

LBC

THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA
PLANNING (LISTED BUILDINGS & CONSERVATION AREAS) ACT, 1990
APPLICATION FOR LISTED BUILDING CONSENT / ~~CONSERVATION AREA CONSENT~~

1. APPLICANT	AGENT
Name AA DANTATA	Name GREGORY MUNSON RIBA
Address 16 HOLLAND PARK LONDON	Address c/o TAYLOR LVOZK COWAN 199 PICADILLY LONDON W1V 9LE
Telephone W14 3TH	Telephone 020 7207 2055

TP/CAC/C

2. Full address or location of the land to which this application relates
16 HOLLAND PARK, LONDON W14 3TH

3. Brief particulars of the proposed works
REPAIR, REDEVELOPMENT & ERECTION OF ENTRANCE CANOPY
INTERNAL MINDR ALTERATIONS, ~~MTE WORKS~~
MECHANICAL AND ELECTRICAL WORKS.

4. State whether the proposal involves (delete the items which do not apply)
(a) Demolition of the building(s)
(b) Alterations and/or extensions
(c) Other + REPAIR + REDEVELOPMENT + MINDR MODS + MTE WORKS

5. State the purpose for which the land is	(a) RESIDENTIAL
(a) now used, or	(b) OCCUPIED
(b) if vacant, the last known use	(c) AS EXISTING
(c) proposed to be used	

RECEIVED BY PLANNING SERVICES									
DIR	HDC	N	C	SW	SE	ENF	AO	ACK	
- 6 DEC 2000									

6. List drawings and plans submitted with the application
AS LETTER DATED 28/11/00: DRAWINGS & PHOTOGRAPHS

7. State suitable location on building or within curtilage of building for display of statutory notice in respect of this application
FRONT RAILINGS

I / We hereby apply for consent to carry out the works described in this application and on the attached plans and drawings.

Signed GREGORY MUNSON On behalf of TAYLOR LVOZK COWAN Date 20/11/00

AN APPROPRIATE CERTIFICATE MUST ACCOMPANY THIS APPLICATION (See Notes for Applicants)

- ✓ Certificate A: Where all the land/building is owned* by the applicant.
- Certificate B: Where some or all of the land/building is not owned* by the applicant but the name and address of the owner(s) is known.
- Certificate C: Where some or all of the land is not owned* by the applicant and where the ownership of only part of the remainder is known.
- Certificate D: Where some or all of the land/building is not owned* by the applicant and the applicant has not been able to find out who owns it.

*Freeholder or leaseholder with more than 7 years to run.
Certificate A & B can be found overleaf.

A.B.K.G. TOWN PLANNING APPLICATION COMPLETE
- 6 DEC 2000

**THE ROYAL BOROUGH OF KENSINGTON & CHELSEA
 PLANNING (LISTED BUILDINGS & CONSERVATION AREAS) ACT, 1990
 CERTIFICATE UNDER SECTION 11, PART 1 OF THE PLANNING (LISTED BUILDINGS &
 CONSERVATION AREAS) ACT, 1990**

Complete only one certificate, either A, B, C or D to accompany your application
 (see notes for applicants)

CERTIFICATE A

I certify that:

- No person other than the applicant was an owner (a) of any part of the land to which the application relates at the beginning of the period 21 days before the date of this application.
- None of the land to which this application relates constitutes or forms part of an agricultural holding.

Signed: *Gregory Munoz* On behalf of: *Taylor Livock Cowan* Date: *20/11/00*

CERTIFICATE B

I certify that:

- I have/The applicant has given requisite notice to the persons specified below, being persons who on the day 21 days before the date of the application were owners (a) of any part of the land to which the application relates.
- None of the land to which the application relates constitutes or forms part of an agricultural holding.

Owner's name	Address at which notice was served	Date on which notice was served
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Signed:

On behalf of:

Date:

PP002809

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

INTERNAL WORKS SCOPE OF 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

Office \ Iscope

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

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COMPLETION

**16 HOLLAND PARK , LONDON W14 3TH
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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 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 Design & supply of kitchen fittings & appliances
- 2 Mechanical & Electrical Installations
- 3 Purpose made joinery

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 subcontract elements within the Contract Sum.

Using Common Arrangement headings:

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B SCHEDULE OF DRAWINGS

See Contract Preliminaries

C DEMOLITION/ALTERATION/RENOVATION

C20 Demolition and Stripping Out

C20/1 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 partition between boiler room & front reception
 (do not block up doorway between second floor bedrooms)
 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
 doors to ~~swimming pool from kitchen~~, bathroom from rear 1st floor bedroom & ground & 1st floor cloakrooms
 carpets and tiled floor finishes to basement store and shower room, swimming pool toilet lobby (propose all basement floor finishes to permit underfloor heating installation)
 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

C20/2 Set aside for re-use:
 boiler room door

C SPOT REPAIR ITEMS TIMBER / DAMP TREATMENTS

C1 Damp / rot treatments

Treat basement damp and / or treatment of concealed timbers & roof structure described in the quote from Ward Damp Proofing Ltd. 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.

