replace three port valves, identify their functions and label accordingly. Replace all mild steel heating pipework with copper to suit e.g. lift motor room & 2nd floor half landing cupboard, supply new emitters by small bore copper pipework from if necessary a new Grundfoss circulation pump(s) with sufficient duty to circulate maximum boiler output against the system resistance and to meet hot water heating requirements. Provide the required temperature differential between flow and return and ensure it is ventable. Install it in readily accessible position in the manner recommended by the pump manufacturer with isolating valves to allow removal without draining the system. Fit a bypass and pump overrun if recommended by the boiler manufacturer. Prevent gravity circulation within the heating circuit by design or provision of an antigravity valve.

Control the extended system via new fully automatic and independent temperature and time controls (if necessary) which are compatible with each other and with the central heating boiler. Controls should include Honeywell switchgear, programmer & room thermostat(s) appropriately located to suit the system and the spaces to the agreement of the architect, and Danfoss thermostatic radiator valves to all existing and new emitters. It should also include modulating controls, sequence controls and other control gear for multiple boiler installations.

T32/3 Hot Water heating

Overhaul and modernise the 40kW Stibel gas fired boiler for hot water heating and associated calorifier installation and its configuration with the space heating system to achieve and maximise their designed output equal or above the total calculated heat loss, including emission from the system pipelines, and at the same time be capable of meeting the space heating requirements specified above.

T32/4 Alternative to the above

Instead of refurbishing the existing system, provide new compact gas fired high efficiency low Nox boiler type Jupiter by MHS Boilers, 35 Nobel Square, Burnt Mills Industrial Estate, Basildon, Essex, SS13 1LT tel. 01268 591010, fax. 01268 728202, pump(s) by Stuart Turner, storage and expansion vessel and all necessary control gear connected to the new and existing emitters and distribution pipework otherwise described.

T4 Heat distribution / utilisation - air

T41 Warm air heating (small scale)

Work to the Biddle air heater supplying the swimming pool is described by section Y.

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U VENTILATION / SYSTEMS

U10 General supply / extract

This specification intends to install new mechanical ventilation to comply with the Building Regulations. Design to suit the building described in this scope of works, install and warrant mechanical air extract to the kitchen, both internal bathrooms and all three internal cloakrooms according to achieve the performance demanded by our Summary of Compliance with the Building Regulations by verifying or otherwise supplying the following:

U11 Toilet Extract

Mechanically ventilate the shower room by a flush wall mounted twin speed speed / condensation control fan type Curzon 2000 SELV EXT721LV by Silavent or similar approved powered by the lighting circuit, activated by the light switch and ducted through 4" dia rigid ductwork to a 9" plastic air brick in the rear wall. Mechanically ventilate the bathroom and cloakroom by flush ceiling mounted single speed / condensation control / timer fans type Mayfair 2000 model 100 by Silavent (extract volume 20 l/s) powered by the lighting circuit, activated by light switches with automatic humidistat override and 15 minute overrun; ducted through 4" dia rigid ductwork to a slate roof vent via a ridge tile adaptor or to a roof cowl via a three-way cowl-adaptor, skirt and aluminium neoprene weathering slate for pitched roof coverings.

U12 Kitchen Extract

Mechanically ventilate the kitchen by a stainless steel cooker hood provided by the kitchen specialist within 300mm of the centreline of the space for the hob to be complete with humidistat & pull cord controls extracting at 30 l/s min ducted through 100mm dia pvc pipe through ceiling voids to an outside wall to terminate in a white coloured outlet incorporating back-draught shutter. Include mineral wool packing around cooker hood ducting.

V ELECTRICAL SUPPLY/POWER/LIGHTING SYSTEMS

V1 Generation / Supply / HV distribution

V12 LV supply / public utility supply

Modernise existing mains electrical supply as quotation dated.... by 24 Seven, 38-44 Lodge Road, St. Johns Road, London, NW8 8LA, tel. 020 7798 0772, fax. 020 7798 0777 attn. Carol Roberts with externally mounted meter where possible. Provide all tray, trunking and conduits required by the LEB for their installation. Provide cables between the cut out and the LEB distribution board.

V2 General LV distribution

V12 Lift Supply

Test, repair and warrant power supply to lift installation and provide attendance on work to the lift specified by section X.

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V9 General / Other electrical work (small scale)

V90 General lighting and power to new spaces

This specification of electrical services intends to repair or replace defective existing wiring in so far as to effect a re-wire to, and extend existing flush mounted electrical systems as itemised in this section together with those attendant on the central heating system specified by section T, the ventilation systems specified by section U, the communications, security and control systems specified by section W, and the swimming pool specified by section Y.

Install, test and commission the electrical work in accordance with the IEE Regulations, ensuring compliance with design and performance requirements, to provide a safe, well insulated, earth protected system capable of supplying the anticipated maximum demand fit for the purpose of the building.

Comply with London Electricity's requirements for Protective Multiple Earthing (PME) and also IEE regulations for earthing of the electrical distribution installation. Provide equipotential bonding to the main earthing terminal using earthing clamps to BS 951 or other approved means where appropriate. Provide Supplementary bonding within the zone formed by the main equipotential bonding.

Provide the following materials and workmanship:

To BS 5486:Part 13. Consumer control unit

BS 5486:Part 12. Distribution boards

BS 4568:Parts 1 and 2: Plain threadable rigid steel conduit and fittings

BS 6099:Part 1, BS 6099:Part 2, Section 2.2 and BS 4607:Parts 1 & 5: PVC Conduit and fittings

Use maximum practical lengths of conduit to minimise joints. Form bends by machine and remove burrs from cut ends. Bend steel conduit or use proprietary bends and/or junction boxes at changes of direction. Do not use elbows or tees of any sort without approval. Fix securely with boxes fixed independently of conduit. Tightly screw all joints to ensure electrical continuity, with no thread showing. Use expansion couplings where conduit crosses movement joints in structure. Make secure connections to boxes, trunking, etc. with screwed couplings and provide rubber bushes at open ends.

Fix conduit in concrete securely to reinforcement and fix boxes to formwork to prevent displacement. Depth of concrete cover to be not less than specified for reinforcement. Drain conduit installed externally and in locations where condensation may occur via outlets at lowest points. Seal trunking / ducting internally with approved fire stopping where they pass through fire resisting floors, ceilings, cavity barriers and the like.

Use cable conductors throughout; do not use conduit or trunking as protective conductors.

Handle and install armoured cable carefully to prevent damage to sheath and armouring. Do not install if cable and ambient temperature are, or have been for the previous 24 hours, below degC. Fit galvanized steel guards where cables are liable to mechanical damage. Bond armour to equipment and main earthing system. Make moisture proof connections to apparatus by using sealed glands and PVC shrouds.

Install PVC sheathed cables only when the temperature is above freezing. Do not install in cavities of external walls. Fit insulating cable glands at entries to equipment. Terminate cable sheaths within boxes.

