

Detailed schedule of proposals: Revision A

Planning and listed building consent for M&E, structural and external render treatment

April 2018

The Kings Arms, Hampton Court Road, KT8 9DD

General

- Complete rewire and re plumbing;
- New electrical and plumbing to current building regulations designed by M&E engineer;
- All bathrooms and sanitary ware to use existing soil pipe;
- Replacement of all existing heating LTHW, DHWS, CWS, MCWS pipework;
- Application to be made to Thames Water for new water connection;
- Gas transporter to have upgraded gas connection;
- Update lighting fixtures;
- Assess and repair areas of damaged plaster, using appropriate lime plaster;
- Remove existing modern floor level insulation and replace with appropriate insulation.

Exterior

Front & Side Elevations

- Render to be carefully removed on the front and side elevations by a specialist
- Bricks to be repaired and repointed where necessary prior to a decision on re-rendering
- Lime render to be applied to the building with incised masonry lines, if bricks not in good enough condition to remain exposed
- Render to be painted with appropriate breathable paint
- Increase drainage, gutter and downpipe diameter; ensure sufficient fall off bay roofs

Rear Elevation

- New condenser unit for cold store to be located behind existing ductwork on the rear flat roof

Interior

Basement under kitchen

- Walk-in cold room with DX Split Refrigerant System
- Damp treatment for basement as per specialist recommendation from Tobit Curteis

Basement under restaurant

- Replacement of existing cellar condensing unit
- Fitting of new incoming gas main and meter
- Damp treatment for basement as per specialist recommendation from Tobit Curteis

Main basement

- New mains water tank and booster pump
- Replacement of existing cellar cooler unit
- Renew existing incoming water main to same position
- Replacement of existing cellar sump pumps x2
- All existing TPH and SPN distribution boards and control boards replaced with new ones

- Position of existing 3PH electrical head and meter to remain
- Existing gas boiler removed
- Existing boiler flues removed from side building
- X3 new hot water cylinders
- Damp treatment for basement as per specialist recommendation from Tobit Curteis

Ground Floor

M&E – see proposal plans in the attachments from Werninck Building Services

- Replacement of all lighting fixtures
- Electrical points to be kept where possible
- Where an electrical point is moved, or a new one added, any damage to the ceiling and/or walls to be carefully repaired by using like for like materials
- New distribution board to be placed in the Bar/Reception Areas
- Existing extraction routes to be used
- Any new radiator connections to have pipework routed from basement
- New radiators to match existing style
- New fire alarm system to be fitted
- All smoke alarms to be replaced
- Alarm points to be as existing, new fittings

Structural – see proposal plans in the attachments from Hockley and Dawson

- Joists to be doubled up/strengthened below partitions parallel to the floor span
- Acrow props to be removed from the restaurant area and structure to be replaced with engineer's proposed designs
- Masonry timber to be tied into timber framing
- Structural line beam down stand to be retained over removed partition walls on the left side of the Lounge area to carry back to post in wall beside staircase

First floor

M&E – see proposal plans in the attachments from Werninck Building Services

- Replacement of all lighting fixtures
- Electrical points to be kept where possible
- Where an electrical point is moved, or a new one added, any damage to the ceiling and/or walls to be carefully repaired by using like for like materials
- New distribution board to be placed in the Boiler Room
- Existing extraction routes to be used
- Any new radiator connections to have pipework routed to the existing connection and be specified as per M&E requirements
- New fire alarm to be fitted
- All smoke alarms to be replaced
- Boilers to be replaced with new boilers, using the existing flue routes

Structural – see proposal plans in the attachments from Hockley and Dawson

- Joists to be doubled up/strengthened below partitions parallel to the floor span
- Lift floorboards and locally repair decayed floor structure with like for like timbers to engineer's details

- In locations of insufficient joist bearings; lift floorboards and strap all joists to engineer's details to restrain

Second Floor

M&E – see proposal plans in the attachments from Werninck Building Services

- Replacement of all lighting fixtures
- Electrical points to be kept where possible
- Where an electrical point is moved, or a new one added, any damage to the ceiling and/or walls to be carefully repaired by using like for like materials
- New distribution board to be placed in the Store Room
- Existing extraction routes to be used
- Any new radiator connections to have pipework routed to the existing connection and be specified as per M&E requirements
- New fire alarm to be fitted
- All smoke alarms to be replaced

Structural – see proposal plans in the attachments from Hockley and Dawson

- Joists to be doubled up/strengthened below partitions parallel to the floor span
- Lift floorboards and locally repair decayed floor structure with like for like timbers to engineer's details
- In locations of insufficient joist bearings; lift floorboards and strap all joists to engineer's details to restrain
- Like for like replacement of decayed roof timbers. Spliced in as required on engineer's advice
- Increase drainage diameter. Ensure sufficient fall off bay roof