F MASONRY

F10 Brick/Block Walling

F10/1 Non loadbearing partitions

Build off sub floor slab, tie into existing using Furfix or similar and incorporate a suitable dpc, full-height partitions: ~~(a) across swimming pool toilet to form a cloakroom to the rear reception room, (b) between the kitchen and swimming pool, (c) to infill clerestory to laundry and internal boiler room door.~~

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Bricks & Mortar - Bricks to match existing with ordinary mortar, 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

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 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 New stair to basement

Cantilevered structural stone cut string staircase by Technostone or similar approved embedded at least
150mm into masonry wall and incorporating pockets / lugs for cast iron balustrading fixing (see section L3).

G STRUCTURAL/CARCASSING METAL/TIMBER

G10 Reinforcement / replacement

TLC to instruct structural engineering survey in case excavation is needed for underpinning or
strengthening of wall, floor or roof structure is required.

G10/1 Structural steelwork if required as a result of above

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

G10/2 Structural steelwork if required as a result of demolitions

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

G20 Carpentry/Timber Framing/First Fixing

G20/1 TLC to research and obtain structural engineering advise for client instruction

G20/2 Sundry battening to suit services and fittings installation

As required to suit services

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K LININGS/SHEATHING/DRY PARTITIONING

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

K/10/1 12.5mm tapered edge wallboard, taped & skimmed flush with existing and coated with 2 coats Gypsum Drywall Topcoat. to:

Attic ceilings and walls to replace water damaged boards

1st floor rear (street side) bedroom ceiling below flat roof (finished with plaster stop bead 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 plaster including those hidden by suspended ceilings.

L JOINERY

L2 Internal doors/Shutters/Hatches

L2/1 Retained aluminium doors

Re-glaze in clear toughened glass 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. (TLC to spec 1/2hr fire enhancement of hall doors and intumescent enhancement of frames). 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).

L2/3 New softwood 1/2hr fire resistant panelled doors to suit existing openings by

Supply and fix to replace flush doors to lift motor room, ground floor cloakroom, 1st floor cloakroom and 1st floor rear bedroom to match adjoining hung on 1 1/2 brass hinges, handles and latch to match adjoining and fitted with deadlock (snib operated internally). Replace associated architraves to match and line through with existing (allow for plain softwood infill).

Supply and fix pair to match boiler room within 1/2hr fire resisting softwood rebated linings screwed and plugged within existing opening, hung on 1 1/2 brass hinges, handles and latch to match adjoining and fitted with deadlock (snib operated internally).

L2/4 Existing shutters to basement bays, ground and first floor windows

Take down, ease and re-hang all existing shutters including dismantle, clean and refix all ironmongery, replacing where defective to match as closely as possible.

L2/5 Hatches?

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

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L3 Stairs/Walkways/Balustrades

~~L3/1 Existing balustrading at stair to basement~~

~~Structural toughened / laminated clear glass balustrade spanning between ground floor and soffit of stone stair to half landing over with 50mm dia stainless steel as quotation dated by Birchdale Glass Unit L Eskdale Road, Uxbridge, Middlesex UB8 Tel. 01895 259111 Fax. 01895 270058; bottom edge fixed to 100 x 200mm stainless steel bottom channel and retrained at head with brackets bolted to the soffit.~~

L3/1 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 and hardwood rail.

L3/2 Timber & metal balustrades elsewhere

Allow replacement of three missing balusters of each type to match existing to upper floor landings and quote unit rate.

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

L40/3 Replacing damaged glass

Repair broken glass to swimming pool doors

M SURFACE FINISHES

M20 Plaster/Rendering

M20/1 Internal render with sand/cement with waterproof finish & Multifinish including dubbing out:
Walls of 2nd floor cupboard, third floor rear (street-side) bedroom, lift motor room lobby 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 plaster cornices to match existing to 2nd and 1st floor bedrooms & landing, lounge (propose specifying bedrooms 5 and 6 & dining room unless this is incomplete)

M20/4 Existing Fibrous Plasterwork where hidden by suspended ceilings

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.

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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

M40 Stone/Concrete/Quarry/Ceramic Tiling/Mosaic

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

Repair existing or lay new anhydrite screed over underfloor heating on insulation 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 (check performance of air heating with swimming pool engineer or establish safety of low voltage heating to minimise builders work).

M40/1 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 (check performance of air heating with swimming pool engineer or establish safety of low voltage heating to minimise builders work).