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Neatly and carefully dress MICC cable into position using tools recommended by cable manufacturer. Avoid corrugating sheath when bending. Connect to equipment and boxes with PVC shrouded glands. Fix cables with clips recommended by manufacturer ensuring that cable is fixed within 150 mm of bends and connections. As soon as a length of cable has been installed, fit permanent seals and immediately carry out an insulation test between conductors or between any conductor and cable sheath. Repeat test between 24 and 48 hours later. Accept only infinity readings. Replace any cable which fails and repeat tests.

Seal both ends of pipeduct of cables entering the building from below ground with an approved nonhardening, noncracking, water resistant compound to a depth of not less than 150 mm.

Fix cables running across ceiling joists to timber battens nailed to joists.

Use fastenings, bushes, glands, terminals, connectors, clips, clamps and all other minor accessories necessary to complete the installation which are recommended for the purpose by relevant equipment, accessories, etc. manufacturers. Use corrosion resisting fastenings and avoid contact between dissimilar metals in locations where moisture is present or may occur.

Fit all lamp holders and light fittings with appropriate lamps on completion.

V90/1 Existing General Lighting and Power

Modernise and warrant the existing general lighting and power installation by replacing distribution boards and switchgear from the existing LE mains heads, providing isolators, new consumer units as necessary, connector blocks as necessary, and connecting existing circuits, carrying out detailed and exhaustive testing of all circuits, and relocating / replacing defective wiring and sockets / switches / junction boxes e.g. third floor lighting to achieve the performance demanded by the supply authority and BS7671:1992 Requirements for Electrical Installations. IEE Regulations XVI Edition together with Guidance Notes 1 to 7.

Provide new consumer units from the MEM Memera single tariff range having a hinged lid and a sufficient number of double pole Main Switch Controls.

Ensure the installation is divided into a sufficient number and rating of permanently labelled separate circuits controlled by miniature circuit breakers to serve the following on peak circuit ratings plus at least 2 spare ways, further subdividing where necessary to comply with IEE Regulations.

6amp lighting circuits

32amp ring mains – one serving the kitchen

20amp immersion heater

20amp cooker circuit to serve the oven

32amp cooker circuit to serve the hob unit

3amp circuit for smoke detection installation

sundry separate circuits for other electrical installations e.g. access control & security alarm systems.

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Cable the electrical circuit in BASEC certified PVC insulated and sheathed twin and earth cables or three core and earth for two way lighting circuits. Run cables on the loop in principle with joints only at accessory or point locations. Select types and sizes to suit operating conditions, ensuring compliance with IEE Regulations using no less than 1.5mm² cable for lighting circuits, 2.5mm² for power circuits and 6mm² for hobs. Run horizontal cables above ceilings or between floor joists. Conceal cables and coordinate their routes with other services and the structure. Avoid running cables closer than 150mm from other services. Run cables straight and vertical from wall switches and accessories. Run them within 150 mm of ceiling or between 150 and 300 mm of floor where horizontal runs are unavoidable. Position below heating pipes where parallel and adjacent.

Install cables neatly and securely, adequately protected against accidental damage, adverse environmental conditions, mechanical stress and deleterious substances. Protect them by PVC conduit where they drop / rise to electrical accessories buried in wall chases and bury this conduit in walls to allow a minimum 12mm plaster cover. Sleeve cables passing through masonry walls with conduit bushed at both ends.

V90/2 New General Lighting and Power to serve the new spaces

Provide all electrical accessories necessitated by the drawings in highly polished brass from the MEM range, mounted flush with finishes in galvanised steel mounting boxes of the correct size and depth, squared up and at heights accurately set out. Control electrical equipment points in the kitchen from fused socket outlets mounted flush behind equipment points controlled from individual neon indicators above the worktops or via 20amp DP isolators and fuse units mounted in a multi-gang grid switch as MEM Supergrid 8000. Include for having a kitchen switch plate (s) engraved with the appliances served: Oven, Cooker hood, Microwave, Fridge, Freezer, Dishwasher, Waste Disposer.

Spur all the above appliances from the kitchen ring main with the exception of the oven which will be on its own. Control the hob via a flush mounted 32amp double pole switch with neon indicator and identification label. Include low level connector units with terminal blocks and cable clamps to the oven and hob circuits mounted behind the equipment positions.

Provide polished brass switches from the MEM range arranged in single, 2 gang and 3 gang assemblies as appropriate. Connect multi-gang switches so that there is a logical relationship with luminaires. Fit blanks to unused switch spaces. Install two way switching in hallways, where a room has two doors and within bedrooms in the middle of the bedhead. Provide pull switches to shower & bathrooms.

Wire mechanical air extract fans to the lighting circuits of each room ventilated via three pole fan isolators mounted outside the room at high level above the door to be operated with light switches with run-on timers and be fitted with integral humidistats. Wire the cooker hood via a DP switch so that the fan is permanently live and install a humidistat within the kitchen to control the cooker hood when the cooker hood is turned off at it's integral controls.

Wire towel radiators from unswitched shuttered socket outlets to BS 1363 switched outside the room at high level above the door.

Provide dual voltage shaver sockets from the MEM range located adjacent each new basin.

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V90/3 Existing Light Fittings

Carefully take down, replace broken or missing crystals and saucers, repair damaged or replace broken arms, clean, reassembly and re-lamp all chandeliers & suspended light fittings using an appropriately experienced and qualified specialist eg. Elite Chandelier Services 18 Burston Drive, Park Street Lane, St. Albans AL2 2HR tel. 01727 874455. Use an approved proprietary non-deleterious method or manually clean as follows: For each arm in turn, remove crystal drops and saucers from and wipe the frame with soapy water. Wash the crystals in a towel lined sink of soapy water, rinse in hot water with a dash of ammonia and wipe dry immediately. Reassemble and continue until the chandelier is cleaned. Sponge lamps and re-lamp.

V90/4 New Internal Light Fittings

Install new wall lights to existing circuits to swimming pool, bathroom, cloakroom and ceilings revealed by the removal of suspended ceilings, and to new pantry and basement & ground floor cloakrooms to generally consist of 8no. lights to rooms, and 2no. lights to service spaces, switched from . Allow a provisional sum of £10000 for the supply of fittings. Allow for all supports especially new chandeliers.

V90/5 New Light Fittings by Specialist Sub-contractors

Connect new kitchen worktop lighting to new switchgear switched at existing locations

V90/6 New External Light Fittings

Supply and install wall lights on a new photoelectrically switched circuit to illuminate all external ground and basement doorways and approaches mounted at low level on building and boundary walls adjacent approaches from the street and supplemented by post mounted lights as necessary, with switch overrides at the ground floor front & rear and kitchen doors. Include 6no. to swimming pool roof. Type Trigon coloured white on matching posts (where necessary) by Linolite Ltd. Malmesbury, Wiltshire, SN16 9LX tel. 0666 822001, fax. 0666 824954 or similar approved. Cable this internally.

V90/7 Electrical / builders work attendant with below.

Provide attendant power supplies, switchgear etc.

