

49 GORDON SQUARE - SCHEDULE OF WORKS

Introduction

This aim of this document is to provide a summary of the proposed works planned for refurbishment and redecorations at 49 Gordon Square, and should be reviewed in conjunction with architectural drawings and photographic schedule.

Works to Basement

Refer to drawings:

- 220593(SW24)-1200-C1-SW24 Existing Basement
- 220593(SW24)-1600-C1-D&A-SW24 Existing Basement Demolitions and Alterations
- 220593(SW24)-2000-C1-GA-SW24 Proposed Basement
- 220593(SW24)-2400-C1-Finishes-SW24 Proposed Basement
- 220593(SW24)-1600-C1-Ceilings-SW24 Proposed Basement Ceiling Layouts
- 220593-8601-C1 Mechanical Services Strip-Out
- 220593-8611-C2 Mechanical Services Proposed
- 220593-8651 C1 Electrical Strip-Out
- 220593-8661 C1 Electrical Proposed Lighting
- 220593-867 1 C1 Electrical Proposed Power

B01 Basement Laboratory

Rationale for proposed works: Lab area refurbishment required to improve data collection being carried out within the building and to eliminate unnecessary spending of monies and time on external filming. Lighting, air conditioning and redecorations considered necessary for room to be suitable for filming.

Refer to photographs 1-2 on schedule of photographs.

Proposed Works:

- Remove suspended ceiling, floor coverings, skirtings, redundant shelving and redundant FF&E.
- Replacement suspended ceiling: Zentia Optima 600x600mm mineral fibre tiles in SAS System 150 metal ceiling grid, secured by 40mm screws, allowing for wall plugs where drilling into plaster or masonry.
- New Thorlux light fittings operated on PIR sensor.
- New air conditioning unit, secured by 40mm screws, allowing for wall plugs where drilling into plaster or masonry.
- New heat recovery unit.
- High level boxing to cover new ductwork from B01 to B02A using 50 x 50 SW framing; facing with Gyproc Duraline 15mm board. Sizing to allow sufficient space for services. To be secured by 40mm screws, allowing for wall plugs where drilling into plaster or masonry.
- Carpet: Forbo Tessera Diffusion Carpet Tiles.
- Damp stainblock to be Zinsser BIN Shellac Base.
- Decorations as Dulux Trade Diamond Matt Light & Space emulsion.

B02/B02A Basement Lab to be divided into 2No rooms

Rationale for proposed works: Lab area refurbishment required to improve data collection being carried out within the building and to eliminate unnecessary spending of monies and time on external filming. Improved temperature control necessary to avoid excessively high/low seasonal temperatures.

Refer to photographs 3-4 on schedule of photographs.

Proposed Works:

- New Thorlux light fittings operated on PIR.
- New air conditioning unit to serve B02A, secured by 40mm screws, allowing for wall plugs where drilling into plaster or masonry.
- High level boxing to cover new ductwork from B01 to B02A, secured by 40mm screws, allowing for wall plugs where drilling into plaster or masonry.
- Form new opening, removing skirting section at point of new door opening. Remove floor coverings and FF&E.
- New door: FD30s doorset
- Wall Type 1 partition wall: Gypframe 70 AS 50 AcouStuds at 600mm centres, min.45 Rw dB. Insulation to be 50mm Isover Acoustic Partition Roll (APR 1200). Linings: 2No layers plasterboard: inner layer 12.5mm Gyproc Habito; outer layer 12.5mm Gyproc SoundBloc MR. Gypframe 70 S 50 'C' Stud at abutments and openings.
- Sash window overhaul – all necessary works to leave units in full working order; oil, ease and adjust pulleys and sash ropes where applicable, allowing for replacement of defective elements.
- Carpet: Forbo Tessera Diffusion Carpet Tiles.
- Decorations as Dulux Trade Diamond Matt Light & Space emulsion.

B03 Basement Office conversion to laboratory

Rationale for proposed works: Refurbishment of office to convert to use as laboratory.

Refer to photograph 5 on schedule of photographs.