M40/3 New ceramic wall tiling

100 x 100 satin white tiling by H&R Johnson with glazed edges where necessary and white waterproof grouting to new cloakrooms pantry, 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)

M40/4 Existing damaged ceramic wall tiling

Where tiles are missing or damaged to bath panels or vanity basins, remove remaining tiles and either replace bath panel with Medite painted gloss white and secured with chrome dome headed screws or affix maple trim to detail to be agreed on site. Where isolated wall tiles are missing replace using plain tile with white waterproof grouting to match.

M40/5 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.

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

M50/1 Timber flooring to ~~basement dining & basement reception & 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. (Propose omit to basement in favour of quarry tiles throughout the basement floor as proposed above because timber flooring is inappropriate for basements). Propose include for carpetted ground floor areas because close fitted carpet is only appropriate for bedrooms (as below). Note decision should not be taken until existing timber ground floors are revealed.

M50/2 Carpetted flooring

Fit carpets supplied by client to all existing carpetted areas except ground floor reception rooms in accordance with manufacturer's recommendations. Include all necessary underlay, adhesive / gripper rods, metal thresholds, trims and edgings necessary over the existing sub-base.

16 HOLLAND PARK , LONDON W14 3TH
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INTERNAL WORKS SCOPE OF WORKS AND SPECIFICATION (draft)

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~~M50/3 Flexible tiled flooring to re-fitted kitchen / pantry / new basement cloakrooms - ?
"Mondopave MRB" by Altro tel. 0870 548 0480, 4mm thick 500 x 500mm studded rubber tiles colour
"Mariner" installed by approved installer in accordance with manufacturer's recommendations. Include all
necessary levelling screeds, adhesive, trims and edgings necessary over the existing sub-base.~~

~~M50/4 New tiled floors to reception, drawing, dining rooms and new cloakroom; to ground floor
Marble tiles to match those in entrance hall bedded in resin floor adhesive to manufacturer's
recommendations, grouted to match existing. (Propose omit because stone finishes are inappropriate to
suspended floors)~~

M50/5 Existing tiled floor to entrance hall
Lift and re-bed all loose tiles flush with existing in resin floor adhesive to manufacturer's recommendations,
grouted to match existing. Replace cracked tiles by forming mat well at entrance.

M55 Wallpaper

Size and re-paper third floor rear bedroom walls and ceilings with heavy grade lining paper (propose entire
attic)

Eggshell paint all new & existing timber joinery (except where varnished) - 1 coat of Onol and 2 coats of
Rubbol AZ - by Akzo. Strip off all existing paint coatings and thoroughly prepare all surfaces by filling and
sanding before and between coats to manufacturer's recommendations; knot stopped before priming.
Dulux oil based gloss paint to metalwork including pipework - 2 coats gloss on 1 undercoat on prime.
TLC to spec dining room panelling.
Low odour anti-fungicidal oil based eggshell to all walls & ceilings in bathrooms and kitchens - 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)
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

N FURNITURE/EQUIPMENT

N3 Ironmongery

N3/1 Existing ironmongery
Dismantle, lubricate, clean and refix all original ironmongery using new brass screws. Fit all hallway
doors except cloakrooms / bathrooms with Perkomatic closers.

N3/2 New ironmongery
As specified in appropriate section by Millar Partners

N12 Kitchen Appliances / Fittings

N12/1 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.
Note this quotation will require coordination with main contract works and in particular kitchen relocation.

N12/2 Existing fitted cupboards to utility room and bedrooms
Thoroughly disinfect & clean & ease all doors.

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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.

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

Install sanitaryware supplied by client

Towel Rail, coat hooks and toilet roll holder

N14 Specialist Joinery

N14/1 Wardrobes

Install wardrobes to third floor middle front bedroom (client to advise brief)

N14/2 New Radiator Grilles

18mm mdf cabinet with brass fretwork infill outside new ground floor cloakroom.

N14/3 Existing Radiator Grilles

Make good to first floor half landing.

P BUILDING FABRIC SUNDRIES

P10 Sundry Insulation/proofing work/firestops

P10/1 Insulation to flat roofs, mansard & domers

Full fill rafter / purlin / joist zone with Warmcell blown insulation injected through suitable scrim stapled to underside of joists and parapet gutters. Include for stapling Tyvek breather paper to underside of sarking boards and around purlins 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 Pipework lagging

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

P10/3 Safety Access Eyebolts

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

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.

GREGORY MUNSON ARCHITECT MA (Cantab) Dip Arch RIBA @ TAYLOR LIVOCK COWAN

199 PICCADILLY, LONDON, W1V 9LE. Tel. 020 7287 2055 Fax: 020 7734 2701

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P20/2 New architraves
As described under section L.