W COMMUNICATIONS/SECURITY/CONTROL SYSTEMS

W1 Communications – speech / audio

W1/1 Telephone System

Service, warrant and extend the existing system (by Panasonic consisting of telephone handsets connected to switchgear mounted in the strong room) to serve all rooms and each storey landing (to replace intercom system) as quotation ref. Q/T/SH/0222/1 dated 24 July 2000 by Spitfire Telecommunications, 6-7 SBBC, Ponton Road, London, SW8 5BL, tel.020 7501 3090 fax. 020 7501 3009.

W4 Security

W40 Access Control

W40/1 Video door entryphone system and CCTV surveillance

Overhaul, warrant and extend the current system consisting of an electromagnetically operated front door latch operated from the kitchen to include a close circuit television surveillance system consisting of 3no. wireless operated cameras in weatherproof housings and weatherproof power supply housings, 1no. colour monitor and 1no. Video recorder as described in quotation ref. RSV/20049 dated 4 August 2000 from Carter – Voce Access Control Ltd. (111 Chiltern Drive, Surbiton, Surrey KT5 8LS tel. 020 8339 911 fax. 020 8390 1727). Provide external lighting above each CCTV camera.

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W41 Security Detection and alarm

W40/1 Intruder alarm system

Overhaul and warrant the existing system consisting of PIR movement detectors, door / window contacts, British Standard Security Control panel and Ademco relay as described in the quotation dated.... from SDS Security Ltd. The Old Print House, 173 Northcoat Road, London SW11 6QE, tel. 020 7326 8797 fax. 020 7326 8789 or ADT, Security House, Hanworth Road, Sunbury-on-Thames, TW16 5DB tel. 0800 289101 attn. Kevin Evans / Chris Kelly.

W5 Protection

W5/1 Fire detection system

Provide a fire detection and alarm system as described in the quotation ref. AB623/77658/CB dated 17 August 2000 by Chubb Electronic Security Ltd., Five Ways Business Centre, Aspen Way, Feltham, Middlesex, TW13 7AQ tel. 020 8890 8999, fax. 020 8890 8980.

X TRANSPORT SYSTEMS

X10 Overhaul and warrant the lift to current standards as described in the quotation dated 21 June 2000 from Swallow Lift Company Ltd. Unit 2A Codrington Hill, London, SE23 1LW Tel: 020 8690 6961, Fax. 020 8690 8539.

Y SWIMMING POOL

Y1/1 Provide a provisional sum of £30,000 to obtain comparative condition surveys, specify, overhaul and re-commission the sauna and swimming pool structure, finishes, furniture, fittings and attendant mechanical and electrical to the current standards of the Institute of Swimming Pool Engineers and the Swimming Pool and Allied Trades Association, SPATA House, Junction Road, Andover, Hants SP10 3QT Tel:01264 356210 Fax: 01264 332628. Comparative surveys to be sought from the London Swimming Pool Company Ltd. 138 Replingham Road, Southfields, London SW18 5LL tel. 020 8874 0414 fax. 020 8874 0860 and Penguin Pools Ltd., Weavers Court, Beaumont Road, Banbury, Oxon, tel. 01626 833327 fax. 01626 834548 attn Alan White. Existing mechanical and electrical equipment consists of 2no. gas fired boilers, Biddle air heater, Lacron Hi-Rate Filter, Haywards flow valve, Brominator mixer, Purex Cartridge and attendant mechanical & electrical services.

COMPLETION

Obtain maintenance agreements for the client to accept for the maintenance of all mechanical and electrical installations.

Sundry items including signs, labelling etc. Allow provisional sum of £500 for supply and fix of signs

All additional items including cleaning, testing of installations to bring works up to standard to meet requirements of statutory inspectors and leave building ready for occupation.

As built drawings of services installations and maintenance manual.

Three copies of Health & Safety File to discharge Health & Safety requirements.

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Job Ref. HOL



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27.6.00

revision A: 20 November 2000 incorporating planners pre-application advice & recommendations to client dated 7 July 2000

revision B: 20 April 2001 incorporating planning and building regulation approvals and engineers advice

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A PRELIMINARIES AND GENERAL CONDITIONS

The Form of Contract is to be JCT Intermediate Form of Contract 1998 with current amendments *for work of a simple nature requiring design warranties for waterproofing works: independent of internal works.*

The work is to be carried out in accordance with latest versions of:

NBS Specification

All Statutory Requirements including By Laws

All British Standards and British Standard Codes of Practice

All Agreement Certificates

Requirements and Recommendations of NICEE

Requirements and Recommendations of CORGI

All proprietary products and systems will be used strictly in accordance with manufacturer's instructions.

Finishes shall be to the highest standards compatible with the trade concerned.

All materials and workmanship are to be in accordance with the recommendations of Trade Associations.

The Specification is to be read in conjunction with:

- 1 Preliminaries
- 2 Structural, Mechanical & Electrical Specifications (where supplied)
- 3 Drawings (where supplied) as scheduled in the Preliminaries
- 4 Planning & Local Authority Approvals
- 5 Summary of Compliance with the Building Regulations
- 6 Designers hazard & risk assessments & pre-tender Health & Safety File (where necessary)

Allow for signboard to Employer's Requirements, to include Consultants sign boards.

This Outline Schedule of Work is not necessarily exhaustive. Include for all other work required but not listed to complete the work, to meet all statutory requirements, site conditions and notes on drawings, including all items of work in connection with installations to be designed by specialist subcontractors on behalf of the contractor, and to meet the requirements of the Preliminaries and Contract Conditions.

All specified products and Systems to be treated as "Or Equal Approved"

Contractor Design elements

The following elements will require contractor design and therefore will be dealt with under clause 42:

- 1 All roof coverings, flashings, leadwork and drainage
- 2 Entrance Canopy
- 3 Joinery

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Collateral Warranties or insurance bonded guarantees will be required from the above where a subcontractor is responsible for ensuring his work meets performance requirements.

Builders Work

Builders Work shall be included for all sub-contract elements within the Contract Sum.

Using Common Arrangement Headings:

B NEW BUILDINGS

B/1 Entrance Canopy

Provide new glazed porch in cast and wrought iron and wired glass to match no.17 to detail including all necessary fixings / concrete footings, stone / lead pockets. Alternative quotes invited by our letter dated 5 December 2000 from suitably experienced companies suggest the sub-contractor will be Demax Designs Ltd. but all are being queried to complete a fair comparison of both price and quality as follows to enable this named specialist sub-contractor to be confirmed. Please tender on the basis of Demax. (quotation attached). Allow for management and general attendance only (these canopies traditionally have neither lead flashings or surface water drainage).

