



UCL REFURBISHMENT @ IOE BEDFORD WAY – PHASE 2



PLANNING APPLICATION No. 7 – SCHEDULE OF WORKS

Prepared by



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1.0 INTRODUCTION

The purpose of this document is to assist all parties in understanding the limited works associated with the seventh application for Planning and Listed Consent as part of the Phase 2 Works at UCL's Institute of Education (IOE), 20 Bedford Way.

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

3147 – P7 – 2001	Location Plan
3147 – P7 – 2002	Site Plan

Drawings prepared to indicate the areas within the IOE subject to works, the Demolitions and the Proposed works are as follows:

3147 – P7 – 2202	L2 Plan - As Existing & Demolitions
3147 – P7 – 2205	L2 Plan – Works Proposed
3147 – P7 – 2206	L2 RCP - Works Proposed
3147 – P7 – 2405	L4 Core C Obs. Suite - Plan & Section - As Proposed
3147 – P7 – 2406	L4 Zone B – Proposed Skirting Trunking
3147 – P7 – 2505	L5 Plan – Proposed Steelwork & Boxing-in Detail
3147 – P7 – 2605	L6 Plan – Proposed Steelwork & Boxing-in Detail
3147 – P7 – 2615	L6 Nib A Plan – Approved & Proposed
3147 – P7 – 2705	L7 Plan – Proposed Steelwork & Boxing-in Detail
3147 – P7 – 2902	L9 Plan & Elevation - As Existing
3147 – P7 – 2905	L9 Plan & Elevation - As Proposed
3147 – P7 – 2X05	Core A Roof Plan –Proposed Access & Edge Protection
3147 – P7 – 2X10	Core A Roof Elevation – As Existing
3147 – P7 – 2X20	Core A Roof Elevation – As Proposed

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 WORKS AT LEVEL 2

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

3147 – P7 – 2202	L2 Plan - As Existing & Demolitions
3147 – P7 – 2205	L2 Plan – Works Proposed
3147 – P7 – 2206	L2 RCP - Works Proposed

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 DEMOLITIONS

- Carefully cut / form new openings (refer to drawings for sizes) through existing concrete walls.
- Carefully cut / form new openings (refer to drawings for sizes) through existing blockwork walls.
- Carefully remove existing blockwork and stud partition walls as detailed and to enable services installations, (associated with other, approved Phase 2 works).
- Carefully cut / form new penetration in slab

- Carefully remove doorsets as detailed.
- Carefully remove floor finishes and suspended ceilings, as detailed.

2.2 PROPOSED WORKS

- Make good around newly formed openings as required.
- Install new services, including all containment (trays etc.), fixings and bracketry.
- Construct new boxings to re-enclose existing services installations.
- Construct new partition walls and install new doors as detailed.
- Decorate new partition walls, services boxing and solid plasterboard ceilings.
- Reinstate and make good ceilings in room 207.
- Repaint walls and lay new carpets in room 207.
- Adjust new ceilings, formerly approved as part of applications for full planning permission and listed building consent (reference: 2019/6386/P & 2019/6410/L), to suit relocation of partition wall and services installations. Refer to former application for former and proposed drawings for detail of new. Note, adjusted proposal to use same design 'logic' as previous, i.e. linear lay-in tiles within a solid plasterboard margin.

3.0 L9 CONDENSER REPLACEMENT

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

3147 – P7 – 2902	L9 Plan & Elevation - As Existing
3147 – P7 – 2905	L9 Plan & Elevation - As Proposed

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

- Carefully remove existing condenser and associated pipework / cabling etc.

3.2 PROPOSED WORKS

- Carefully site / install new condenser and associated pipework / cabling etc.

4.0 WORKS AT LEVELS 5, 6 AND 7

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

3147 – P7 – 2505	L5 Plan – Proposed Steelwork & Boxing-in Detail
3147 – P7 – 2605	L6 Plan – Proposed Steelwork & Boxing-in Detail
3147 – P7 – 2705	L7 Plan – Proposed Steelwork & Boxing-in Detail

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

4.1 DEMOLITIONS

- Carefully cut / form new openings through existing blockwork wall at Level 7, to suit installation of new steelwork.

4.2 PROPOSED WORKS

- Make good around newly formed openings as required.
- Install new steelwork beams.
- Install new plasterboard bulkhead to enclose new steelwork installations. Decorate bulkhead to match adjacent ceilings.

5.0 L6 NIB A – UPDATED LAYOUT

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

3147 – P7 – 2615 L6 Nib A Plan – Approved & As Proposed

5.1 DEMOLITIONS

- Carefully chase out of floor screed to provide new services associated with AV equipment and function.

5.2 PROPOSED WORKS

- Proposed works are to be undertaken using the same construction types and finishes as the previously approved layout. All changes relate to the organisation of the space only.
- There is no change to the formerly approved proposal for Joinery Contractor to manufacture, supply and install new tea point.
- There is no change to the formerly approved proposal to incorporate new M&E services associated with the new tea point including but not limited to new drains, / pipework / cable trays / etc. in behind carcasses and framing.

6.0 CORE A ROOF WORKS

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

3147 – P7 – 2X05 Core A Roof Plan – Proposed Access & Edge Protection
3147 – P7 – 2X10 Core A – Elevation – As Existing
3147 – P7 – 2X20 Core A – Elevation – As Proposed

6.1 DEMOLITIONS

No demolitions are proposed in association with the installation of these works.

6.2 PROPOSED WORKS

- Install new ladders from Plant Room at Level 12 onto new GRP walkway / existing roof. Routes to be fully detailed by specialist sub-contractor on site to suit / coordinate with new and existing services, ductwork, plant, etc. as well as new and existing structures.
- Install new balustrades to provide edge protection to new GRP walkways,
- Install new step over with GRP treads to provide access from lower roof pit onto main/upper level.
- Affix new anchor points into existing roof, location to be agreed to suit service access requirements and installation of new walkways, ladders etc. Make good / reinstate roof finishes as required to suit detail.
- Install new bird mesh to full extent of new / approved opening.

7.0 L4 CORE C SUPPLEMENTARY WORKS

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

3147 – P7 – 2405 L4 Core C Obs. Suite - Plan & Section - As Proposed

7.1 DEMOLITIONS

- Temporarily remove ceilings and all associated services, to enable installation of new steelwork
- Carefully cut / remove raised timber floor and wall lining, to enable installation of new steelwork.
- Carefully cut / remove / modify mezzanine floor build-up to enable installation of new steelwork.
- Carefully remove existing suspended ceiling from L4 lobby. NB, extent to suit steelwork installation and as required to enable construction of new fire rated wall & soffit.

7.2 PROPOSED WORKS

- Install new steelwork and make good.
- Reinststate all floors, ceilings, wall linings, and associated services, etc. following installation of new steelwork.
- Install new fire rated ceiling / soffit overhead Level 4 lobby areas to provide fire separation / compartmentation.
- Box around new column, install new skirting boards and decorate to match existing / adjacent walls.
- Install new corner protection onto front edges of new boxing to provide visual contrast in accordance with Part M and provide protection.

8.0 L4 ZONE B PROPOSED SKIRTING TRUNKING

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

3147 – P7 – 2406 L4 Zone B – Proposed Skirting Trunking

8.1 DEMOLITIONS

No new demolitions are proposed in association with these works. Works to remove existing skirting trunking as per previous applications.

8.2 PROPOSED WORKS

- Install white plastic skirting trunking with contrast colour face plates.
- Works to incorporate power and data as per previous application.