Proposed Works:

- Remove floor coverings and redundant FF&E.
- New Thorlux light fittings operated on PIR.
- Carpet: Forbo Tessera Diffusion Carpet Tiles
- Sash window overhaul – all necessary works to leave units in full working order; oil, ease and adjust pulleys and sash ropes where applicable, allowing for replacement of defective elements.
- Decorations as Dulux Trade Diamond Matt Light & Space emulsion.

B96 Lobby to B02, B02A and B03

Rationale for proposed works: New door opening to provide access to laboratory area B02A; lab area refurbishment required to improve data collection being carried out within the building and to eliminate unnecessary spending of monies and time on external filming.

Refer to photograph 6 on schedule of photographs.

Proposed Works:

- Remove section of lightweight partition wall and skirting to form new door opening DSW24.01 with access intercom.
- New doorset where opening created, to provide access to B02A from lobby.
- New Thorlux light fitting operated on PIR.
- Carpet: Forbo Tessera Diffusion Carpet Tiles
- Decorations as Dulux Trade Diamond Matt Light & Space emulsion.

B91 WCs

Rationale for proposed works: WCs in poor condition due to long-standing damp issues. Lack of existing ventilation exacerbating this, works therefore include new ventilation and radiators.

Refer to photographs 7-8 on schedule of photographs.

Proposed Works:

- Remove floor coverings and associated skirtings; remove loose and damp stained paint finishes and defective plaster (allow 3sqm)
- Remove redundant sanitaryware, vanity unit and cubicles.
- New Thorlux light fittings operated on PIR.
- Windows - replace 3No panes of glass where ventilators located. Patterned glass secured with glazing clips at 300mm centres, timber surround with linseed oil putty.
- Create new openings for ventilation grilles - mechanical extracts.

- Plaster repairs – allow for 4sqm around mechanical vent openings plus an additional 2sqm. Undercoat as 11mm British Gypsum Thistle Hardwall, with final coat 2mm Thistle Multifinish.
- New full height metal stud wall type FR30. Gypframe 70 AS 50 AcouStuds at 600mm centres, min.45 Rw dB. Insulation to be 50mm Isover Acoustic Partition Roll (APR 1200). Linings: 2No layers plasterboard: inner layer 12.5mm Gyproc Habito; outer layer 12.5mm Gyproc SoundBloc MR. Gypframe 70 S 50 'C' Stud at abutments and openings.
- Wall tiling to be Solus Warehouse - Juria Gloss 100x300mm Ceramic Tile.
- Flooring to be slip-resistant PVC sheet, Forbo Surestep Star Safety Vinyl.
- WCs – Ideal Standard S0796(01) Edit R wall mounted WC pan with Conceala 2 concealed cistern, side inlet.
- Vanity unit countertops – CDUK Corian Solid Surface with openings for washbasins.
- Vanity unit cupboard doors and side panels – Egger Eurodekor E1 Hydro P3 CE.
- Washbasin – Ideal Standard Orbit 21 with Aquarius DM A45 Doc M Tap.
- Mirror – 6mm clear float glass with polypropylene safety film backing.
- Hand dryers – Biodrier Eco.
- Coat hooks – Modric Bumper Hook, grade 316 solid stainless steel, rubber buffered.
- Sanitaryware, vanity and accessories to be secured by 40mm screws, allowing for wall plugs where drilling into plaster or masonry.
- Damp stainblock to be Zinsser BIN Shellac Base
- Decorations to be Dulux Trade Diamond Eggshell.
- Decorations to security bars to be Dulux Trade Metalshield Satin.

B92 WC Lobby

Rationale for proposed works: lobby to WCs in poor condition due to long-standing damp issues. IT server cabinet also at risk of being adversely affected by damp.

Refer to photographs 9-10 on schedule of photographs.

Proposed Works:

- Flooring to be slip-resistant PVC sheet, Forbo Surestep Laguna 181482 Greige.
- Decorations to be Dulux Trade Diamond Eggshell.

Works to ground floor

Rationale for proposed works: existing reception space extremely large and not conducive to a productive workspace due to disturbance by other staff/visitors.