Dorethea quotation dated 20 December 2000 (Ashley Lowe, Broxap Doreathea, Rowhurst Industrial Estate, Chesterton, Newcastle-under-Lyme, Staffordshire, ST5 6BD tel. 01782, fax. 01782 565357)

Architectural Metal Designs Ltd. dated 14 December 2000 (Unit 224 - 227, Fielding Street, London SE17 3HE tel. 020 7703 6633 fax. 020 7703 2626)

Demax Designs dated 14 December 2000 (The Maltings, Narborough, Kings Lynn, Norfolk, PE32 1TE tel. 10760 337571 fax. 01760 337427)

Britannia Architectural Metalwork Ltd. dated 11 December 2000 (The Old Coach House, Draymans Way, Alton, Hampshire, GU34 1AY tel. 01420 84427 fax. 01420 89056)

JH Porter dated 20 December 2000 (13 Cranleigh Mews, Cabul Road, London SW11 2QWL tel. 020 7978 5576, fax. 020 7924 7081)

| Company | Canopy | Fixing | Balustrade | per m2 | Paint | Fixing | Glass | Notes |
|-----------------------------|----------------|-------------|-----------------------|---------|-------------|-------------------------|----------------------|-----------------------------|
| Dorethea | 52205 | | | | incl. | | clear laminated | |
| Architectural Metal Designs | 18997 | ? | 5497 | 502 | primed only | stone lugs (provided ?) | clear georgian wired | |
| Demax | 14300 | ? | 1340 (Core rail only) | 60 each | ? | diamond drilling | ? | already have baluster mould |
| Britannia | 25000 (budget) | ? | 4485 | | primed only | caulked | excluded | |
| JH Porter | 11950 | epoxy bolts | 6305 | 835 | primed only | | excluded | |

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C DEMOLITION/ALTERATION/RENOVATION

C1 Demolition and Stripping Out

C10/1 Demolish, strip out, clear site of rubbish & debris and make good where no further work instructed:

sloping roof slate and concrete tile finishes.,
flat roof asphalt, bitumen & tile finishes to dormers, balconys and pool including associated battens, felt, skirtings, fixings and drips & outlets
leadwork & asphalt parapet gutters, flashings to gutters and chimneys, soakers and valleys
all render from each parapet where loose render is found
all render from gate posts, the street face of boundary walls and all unsound render from the garden face
render from side of stone balustrade to bedroom 3
all render from lefthand (eastside) chimneys above roof level
all unsound render to walls identified on drawings
rendered boundary wall between garage door and neighbour at Abbotsbury Road
driveway tiling and 100mm of sub-base
basement terrace, adjoining retaining wall, tiled steps to rear lawn & pool roof, associated balustrades
patent glazed swimming pool roof
conifers inside rear boundary adjoining no.15 (refer Arboriculturalist's consent dated.....)
short length of railings to front garden wall and window grill to ground floor cloakroom
isolated brickwork raised bed to rear garden (leave those associated with garage underground garage)
all redundant electrical / communication switchgear
external stair between 2nd & 3rd floors and associated support steelwork, balustrades
swimming pool roof tiles bedding and screed
plant room door and patent glazed roof to side passage and associated flashings, support and drainage
glazed doors and frames to rear ground floor and 1st & 2nd floor rear balconies and rear dormers
single garage door, gear, frame and fascia
external lighting and associated wiring
shed and loose furniture and equipment remaining on site at contract commencement

C10/2 Set aside for re-use:

Velux window

Sufficient ceramic tiles from the basement terrace and driveway to repair basement steps and approach to swimming pool plant room

Concrete paviors to steps up to lawn

Marble floor tiles to entrance porch

C2 Repair – Composite Items

C20/1 Chemical DPCs / Fungus Beetle Eradication

Provide a provisional sum of £5000 to survey / quote / treat damp / rot by Ward Damp Proofing Ltd.
revealed necessary by external opening up works.

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D GROUNDWORK

D2 Excavation / Filling

D20 Excavating / Filling

In accordance with Engineers Drawings as necessary

E IN SITU CONCRETE/LARGE PRECAST CONCRETE

E1 In-situ concrete

E10 In-situ concrete

E10/1 Mass concrete steps from garden to swimming pool roof

In accordance with Engineers Drawings as necessary using (unless advised otherwise by the engineer) mix A mass concrete consisting of 1:3:6 by volume of portland sulphate resisting cement to BS12: 1958 , sand and coarse aggregate (5mm to 40mm) complying with BS882 and CCP:1201:1965 free from organic material. Mix using clean water from the mains in an approved mixer complying with BS1305:1967.

F MASONRY

F1 Brick/Block Walling

F10 Brick/Block Walling

F10/1 Chimneys

Re-bed all loose chimney pots and re-flaunch. Cap all remaining pots with spigot cone caps by Redbank or similar (allow twenty).

Re-build any unsound brickwork to roof level lefthand (eastside) stack to match adjacent existing complete with clay flue linings, copings, pots and caps (allow seven).

F10/2 Class B engineering brickwork

Re-build street boundary between garage and neighbour to structural engineer's detail and leave joints raked for rendering. Incorporate Ruberoid dpm against retained soil. Extend existing swimming pool roof balustrade to form parapet to sauna roof and balustrade to new steps rendered as section M on foundation specified by section E.

F10/3 Re-built existing common brickwork

Carefully take down to ground level and rebuild vehicle gatepiers and cracked areas of boundary walls to street and neighbour (local to the crack) which includes five cracks in the corner wall. Maintain existing bond, salvage existing brickwork and use lime mortar.

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F10/4 Repointing

Rake out and re-point using lime mortar to match existing with struck pointing, all unrendered brickwork facing no.15. Rake out and re-point boundary wall to no.15 each side using lime mortar, re-bedding any loose coping bricks, state linear rate for taking down and re-building unsound portions using existing brickwork in new lime mortar. Cut full height movement joints at 6m intervals filled with foam and faced with hemp rope.

F10/5 Remaining raised planting beds

Rake out and re-point retaining walls surrounding underground garage where cracked, drill weep holes, dig out backside and line with small gauge gravel for drainage.

F10/6 Brick-up sundry holes left by removal of soil, gas, flues, pipes, conduit and external staircase etc.

F10/7 Escape staircase

Make good brickwork from removing the escape staircase.

F10/8 Otherwise make good to match existing where no other work instructed.

Bricks & Mortar where not otherwise stated to match existing – London stocks with appropriate mortar mixes and joints (raked where to take render), cut top and bottom, natural 1:1:6 cement:lime:sand mortar.

F3 Masonry accessories

F30 Accessories for Brick block walling

F30/1 Sealant Strip for windows and door surrounds etc
Thioflex mastic on Sealband by Expandite.

F30/2 Damp proof courses

Leadcore grade A dpc by Ruberoid or similar lapped at joint angles and intersections to rebuilt gatepiers, chimneys and swimming pool balustrade extensions.

F31 Stone / Precast Concrete Cills / lintols / features

F31/1 Existing carved stone ornament

TLC to schedule repair of cornice, string course, architrave, brackets and other rendered ornaments.

F31/2 Existing stone cills

Allow for repairing 6no. cracks and 3no. chips (cut back and repair to match existing using proprietary system) and quote unit rate.

