

# **SCHEDULE OF INTERNAL AND EXTERNAL WORKS**

## **For Proposed Rear Extension and Terrace At 44 Christchurch Road East Sheen SW14 7AF**

**July 2021**

- 1 Erect tree protection screening around T1 as the arboricultural report and removal of T03 and T04.
- 2 Carefully demolish the existing range of single storey extensions with the exception of the north shed.  
Remove flashings from the existing boundary walls.  
Break out the existing oversite concrete floor slabs.
- 3 Protect the existing drains and retain for adaption and reuse.
- 4 Lift paving slabs for the area for the replacement rear extension and set aside for possible reuse.
- 5 Remove the existing kitchen cabinets, appliances and wall and floor finishes.
- 6 Isolate the existing water and electrical supplies to the kitchen and strip these out leaving ready for relocated services.
- 7 Prop, insert lintols and form an opening in the existing kitchen rear wall nominally 1.2 metres wide and 2.3 metres high.
- 8 Supply and insert stainless steel screw piles at 1.8 metre centres beneath the external walls of the new shower room and bedroom.
- 9 Supply and install pre cast reinforced concrete beams between the screw piles without any digging within the depth where the existing floor slab and/or paving slabs removed.
- 10 Form the new ground floor areas in suspended beam and block with insulation, screed and vented void beneath. Cast in wet underfloor heating.
- 11 Form the extension walls in two skins of blockwork with full fill insulation sand/cement rendered externally and two coat plaster or dot and dab plasterboard internally. Make good plaster where demolition carried out.  
All necessary cavity closures and dpc's and cast cill beneath shower room window.
- 12 Form the extension flat roof in 50x150 timber joists, firrings, insulation and osb covered with three coat grp painted lead grey. Include all necessary lead flashings against the existing house walls and to the top of the boundary walls.
- 13 Form new internal partitions in 50x100 studs at 400c/c with all necessary head and sole plates and noggins, acoustic quilt insulation and skimmed soundbloc or moisture resistant plasterboard on both sides.

- 14 Connect the new utility room, shower room and altered kitchen fittings to the existing drains and stack.
- 15 Supply and fix treated and vapour permeable painted doors and frames.  
1 set of French doors fixed and vent panel for shower and pair doors to shed.
- 16 Supply and fix two 5 degree rooflights in the new extension roof,
- 17 Tile shower room floors and walls including electric floor tile warmer.
- 18 Tile the utility and reconfigured kitchen floors and splashback areas.
- 19 Supply and install kitchen cabinets, appliances and worktops.
- 20 Supply and fit two new matching internal panelled doors with frames, ironmongery and matching architraves.
- 21 Supply and fix matching skirting boards throughout the extension.
- 22 Modify the existing electrical installation to suit the new plan.
- 23 Modify the existing heating and hot and cold water installation to suit the new plan.
- 24 Relay paving slabs around the perimeter of the new extension matching the existing levels and falls. 150 compacted hardcore and 50mm 1:3 sand/cement.  
Leave joints open for drainage.