Refer to drawings:

- 220593(SW24)-1201-C1-SW24 Existing GF
- 220593(SW24)-1601-C1-D&A-SW24 Existing GF Demolitions and Alterations
- 220593(SW24)-2001-C1-GA-SW24 Proposed GF
- 220593(SW24)-2401-C1-Finishes-SW24 Proposed GF Finishes
- 220593(SW24)-1601-C1-Ceilings-SW24 Proposed GF Ceiling Layouts
- 220593-8601-C1 Mechanical Services Strip-Out
- 220593-8611-C2 Mechanical Services Proposed
- 220593-8651 C1 Electrical Strip-Out
- 220593-8661 C1 Electrical Proposed Lighting
- 220593-867 1 C1 Electrical Proposed Power

G01 Reception

Refer to photographs 11-15 on schedule of photographs.

Proposed Works:

- Remove floor coverings and associated skirtings; remove redundant FF&E.
- New screen partition: Fire resisting partition, Gypframe 70 AS 50 AcouStuds at 600mm centres, 58Rw dB acoustic rating. Insulation: 50mm Isover Acoustic Partition Roll (APR 1200). Fixings to be stainless steel wood screws, min 40mm protrusion into existing timber structure / ceiling / wall / floor.
- Linings: Inner layer 12.5mm Gyproc Habito, outer layer 12.5mm Gyproc SoundBloc. Screw centres: Layer 1, British Gypsum High Performance Screws 25mm; Layer 2, British Gypsum Drywall Screws 35mm. Gypframe 70 S 50 'C' Stud at abutments and openings.
- New glazed screen: non-fire rated windows, 2100mm height x 500mm width manufactured by Forza Doors Ltd, 17mm safety laminated glass with Part M standard manifestation, min 41dB acoustic rating.
- New FD30S fire door: 2040mm height x 926 width with 1500mm height x 150mm width vision panel. 34dB acoustic rating, architraves to be twin pencil round.
- Remove window hatch to corridor including frame and fixings, prior to FR infill.
- Entrance door access control / intercom.
- Protect and retain ceilings, cornices and roses.
- New Thorlux light fittings on PIR.
- AV screen to be secured by 40mm screws, allowing for wall plugs where drilling into plaster or masonry.
- FR hatch infill: Gypframe 70 AS 50 AcouStuds at 600mm centres, min.45 Rw dB. Insulation to be 50mm Isover Acoustic Partition Roll (APR 1200). Linings: 2No layers plasterboard: inner layer 12.5mm Gyproc Habito; outer layer 12.5mm Gyproc SoundBloc MR. Gypframe 70 S 50 'C' Stud at abutments and openings.

- 5No 100x100mm patch repairs to receive plaster repair of 2mm British Gypsum Thistle Multifinish on existing plasterboard.
- Carpet: Forbo Tessera Inline.
- Sash window overhaul – all necessary works to leave units in full working order; oil, ease and adjust pulleys and sash ropes where applicable, allowing for replacement of defective elements.
- Secondary window glazing – Selectaglaze thermal secondary glazing (horizontal sliding) with 4mm low E toughened glass, semi-gloss white polyester powder-coated, reveal fixed.
- Window blinds –Bright A Blind stainless steel ball chain operated, vertical roller on powder-coated steel fixing brackets, secured by 40mm screws, allowing for wall plugs where drilling into plaster or masonry.
- Decorations as Dulux Trade Diamond Matt Light & Space emulsion.

G02 Ground Floor Tea Point

Rationale for proposals: New kitchenette / tea point required to reduce pressure on 4th floor kitchen which should only be used occasionally due to lack of sufficient fire escapes, as noted according to recent fire risk assessment. Users of reception in its current arrangement fill kettles using the sink in ground floor WC and a tea point would negate the need to use the WC sink for this purpose.

Refer to photograph 16 on schedule of photographs.

Proposed Works:

- Refer to drawing 220593(SW24)-2601 for elevation drawings.
- Remove floor coverings, associated skirtings; remove redundant FF&E.
- Create new opening for mechanical vent to centre of kitchenette wall, above wall cupboards.
- New Thorlux light fittings on PIR.
- Flooring to be PVC tiles, Forbo Allura Flex.
- Tea point kitchen base and wall units, worktops and sink installation as Howdens. Worktops to be Square Edge Grey Concrete Effect Laminate-covered chipboard on base units/stainless steel legs, including lowered accessible section of worktop and knee recess. Units to be secured by 40mm screws, allowing for wall plugs where drilling into plaster or masonry.
- Sash window overhaul – all necessary works to leave units in full working order; oil, ease and adjust pulleys and sash ropes where applicable, allowing for replacement of defective elements.
- Window blinds –Bright A Blind stainless steel ball chain operated, vertical roller on powder-coated steel fixing brackets, secured by 40mm screws, allowing for wall plugs where drilling into plaster or masonry.
- Decorations as Dulux Trade Diamond Eggshell.