F31/3 Existing stone balconies

Allow for repairing 6no. cracks and 3no. chips (cut back and repair to match existing using proprietary system) including all ornament and quote unit rate.

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F31/4 Existing stone balustrades

Rake out and re-point. Make good to match bedroom 3.

F31/5 New precast concrete cills

State unit rate for replacing defective stone cills to match existing profiles.

F31/6 New precast concrete copings

Bed level and point once weathered coping pattern profile T880 size 324 x 63 x 38 by Haddonstone Ltd.
The Forge House, East Haddon, Northampton NN6 8DB tel.01604 770711 fax. 01604 770027 or similar
approved to swimming pool roof parapet to include Leadcore grade A dpc by Ruberoid or similar lapped at
joint angles and intersections and all necessary straps.

G STRUCTURAL/CARCASSING METAL/TIMBER

G/1 Structural / Carcassing Metal

MDA to identify any need for underpinning, strapping, resin bonding or otherwise strengthening of wall or
roof structure once opened up.

G12 Structural steelwork if required as a result of above

G12/1 As engineers drawings. Allow for all necessary joist hangers, timber flange plates etc.

G2 Structural / Carcassing Timber

G20 Carpentry/Timber Framing/First Fixing

G20/1 Flat and sloping roofs, balconies and dormers

9mm Panelvent by The Panel Agency Ltd., 17 Upper Street North, New Ash Green, Longfield, Kent DA3
8JR Tel: 01474-872 578 on existing joists and rafters fixed with rust-proof fixings in accordance with roof
covering manufacturer's recommendations. Allow for replacing 50% of sarking boards with new treated sw
25x150mm laid with 3-4mm gaps. 19mm Grade 1 WBP ply decks to flat roofs and balconies according to
BS1455: 1972 on firrings with tanalised sw noggins under all cross joints and 6mm clearance at
perimeters.

G20/2 Carpentry Repairs

As required by damp-proof treatment / structural survey as areas opened up; according to engineers
specifications and Trada Research & Development tel. 0494 563091 recommendations in S2-GS grade
unless otherwise directed.

G20/3 Sundry battening to suit services and fittings installation

As required to suit services.

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H CLADDING/COVERING

H1 Glazed cladding / covering

H10/1 Patent Glazing

Re-roof rooflight to pool according to the recommendations of the Council for Aluminium in Building in high performance thermally broken black polyester powder coated aluminium framed patent glazing in double glazed laminated sealed "Low E" units in neoprene gaskets with remote manually operated trickle and rapid ventilation at high and low level; all according to BS5516 Code of Practice for patent glazing by Howells Patent Glazing Ltd., Clock House, Forge Lane, Cradley Heath, Warley, West Midlands B46 5AL, tel. 01384 820060, fax. 01384 820061 or Extralight Ltd. Spencer Road, Blyth Industrial Estate, Blyth, Northumberland, NE24 5TF tel. 01670 354157 fax. 01670 468475 or similar approved by architect. Support bar spacing to match tiled mullions. Code 6 lead flashings to head and abutments. Eaves through minimum 150mm. Provide power to control gear and provide for safe cleaning and maintenance. Allow a provisional sum of £2000 for external safety grills of mild steel.

H6 Slate / Tile cladding / covering

H62/1 Natural Slating

Sized Slates length to match existing colour natural Blue – Grey from only Cumbria, Wales or Cornwall (ie. not mainland Europe) to BS 680 Part 2 by Burlington Slate, Cavendish House, Kirby-in-Fumess, Cumria LA17 7UN tel. 01229 889 661, fax. 01229 889466 or Alfred MacAlpine Slate Ltd. Penrhyn Quarry, Bethesda, Bangor, Gwynedd, LL57 4YG tel. 01248 600656, fax. 01248 601171 centre nailed in copper to 25 x 50 treated sw battens on 25 x 50 treated sw counterbattens on Permo-Forte Breathable Roof Tile Underlay by Klober Ltd. Pear Tree Industrial Estate, Upper Langford, Avon, BS18 7DW tel. 01934 853224 / 5 fax. 01934 853221 on 9mm Panelvent as section G with insulation between rafters as section P. Tilting fillet to valley and / or parapet gutters at base. Proprietary Tacto tapes, eaves ventilation closer mouldings and carriers by Klober or equal approved e.g Glidevale by Willan Building Services Ltd. Brooklands Road, Sale Cheshire M33 3SS tel. 0161 962 7113 fax. 0161 905 2085 or RytComb Filler by Rytons Buildings Products Ltd. Design House, Northants, NN15 6NL tel. 01536 511874, fax. 01536 310455. Slate according to BS5534: Code of Practice for slating and tiling and BS8000-6: 1997 Workmanship on building sites: Code of Practice for slating and tiling of roofs and claddings. Fix battens with helically threaded shank stainless steel nails to BS1202. Continuous proprietary natural slate vent ridge. Glidevale MR50 or Leadvent ventilated abutment or Rytons Abutment Ventilator OFV300 (BBA 94/3070 at dormer cills. Proprietary abutment ventilation Code 4 lead flashed knee. Code 3 lead soakers. Code 5 Aprons. Allow for removing and replacing 50% of sarking boards where water damaged (to match existing). Comply with the requirements of the National Master Tile Fixers Association tel. 020 8663 0949.

H7 Malleable sheet coverings / cladding

H71 Lead sheet coverings/flashings

H71/1 Flat roofs, balconies and front dormers

Re-form in lead coded in accordance with LDA recommendations on 19mm WBP Ply as section G on treated 75 x 50 sw firings to LDA falls to new roof outlets in existing locations with ventilated abutments using Rytons Abutment Ventilator OFV300 (BBA 94/3070) to brick parapets on Permo-Forte Breathable Roof Tile Underlay by Klober Ltd. with insulation between joists as section P; and wood core batten rolls, skirtings, drips, outlets, fixings, flashings and accessories to abutments, junctions with parapets, dormers etc all according to LDA recommendations. Dormer heads to match original removed in all respects. Proprietary eaves ventilator.

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H71/2 Rear dormers
Same spec as above.

H71/3 Sauna / shower roof
Same spec as above except provide new chute drainage outlet discharging to new soakaway.

H71/4 Parapet gutters and roofs to bay windows
Re-form in lead coded in accordance with LDA recommendations on 19mm WBP ply as section G on treated sw firings to min 1:80 falls to new roof outlets in existing locations with ventilated abutments using Rytons Abutment Ventilator OFV300 (BBA 94/3070) to brick parapets on Permo-Forte Breathable Roof Tile Underlay by Klobber Ltd. with insulation between joists as section P; and wood core batten rolls, skirtings, drips, fixings, outlets, flashings and accessories to abutments, junctions with parapets, dormers etc all according to LDA recommendations. Proprietary eaves ventilator.

H71/5 Ventilated Lead Flashing at abutments to brick parapets
Ventilate abutments with lead flashings using Rytons Abutment Ventilator OFV300 (BBA 94/3070)..

