

J.A.P. Architects

SCHEDULE OF WORKS

Single-storey rear extension

at

Park Gates, Denston

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PARK GATES, DENSTON

The following tasks outlined in this Schedule of Works are intended to be executed following the presented sequence. This work is to the listed house of Park Gates itself, and does not encompass the proposed extension to the unlisted garden studio.

1.0 Demolition

- 1.1 Removal of existing roof and post.
- 1.2 Removal of 1998-built larder and boiler room internal walls.
- 1.3 Removal of 1998-built ply stud wall to WC.
- 1.4 Removal of small amount of 1998-built stud wall to existing cupboard.
- 1.5 Formation of new opening for entrance to new laundry room using existing window opening. Exact position will be adjusted to suit timber frame.
- 1.6 Opening up to modern ply-lined wall in existing utility (to TV room). If timber studwork in good condition, temporarily protect and expose once all other work is complete.
- 1.7 Block up existing door and window (to boiler room and larder).
- 1.8 Break out concrete path.

2.0 Excavation

- 2.1 Excavation for new concrete footings and slab.
- 2.2 Excavation for linking in with drainage.

3.0 Superstructure

- 3.1 Formation of concrete slab, insulation and screed.
- 3.2 Formation of cavity blockwork walls along the two sides.
- 3.3 Make good kitchen floor following demolition.
- 3.4 Timber frame to new internal stud walls.
- 3.5 New cold rolled zinc pitched roof.
- 3.6 New rainwater goods to match existing.

3.7 Render to new extension and make good surrounding areas.

4.0 Services

- 4.1 New boiler and associated heating system rerouted.
- 4.2 Extract fan to new laundry to terminate in new eaves.
- 4.3 Hot and cold water to laundry room sink and washing machine opening.
- 4.4 Link in waste from laundry room to drains.
- 4.5 Extend electrics into new extension.

5.0 Joinery

- 5.1 Two new windows to laundry room. Details by condition.
- 5.2 New door to boot room. Details by condition.
- 5.3 New cupboards to kitchen, boot room, and laundry.

6.0 Finishes

- 6.1 Painted plasterboard lining to new internal walls of extension.
- 6.2 Painted plasterboard lining to new ceilings.
- 6.3 Karndean or similar floors to kitchen, boot room, WC, and laundry.

7.0 Landscaping

- 7.1 Sandstone path around extension.