Works to third floor

Refer to drawings:

- 220593(SW24)-1202-C1-SW24 Existing 3rd Floor
- 220593(SW24)-1602-C1-D&A-SW24 Existing 3rd Floor Demolitions and Alterations
- 220593(SW24)-2002-C1-GA-SW24 Proposed 3rd Floor WC
- 220593(SW24)-2402-C1-Finishes-SW24 Proposed 3rd Floor Finishes
- 220593(SW24)-1602-C1-Ceilings-SW24 Proposed 3rd Ceiling Layout
- 220593-8601-C1 Mechanical Services Strip-Out
- 220593-8611-C2 Mechanical Services Proposed
- 220593-8651 C1 Electrical Strip-Out
- 220593-8661 C1 Electrical Proposed Lighting
- 220593-867 1 C1 Electrical Proposed Power

399 WC

Rationale for proposed works: Room overdue for refurbishment with room features in poor condition and current lack of ventilation provision. Door to be replaced due to existing presence of asbestos. Refurbishment of this room will reduce existing reliance currently on only good quality WC on ground floor.

Refer to photographs 17-20 on schedule of photographs.

Proposed Works:

- Refer to drawing 220593(SW24)-2602 for elevation drawings.
- Remove redundant sanitaryware, vanity unit and cubicles; remove floor coverings and associated skirtings.
- Remove door leaf and leave ready for new non-fire rated doorset, to match existing leaf dimensions of 1865x655mm. Panel sizes to match existing.
- New boxing – 1200mm height with removable panels to conceal waste pipework and MR MDF boxing adjacent to vanity unit.
- Create new openings for 100x100mm ceiling mounted mechanical extract.
- New Thorlux light fitting.
- Wall tiling to be Solus Warehouse - Juria Gloss 100x300mm Ceramic Tile. 1200x900mm tiling around vanity unit below hand dryer, with 200mm height splashback between vanity unit and mirror and soap dispenser.
- New sanitaryware and fittings as below:
 - WCs – Ideal Standard S0796(01) Edit R wall mounted WC pan with Conceala 2 concealed cistern, side inlet.
 - Vanity unit countertops – CDUK Corian Solid Surface with openings for washbasins.
 - Vanity unit cupboard doors and side panels – Egger Eurodekor E1 Hydro P3 CE.
 - Washbasin – Ideal Standard Orbit 21 with Aquarius DM A45 Doc M Tap.
 - Mirror – 6mm clear float glass with polypropylene safety film backing.
 - Hand dryers – Biodrier Eco.

- Coat hooks – Modric Bumper Hook, grade 316 solid stainless steel, rubber buffered.
- Sanitaryware, vanity unit and accessories to be secured by 40mm screws, allowing for wall plugs where drilling into plaster or masonry.
- Flooring to be slip-resistant PVC sheet, Forbo Surestep Star Safety Vinyl.
- Decorations as Dulux Trade Diamond Eggshell.

General Items

- 2No proposed floor mounted heat pump condenser units (900w x 900h x 350d) located to rear courtyard with timber screening panel adjacent to provide concealment without disrupting airflow.
- Sash window overhaul – all necessary works to leave units in full working order; oil, ease and adjust pulleys and sash ropes where applicable, allowing for replacement of defective elements.
- Sash window repairs – timber splice repairs in localised areas; 1No 300 x 100mm.
- Allow for sash repairs: Sash cord replacements – 2No; sash finger pulls - 2No; Sash weights.
- Softwood skirtings where new – chamfered profile, primed on all faces. Size nom. 18 x 144mm to match existing where existing not salvageable. Skirting to be plugged and screwed at 450mm centres and pelleted prior to decoration.
- Joinery and existing window decorations (internal) to be water-based Dulux Trade Diamond Satinwood.