H71/6 Flashings, skirtings and valleys, accessories to abutments, junctions with parapets etc including cheeks and head of all dormers, and to cheeks and cills of recessed openings.
Re-form using lead coded in accordance with LDA recommendations properly wedged to all surfaces etc.

H71/7 Lead cornices, copings and other projections – not used.

On completion issue an insurance bonded guarantee for a minimum fifteen year period for roof coverings.

J LININGS / SHEATHING / DRY PARTITIONING – Not applicable

J WATERPROOFING

J4 Felt / Flexible sheets

J41 Built-up Roof coverings

J41/1 Upside down roof
Build-up new ballasted inverted roof covering to swimming pool concrete roof deck to achieve a U-value of 0.25 W/m²K consisting of either:

Single Ply roofing membrane Type F Polyester fleece, Sarnafil TG6615 waterproof membrane, 90mm Kingspan / Roofmate SL extruded polystyrene by Dow Construction Products, type GK Polyester fleece slip layer to receive ballast specified under section M as quotation ref... dated... by Sarnafil Ltd. Robberds Way, Bowthorpe, Norwich NR5 9JF tel. 01503 74985 fax. 743054 attn. Stuart Turnbull tel.07703 203687 to include all necessary fillets, angles, outlets, gullies, accessories and builders work installed by approved installers (see fax. dated 20 April) or,

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Built-up bituminuous Total Roof System by Erisco Bauder Ltd. comprising Bauder VB4-EXPAL vapour barrier, 80mm Bauder Eurotherm V insulation, Bauder G4E underlayer, Bauder K5E capping sheet to receive ballast specified under section M as their specification ref. GDP/RCY/RK/PO332 dated 19 April by Erisco Bauder Ltd. Broughton House, Broughton Road, Ipswich, Suffolk, IP1 3QR tel. 01473 257671, fax. 01473 230761. attn. Graham Page to include all necessary fillets, angles, outlets, gullies, accessories and builders work.

Provide new lead flashings dressed into reconstituted stone coping as necessary.

J41/2 Rear dormers (alternative to H71/2)

Lay new grey Andersons High Performance felt by manufacturer's approved contractor on 19mm WBP T&G Ply on min 75 x 50 firings notched as Klobber's recommendation to provide cross ventilation, on 9mm Panelvent by The Panel Agency Ltd., 17 Upper Street North, New Ash Green, Longfield, Kent DA3 8JR Tel: 01474-872 578 on existing joists.

On completion issue an insurance bonded guarantee for a minimum fifteen year period for roof coverings

L JOINERY

L1 Windows/Rooflights/Screens/Louvres

L10 Timber Windows/Rooflights/Screens Louvres

L10/1 High Performance purpose made softwood single glazed vertical sliding sash

Replace 1st floor balcony door and second floor french window to suit existing rebated structural openings according to BS644 Part 2 Type A (weight balanced) with WBP ply back linings by Mumford and Wood (Tower Business Park, Kelveden Road, Tiptree, Essex CO5 0LX Tel: 01621 818155, Fax: 01621 818175) or equal approved to exactly match in pattern and profile the other windows of these bays and include hardwood cill, and the following ironmongery (finish to match existing) Beaver Tel: 020 8668 0731 all polished brass:

Sash fastener No 4925

Sash lift No 2659

Sash pull 125mm No 844

Sash stop No 6059 (brass)

Fix within existing recessed reveals with frame cramps according to manufacturers recommendations with DPC all round next to masonry.

L10/2 High Performance purpose made softwood casement windows

Replace rear dormer windows to suit existing structural openings type Conservation Window 06 by Mumford and Wood (Tower Business Park, Kelveden Road, Tiptree, Essex CO5 0LX Tel: 01621 818155, Fax: 01621 818175). To include softwood frame and glazed side screens, hardwood cill, draught strip, double glazing with toughened glass, 6mm air gap, brass espagnolette locking, min 4000mm² trickle ventilation and factory primed.

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L10/3 Re-erect Velux window within new timber aprons to match existing. Allow for dressing all waterproofing etc.

L10/4 Repair and ease all retained casement windows by:

1. Allow for replacing 3no. hardwood cills
2. Allow for splicing 2 entire sections 400mm long of rotten timber when found with sections to match and quote unit rate
3. Dismantle, clean and refix all ironmongery, replacing where defective
4. Reinforce weak joints by chemical stitching
5. Re-glaze all cracked or broken panes of glass
6. Re-putty all defective putty
7. Rehang on new stainless steel butt hinges (three heavy duty hinges per external door)

L10/5 Repair and ease all retained external sash windows by:

1. Allow for replacing 10no. hardwood cills
2. Allow for splicing 8 entire sections 400mm long of rotten timber when found with sections to match and quote unit rate
3. Replace all sash cords and chains to match existing
4. Replace all parting beads to match existing
5. Dismantle, clean and refix all ironmongery, replacing where defective to match existing
6. Reinforce weak joints by chemical stitching
7. Re-glaze all cracked or broken panes of glass
8. Re-putty all defective putty
9. Allow for impeded access to basement external windows from security grilles.

L10/6 Altered external sash windows

Remove mullions from sash window above rear ground floor entrance door and re-glaze to match existing.

L10/7 Quote rate to replace entire softwood casement dormer windows to match existing pattern to the specification of L10/2 as an alternative to 10/4.

L10/8 Allow for replacing three lower and three upper sashes to match existing (note allow for largest size) and quote unit rate

L2 External doors/Shutters/Hatches

L20 External timber doors/Shutters/Hatches

L20/1 Rear ground floor french doors

Adapt existing doors by removing lock stile bulge and glazing, relocating lock 900mm from FFL, jointing in new 18x 44mm hardwood Ovolo glazing mullions and glaze in single glazed toughened glass. See section P for ironmongery.

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L20/2 Rear ground floor french doors (alternative to above)

Replace french window to rear ground floor to suit existing structural opening. To include softwood frame and glazed side screens, hardwood cill, draught strip, double glazing with toughened glass, 6mm air gap and factory primed by Allan Brothers (*Allan House, PO Box 5 Berwick-upon-Tweed, TD15 2AT Tel: 01289-307443*) or equal approved. Include 1 1/2 pairs heavy duty stainless steel hinges with restrictors, brass Banham 5 lever cylinder deadlocks, flush bolts, hinge bolts and wedge fasteners with provision for permanent ventilation, and permanent trickle ventilators with acoustic baffles. Fix to brickwork with Frame Cramps in accordance with manufacturers recommendations with DPC all round next to masonry. See section P for ironmongery.

L20/3 Purpose made softwood flush door

Replace glazed door to swimming pool plant room with 1/2hr external grade, paint grade, softwood external grade heavy duty door in new frame with hardwood cill in new position hung on 1 1/2 pairs heavy duty stainless steel hinges and 5 lever deadlock to detail (note no latch). Cramps in accordance with manufacturers recommendations with DPC all round next to masonry.

