



UCL REFURBISHMENT @ 55-59 GORDON SQUARE
APPLICATION FOR LISTED CONSENT
SCHEDULE OF WORKS



Prepared by



Architon LLP
Upper Deck ~ 17A West Street ~
Epsom ~ Surrey ~ KT18 7RL
Tel: 01372 745 600
Email: info@architon.com

1.0 INTRODUCTION

The purpose of this document is to assist all parties in understanding the limited works associated with the Application for Listed Consent for 55-59 Gordon Square.

The location of the works is defined by the Location and Site Plans as follows:

3147 – GS1 – 0001	Location Plan
3147 – GS1 – 0002	Site Plan

The areas within 55-59 Gordon Square subject to works are indicated on drawings, as follows:

3147 – GS1 – 1001	Ground Floor Plan - As Existing
3147 – GS1 – 1002	First Floor Plan - As Existing
3147 – GS1 – 1003	Second Floor Plan - As Existing
3147 – GS1 – 1004	Third Floor Plan - As Existing
3147 – GS1 – 1005	Fourth Floor Plan - As Existing

The proposed works are indicated on drawings, as follows:

3147 – GS1 – 1006	Ground Floor Plan - Works Proposed
3147 – GS1 – 1007	First Floor Plan - Works Proposed
3147 – GS1 – 1008	Second Floor Plan - Works Proposed
3147 – GS1 – 1009	Third Floor Plan - Works Proposed
3147 – GS1 – 1010	Fourth Floor Plan - Works Proposed

Further detail drawings are provided to clarify the nature of the works in each location, these cross reference the proposed plans; these are as follows:

3147 – GS1 – 1011	Proposed Level 3 Niche Wall
3147 – GS1 – 1012	Proposed Door Detail – Acoustic Seals
3147 – GS1 – 1013	Proposed Ground Floor Door & Associated Works
3147 – GS1 – 1015	Proposed Ground & Third Floor Tea Point Details
3147 – GS1 – 1016	Proposed Second Floor Tea Point Details

All works to be in accordance with Building Regulations, relevant British and International Standards and Codes and UCL project requirements for good building practice.

For details of all building services and infrastructure upgrade works associated, please refer to Long and Partners Building Services Description of Systems.

2.0 NEW GROUND FLOOR DOOR & ASSOCIATED WORKS

This section should be read in conjunction with the following architectural drawings:

3147 – GS1 – 1001	Ground Floor Plan - As Existing
3147 – GS1 – 1006	Ground Floor Plan - Works Proposed
3147 – GS1 – 1013	Proposed Ground Floor Door & Associated Works

Demolition and strip out proposals will be finalised on site to reflect site conditions but, in principle, are as detailed below.

Additional strip out / builders work may be required in connection with the strip out and isolation of M&E services. Refer to Long and Partner proposals for final details.

2.1 STRIP-OUT

- Carefully strip out wall infill to expose former structural opening.
- Carefully cut and remove sections of existing skirting board on Corridor side to suit removal of wall infill
- Works to existing lining / panelling within opening / reveal to be reviewed. Either, to be retained and protected, or, to be carefully removed prior to reinstatement.

2.2 PROPOSED WORKS

- Make good wall / structural opening as required.
- Install new FD30S Doorset into exposed wall opening.
- Install new architraves to corridor side to match existing / adjacent doorsets.
- If removed, reinstall lining / panelling.
- Paint new and existing frames, panels, architraves and skirting boards, as required.
- Make good threshold, infilling with carpet / transition strips as required.

3.0 NEW LEVEL 3 NICHE WALL

This section should be read in conjunction with the following architectural drawings:

3147 – GS1 – 1004	Third Floor Plan - As Existing
3147 – GS1 – 1009	Third Floor Plan - Works Proposed
3147 – GS1 – 1011	Proposed Level 3 Niche Wall

Demolition and strip out proposals will be finalised on site to reflect site conditions but, in principle, are as detailed below.

Additional strip out / builders work may be required in connection with the strip out and isolation of M&E services. Refer to Long and Partner proposals for final details.