Q MECHANICAL AND ELECTRICAL INSTALLATIONS

Q1 Generally

Redesign, install and warrant the re-routing within existing voids of all services to remain which are revealed by the removal of suspended ceilings to include all necessary builders work, fire-stopping, junctions and access provisions for installation and maintenance. Note M&E specification to be re-drafted to provide new localised boiler system to adapted and overhauled distribution system either vertically (each side of staircase) or horizontally (by floor or say reception and bedroom areas).

R DISPOSAL SYSTEMS

R11 FOUL WATER DRAINAGE

R11 Foul drainage above ground

R11/1 Existing foul drainage above ground

Replace 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

Design to adapt existing above ground internal drainage to serve the new kitchen sink, appliances and new sanitaryware, install and warrant to achieve the performance demanded by the appended Mechanical and Electrical Performance Specification.

R11/3 Thoroughly flush through and descale and leave clean.

S PIPED SUPPLY SYSTEMS

S1 Gas supply

Provide new Transco gas supply meter. Design to adapt existing distribution pipework to serve the new kitchen appliances, install and warrant to achieve the performance demanded by the appended Mechanical and Electrical Performance Specification. Identify and label all gas pipework and fittings

S12 Hot and Cold Water

Replace existing lead mains water supply with new by Thames Water. Replace all lead pipework with copper. Design to replace all steel water storage tanks, plus adapt existing supplies to serve the new kitchen sinks and domestic appliances, basement and ground floor cloakroom sanitaryware, install and warrant to achieve the performance demanded by the appended Mechanical and Electrical Performance Specification.

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PP002809

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T MECHANICAL HEATING/COOLING/REFRIGERATION SYSTEMS

T30 Space heating

(Overhaul the 150kW Strelbel gas fired boiler and Wilo primary pump circulating water to the boilers. Replace the Grundfos space heating circulation pump to suit the required duty. 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. Replace control gear and wiring with the simplest possible to achieve the current standards demanded by the appended Mechanical and Electrical Performance Specification.) see general note about proposed revision.

T32 Hot Water heating

(Service the 40kW Strelbel gas fired boiler. Replace complete calorifier installation to achieve the performance demanded by the appended Mechanical and Electrical Performance Specification) see general note about proposed revision.

U VENTILATION / SYSTEMS

U1 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 to achieve the performance demanded by the appended Mechanical and Electrical Performance Specification.

V ELECTRICAL SUPPLY/POWER/LIGHTING SYSTEMS

V90 General lighting and power to new spaces

V90/1 Modernise and warrant existing general lighting and power installation by designing / specifying replacement distribution boards and switchgear from the existing LE mains heads, connecting existing circuits, testing and replacing defective wiring and sockets / switches / junction boxes e.g. third floor lighting to achieve the performance demanded by the appended Mechanical and Electrical Performance Specification

V90/2 Install new wall lights (provided by client) to existing circuits to swimming pool, bathroom, cloakroom and basement ceilings revealed by the removal of suspended ceilings, and to new pantry and basement & ground floor cloakrooms

V90/3 Connect new kitchen worktop lighting to new switchgear switched at existing locations

V90/4 Take down, clean and re-lamp all chandeliers & suspended light fittings.

V90/5 Supply and install photoelectrically switched wall lights on a new circuit to illuminate all external ground and basement doorways and approaches mounted at low level on the building and boundary walls, switched at the ground floor front & rear and kitchen doors.

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

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

INTERNAL WORKS SCOPE OF 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

W COMMUNICATIONS/SECURITY/CONTROL SYSTEMS

W1 Video door entryphone system

Overhaul, warrant and extend the current system consisting of an electromagnetically operated front door latch operated from the kitchen to include CCTV surveillance of the side and rear building approaches to achieve the performance demanded by the appended Mechanical and Electrical Performance Specification s.

W2 Intruder alarm system

Overhaul and warrant the existing system consisting of PIR movement detectors and door / window contacts as described in the quotation dated..... from..... (TLC to obtain quotation) to achieve the performance demanded by the appended Mechanical and Electrical Performance Specification

W3 Fire detection system (demanded by local authority building control department ?)

Design, install and warrant a fire detection system throughout the building described in this scope of works to achieve the performance demanded by the appended Mechanical and Electrical Performance Specification.

W4 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) to achieve the performance demanded by the appended Mechanical and Electrical Performance Specification.

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 TLC to instruct condition survey from a member of the Institute of Swimming Pool Engineers of the sauna and swimming pool structure, furniture, fittings and attendant mechanical and electrical services and scope of works to renovate to the current standards of the Swimming Pool and Allied Trades Association, SPATA House, Junction Road, Andover, Hants SP10 3QT Tel: 01264 356210 Fax: 01264 332628. These include 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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