L20/4 Single Garage Door

Replace existing with moulded HSC up and over door pre-hung in frame made to measure to suit structural (not existing shortened) opening type Arden by Garador Catnic Ltd. Pontygwindy Estate, Caerphilly, Mid Glamorgan, CF8 2WJ tel. 0222 885955 fax. 0222 863178, fixed behind the opening on motorised gear operated by remote handset with key variants wired to existing supplies. Cramps in accordance with manufacturers recommendations with DPC all round next to masonry.

L20/5 Repair and ease all retained external doors by:

1. Allow for splicing 2 entire sections 400mm long of rotten timber when found with sections to match and quote unit rate
2. Dismantle, clean and refix all ironmongery, replacing where defective
3. Re-glaze all cracked or broken panes of glass
4. Re-putty all defective putty
5. Rehang on new stainless steel butt hinges (three heavy duty hinges per external door) to include reverse handing of external door to cloakroom.

L3 Stairs/Walkways/Balustrades

L31 Metal Stairs/Walkways/Balustrades

L30/1 Timber child safety rail

Erect cedar handrail according to BS1186 Pt. 1: 1952 on metalwork supports to architects detail.

L4 Glazing

L40 General Glazing

L40/1 See Joinery and facade repairs described by C21:

Protect original glass from breakage throughout the works.

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L40/2 Replacing damaged glass

To 2nd floor staircase landing (4mm clear), lobby to ground floor cloakroom (clear 6mm laminated), 2nd floor bathroom (4mm Stippulyte) float glass according to BS952 and COP 152 and the recommendations of the Glass & Glazing Federation either bedded and back puttied with best quality linseed oil neatly cut-off at the sight line of the opening, or beaded using clear Arborflex sealant by Adsheed Ratcliffe Co. Ltd. or similar approved according to BS6262.

M SURFACE FINISHES

M2 Plastered Coatings

M20 Cement:Lime:Sand Rendered Brickwork Coatings

M20/1 Newly rendered walls

Render new street boundary between garage and neighbour using 1:1:6 lime / cement / sand finished smooth and applied in two coats 12mm thickness finished smooth according to BS5262: Code of Practice for external rendered finishes, to match existing profiles including coping. Likewise render new parapet balustrades to swimming pool steps / sauna and make good sundry chips.

M20/2 Previously rendered walls

Re-render areas proved defective by tests according to BS4551: Testing plaster / render, hacked off and finished flush according to BS5262: Code of Practice for external rendered finishes, and to match existing areas to include areas of unsound render (allow 30m² in small areas), street face of boundary walls and internal face where rebuilt, and gate piers to the specification advised by specialist named by M20/4 where differing from the following:

Thoroughly wire brush all exposed surfaces to remove loose brickwork and salt deposits. Rake out brickwork to be rendered 19mm, prime all exposed brickwork with EVA Unibond Building Adhesive or similar approved, prepare and apply new 2 coat render treatment (approximately 25mm thickness, 3:1 sand to cement) with plasticiser and Sika waterproof additive. Dub out as necessary. Finish with a smooth float finish to the same decorative profile as existing ready for decoration. All in accordance with the British Cement Association tel. 0344 762676.

M20/3 Making good

Include stucco arising from removing railings, removing the escape staircase, installing new windows / doors, and mechanical and electrical works to the specification of M20/2.

M20/4 Rendered ornament

Grout & pin repairable sections and cast mouldings of expired sections of rendered cornice, string course, architrave, brackets and other rendered ornaments to exactly match existing. Hayles & Howe attn Martin Watchurst tel. 0117 924 6673 or Yvonne Adamson tel.0113 268 6715, fax. 07949 028778 (quotations to follow).

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M4 Rigid Tiles

M40 Stone / Concrete / Quarry / Ceramic Tiling / Mosaic

M40/1 Existing ceramic tiles

Replace cracked or loose floor tiles to service entrance with replacements salvaged from basement terrace bedded flush with existing in Bal-Flex two part rubber based adhesive maximum depth 6mm with Bal-Wide joint grout with Bal-Admix GT1 pre-diluted 1:1 with water before mixing with grout as advised by Derek Millerdruck. Mandy Searle of BAL technical department tel. 01782 591100 notes BAL-Fastflex waterproof adhesive according to BS5980: Code of practice for adhesives and grouted to match all according to BS5431: Code of Practice for ceramic tiling. Replace defective grouting.

M40/2 Existing Terrazo

Repair existing tiles to main entrance approach to match existing according to BS 4131: Code of Practice for Terrazzo tiling.

M40/3 Replacement floor tiling to swimming pool roof

150mm square 12.5mm thick Ruabon Red plain quarries around pool and with coved skirtings by Dennis Ruabon Ltd, Hafod Tileries, Wrexham, LL14 6ET tel. 01978 843484, fax. 01978 843276 bedded wet into an unbonded 50mm reinforced screed mix design F by Ronacrete Ltd. Ronac House, Selinas Lane, Dagenham, Essex RM8 1QL tel. 020 8593 7621, fax. 020 8595 696950 attn. Simeon Osen as specification ref. PS dated 19 April, reinforced with stainless steel mesh type D49 in the lower third to half wet 2000 gauge polystyrene.

M6 Painting

M60 External Painting/Clear Finishing

M60/1 White alkyd oil-based gloss paint all timber joinery- 1 coat of Onol and 2 coats of Rubbol AZ - by Akzo.

Thoroughly prepare all surfaces by:

Rake out all defective mastic, pointing. Wash clean of all dirt with a suitable detergent solution existing coatings which are in good condition to completely remove dirt, grease, polish etc., rub down while wet with a medium grade waterproof abrasive paper to obtain a thoroughly flat finish, rinse with clear water and dry. Strip off all defective or poorly adhered existing paint coatings or varnish back to a firm edge, burn off where necessary, glass paper to a smooth surface and dust off. Where coatings are expired, remove perished outer layer of timber by careful planing and glass paper to a sound base for treating as for new work. Prime with aluminium sealer and one coat primer. Knot according to BS1336 and stop with Permaglaze Filler Surfacer or Filler Stopper or similar white lead paste according to BS2029 compliant with BS311. Upon completion white mastic point all frames with an appropriate elastomeric sealant by Adsheed Radcliffe, ensure effective operation of all windows, doors, handles etc.

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M60/2 Dulux smooth masonry paint rendered walls BS4800 colour 10B15 with white coloured, string courses and enrichments to match existing. Thoroughly prepare all surfaces by:

Wash clean of all dirt with a suitable detergent solution existing coatings which are in good condition to completely remove dirt, grease, polish etc. Strip off all defective or poorly adhered existing paint coatings or varnish back to a firm edge, glass paper to a smooth surface and dust off. Rake out minor surface cracks and fill with a flexible joint filler. Prime all bare or exposed surfaces in 1 coat alkali resisting primer. Allow all repairs in sand and cement to thoroughly dry to obtain a thoroughly flat finish, rinse with clear water and dry. Bring forward in a microporous primer / sealer as for new works.