3.1 STRIP-OUT

- Locally cut and carefully remove skirting board to suit installation of new partition wall.
- Locally cut and carefully remove carpets to suit installation of new partition wall.

3.2 PROPOSED WORKS

- Construct new metal stud and plasterboard partition wall, inclusive of plywood pattresses where required for fixings and insulation for acoustics, in accordance with partition specification.
- Install new timber skirting boards to match existing.
- Paint new partition wall to match existing walls.
- Paint new skirting boards to match existing

4.0 NEW ACOUSTIC SEALS TO EXISTING DOORSETS

This section should be read in conjunction with the following architectural drawings:

3147 – GS1 – 1003	Second Floor Plan - As Existing
3147 – GS1 – 1004	Third Floor Plan - As Existing
3147 – GS1 – 1008	Second Floor Plan - Works Proposed
3147 – GS1 – 1009	Third Floor Plan - Works Proposed
3147 – GS1 – 1012	Proposed Door Detail – Acoustic Seals

4.1 PROPOSED WORKS

- Existing doorsets to be locked shut.
- New self-adhesive, acoustic seals / strips to be installed within door frame / adjacent door stop / between leaf and door stop - at head, jambs and threshold, as required.
- New decorative strips to be installed as required to head and jamb to, (push side only), doors.

5.0 DECORATIONS

This section should be read in conjunction with the following architectural drawings:

3147 – GS1 – 1001	Ground Floor Plan - As Existing
3147 – GS1 – 1002	First Floor Plan - As Existing
3147 – GS1 – 1003	Second Floor Plan - As Existing
3147 – GS1 – 1004	Third Floor Plan - As Existing
3147 – GS1 – 1005	Fourth Floor Plan - As Existing
3147 – GS1 – 1006	Ground Floor Plan - Works Proposed
3147 – GS1 – 1007	First Floor Plan - Works Proposed
3147 – GS1 – 1008	Second Floor Plan - Works Proposed
3147 – GS1 – 1009	Third Floor Plan - Works Proposed
3147 – GS1 – 1010	Fourth Floor Plan - Works Proposed

5.1 PROPOSED WORKS

- Prepare all walls, ceilings and internal joinery ready for new paint finishes.
- Paint walls, ceilings and internal joinery to match existing colours, finishes.
- Deep clean existing carpets
- Deep clean existing vinyl floor.

6.0 NEW TEAPOINTS AND ASSOCIATED WORKS

This section should be read in conjunction with the following architectural drawings:

3147 – GS1 – 1001	Ground Floor Plan - As Existing
3147 – GS1 – 1003	Second Floor Plan - As Existing
3147 – GS1 – 1004	Third Floor Plan - As Existing
3147 – GS1 – 1006	Ground Floor Plan - Works Proposed
3147 – GS1 – 1008	Second Floor Plan - Works Proposed
3147 – GS1 – 1009	Third Floor Plan - Works Proposed
3147 – GS1 – 1015	Proposed Ground & Third Floor Tea Point Details
3147 – GS1 – 1016	Proposed Second Floor Tea Point Details

Demolition and strip out proposals will be finalised on site to reflect site conditions but, in principle, are as detailed below.

Additional strip out / builders work may be required in connection with the strip out and isolation of M&E services. In principle, all existing services to be utilised, re-used, adjusted to suit new. Refer to Long and Partners proposals for final details.

6.1 STRIP-OUT

- Carefully strip-out existing tea points including countertops, base and wall units, sinks, sanitaryware and associated brassware.
- Carefully remove existing tiles splashbacks and make walls ready to received new solid, surface splashbacks.
- Carefully remove existing water heaters and associated services.
- Carefully remove vinyl flooring, as indicated, and make good floors ready to receive new.
- Carefully remove fixtures and fittings.

6.2 PROPOSED WORKS

- Install new tea points including base and wall units, plinths, end panels, infill panels, worktop, solid surface splashback, sink, tap, hot water tap and all associated services.
- Locally adjust / adapt existing services provisions to suit new, to Long and Partners details.
- Affix soap and towel dispensers
- Lay new vinyl floor finish including new transition / threshold trims.