

12-Month Construction Timeline Schedule Summary

Date: 17 August 2026

Reference: 26OLDKCONTSS1708

Site Address: Old Orchard Lodge Cottage, Park Lane, Harefield, UB9 6HJ

First Fix

Internal works within the dwelling have been completed; associated external works remain outstanding

The remaining drainage and access works will include securing the necessary drainage easement consent, replacing the combined foul and surface water drain, reinstating the shared access drive, and installing the required drainage infrastructure, including inspection chambers (ICs), attenuation measures, land drains and sump pumps. These works are anticipated to take approximately 2–4 months to complete.

Second Fix (Interior and Exterior Finishing)

The remaining works include the installation of carpets, application of the second coat of paint, French polishing of the installed staircase joinery, hanging of internal doors, installation of fitted wardrobes and the kitchen, completion of bathroom fittings and finishes, and installation of the air source heat pump (ASHP) and air-conditioning (AC) units. These works are anticipated to take approximately 2–3 months to complete.

Final Fix

Final completion works will include obtaining the necessary certifications and consents, undertaking airtightness testing and securing the relevant approvals, installing light fittings and completing final connections to appliances, together with addressing any outstanding snagging and remedial works. These works are anticipated to take approximately 1–2 months to complete.

Landscaping

The remaining external works will include the installation of external cladding, landscaping of the gardens and meadow areas, construction of the driveway and paving, installation of boundary walls and fencing, provision of external lighting, and installation of the entrance gates and associated access arrangements. These works are anticipated to take approximately 2–3 months to complete.