M60/3 Black Hammerite Trimate all external metalwork gates, balconies and grilles - 2 coats plus 1 undercoat on red-oxide prime. Thoroughly prepare all surfaces by:

Where existing coatings are in good condition, wash clean of all dirt with white spirit to completely remove dirt, grease, polish etc., rub down with glass paper to a smooth surface and dust off. Wire brush, chip and scrape clean of surface rust, mill scale, corrosion products and any other loose materials, etc. back to clean metal and a firm edge.

Comply with the requirements of the National Federation of Painting & Decorating Contractors and clearly mark until dry all wet or new paint "WET PAINT" to warn the occupants of the premises and adjoining premises, and general public.

N FURNITURE/EQUIPMENT – Not applicable

P BUILDING FABRIC SUNDRIES

P1 Sundry proofing / insulation

P10 Sundry insulation/proofing work/firestops

P10/1 Insulation to timber flat roofs, sloping roofs, bay window heads & domers
Full fill joist / rafter zones with Warmcell blown insulation injected internally / to suit opened up areas. Include for stapling Tyvek breather paper to underside of sarking boards and around rafters prior to scrim before plasterboarding. Warmcell is by Excel Industries Ltd., 13 Rassau Industrial Estate, Ebbw Vale, Gwent NP3 5SD Tel: 01495-350655, suggested installer: Stewart Energy Conservation Ltd: The Insulation Centre, 62 Battersea High Street, London SW11 3HX Tel: 020 7223 1463.

P10/2 Safety Access Eyebolts

Supply & fix Centuryan eyebolts in accordance with manufacturers designs for safe external cleaning and maintenance. Include all builder's work necessary.

16 HOLLAND PARK , LONDON W14 3TH
for AA DANATA Esq

SCOPE OF EXTERNAL WORKS AND SPECIFICATION

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for Materials and Workmanship Clauses see National Building Specification

P2 Sundry finishes / fittings

P20 Unframed isolated trims/skirtings/sundry items

P20/1 Architraves to new windows and doors

Pattern 40 architrave by Southern and Darwent tel 0161 745 9287, fax 0161 745 9854.

P20/2 Window boards to new windows

Ex 38 x depth to suit treated sw window boards with bull nosed exposed edges, primed for painting.

P21 Ironmongery

P21/1 New ironmongery

Allow a provisional sum of £2500 to provide polished brass ironmongery to new doors and replace existing ironmongery which is beyond repair from Millar Partners, Unit 11, Whittle Way, Crawley, West Sussex RH10 RW, Tel. 01293 539919, Fax. 01293 538790.

P21/2 Existing ironmongery

Dismantle, lubricate, clean and refix all original ironmongery using stainless screws. Ease runners to sliding doors to rear basement swimming pool.

P21/3 Gates

Replace glazed backing to vehicle entrance gate with galvanised steel and repair motorised gear. Re-hang front and service pedestrian gates on reset hinges, disassemble, repair and reassemble all locks and latches.

Q PAVING / PLANTING

Q1 Edgings for pavings

Q10 Stone / Concrete / Brick Kerbs / Edgings / Channels

Q10/1 Existing Drainage Channel

Fit new cast iron grate to suit single garage door entrance.

Q2 Pavings

Q25 Slab / Brick / Sett / Cobble Pavings

Q25/1 Driveway

Hack up, regrade to provide sufficient and ram existing substrate and lay stamped concrete 125mm thick cobbled finish type "Belgian Block" not Yorkstone as indicated on drawings (colour to be agreed) by Bomanite, Pioneer House, 56-60 Northolt Road, South Harrow, Middlesex, HA2 OEY tel. 020 8423 5340, fax. 020 8423 6699, laid to fall 1:60 towards the vehicle entrance gate.

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Q25/2 Yorkstone paving

Random (sorted) sized 50mm thick Sawn Yorkstone paving type Manor buff from Bingley Roofing & Stone Centre, Cullingworth Mills, Cullingworth, West Yorkshire BD13 5AB tel. 01535 273813 fax. 01535 273194 or similar approved, mortar bedded on steps to swimming pool terrace and dry bedded adjacent rear doors to basement with 10mm joints to 1:50 falls towards lawn on 50mm sand bed and 100mm remaining terrace sub-base; all as BDA Design note 9.

Q25/3 Yorkstone paving (alternative to M40/3)

600 x 600 38mm thick Sawn Yorkstone paving type Manor buff from Bingley Roofing & Stone Centre, Cullingworth Mills, Cullingworth, West Yorkshire BD13 5AB tel. 01535 273813 fax. 01535 273194, or similar approved loose laid on proprietary feet.

Q3 Site Planting

Q30 Seeding / Turfing

Q30/1 Grade land down to basement level from foot of steps up to swimming pool-roof and turf on minimum 300mm top soil with turf certified by the Turfgrass Growers Association

Q31 Planting

Q31/1 Existing Planting

Weed, prune, thin, remove dead planting and dig over all beds, cover in 3inches bark and leave tidy.

R DISPOSAL SYSTEMS

R1 Drainage

R10 Surface water drainage

R10/1 Surface water drainage

Design to suit the building and works described in this Scope of Works, install and warrant according to BS460: Cast Iron Rainwater Goods to replace existing non-cast iron surface water drainage and damaged cast iron rainwater goods to match existing profiles and locations sized and configured to suit the restored roofscape and the existing sub-surface drainage system type Architectural Fabrications by Alumasc Exterior Building Products Ltd. White House Works, Bold Road, Sutton, St. Helens, Merseyside, WA9 JGH tel.01536 383834, fax. 01536 383830 designed by their specialist technical design department. Dismantle, clean off rust, reprime, re-erect, prime & re-paint retained rainwater goods.

R11 Foul drainage above ground

R11/1 Foul drainage above ground

Replace upvc sections and junctions and damaged cast iron sections and junctions and damaged sections back to existing cast junctions in cast iron according to BS416: Cast Iron Pipes by Alumasc products and design services as for rainwater goods. Thoroughly flush through, descale and leave clean.

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R12 Sub surface combined drainage

R12/1 Sub surface combined drainage

Rod clean and test to the satisfaction of the public health authority on completion. Provide a provisional sum of £5000 to schedule and effect any repairs thereby identified.

- S PIPED SUPPLY SYSTEMS – Not applicable
- T MECHANICAL HEATING – Not applicable
- U VENTILATION SYSTEMS – Not applicable
- V ELECTRICAL SUPPLY/POWER/LIGHTING SYSTEMS – Not applicable
- W COMMUNICATIONS/SECURITY/CONTROL SYSTEMS – Not applicable
- Z BUILDING FABRIC REFERENCE SPECIFICATION – Not applicable

COMPLETION

Sundry items including signs, labelling etc. Allow provisional sum of £500 for supply and fix of signs
All additional items including cleaning, testing of installations to bring works up to standard to meet requirements of statutory inspectors and leave building ready for occupation.

As built drawings of services installations and maintenance manual.

Three copies of Health & Safety File to discharge Health & Safety requirements.