



## 10 Fitzroy Square & 46 Fitzroy Street Schedule of Works

**Document ref:** 1280 Schedule of Works.indd  
**Job ref:** 1280 Fitzroy  
**Date:** November 2007

**Contact:**

For more information please contact:

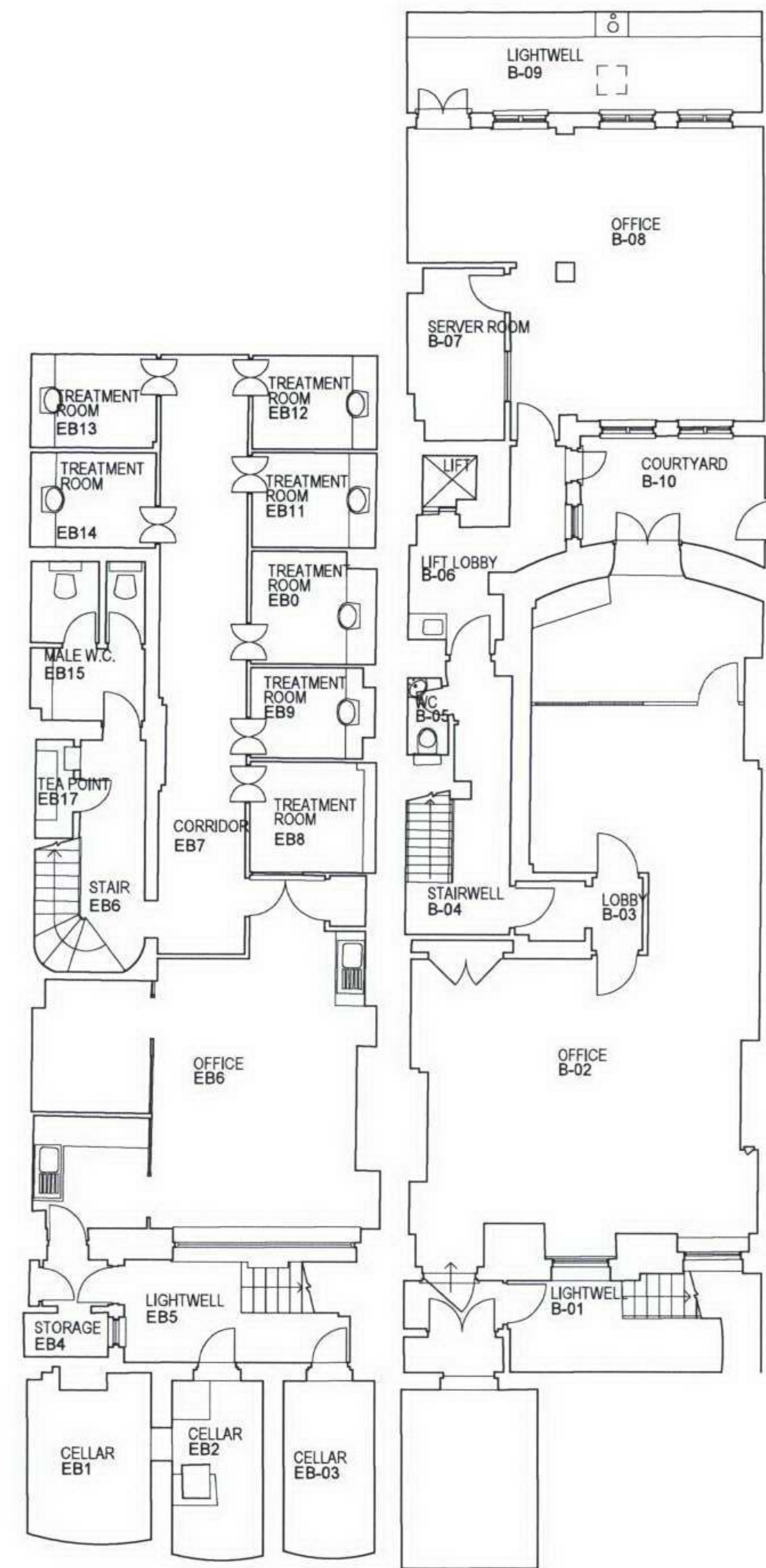
Ciron Edwards  
Fluid  
148 Curtain Road  
London EC2A 3AR

**General notes:**

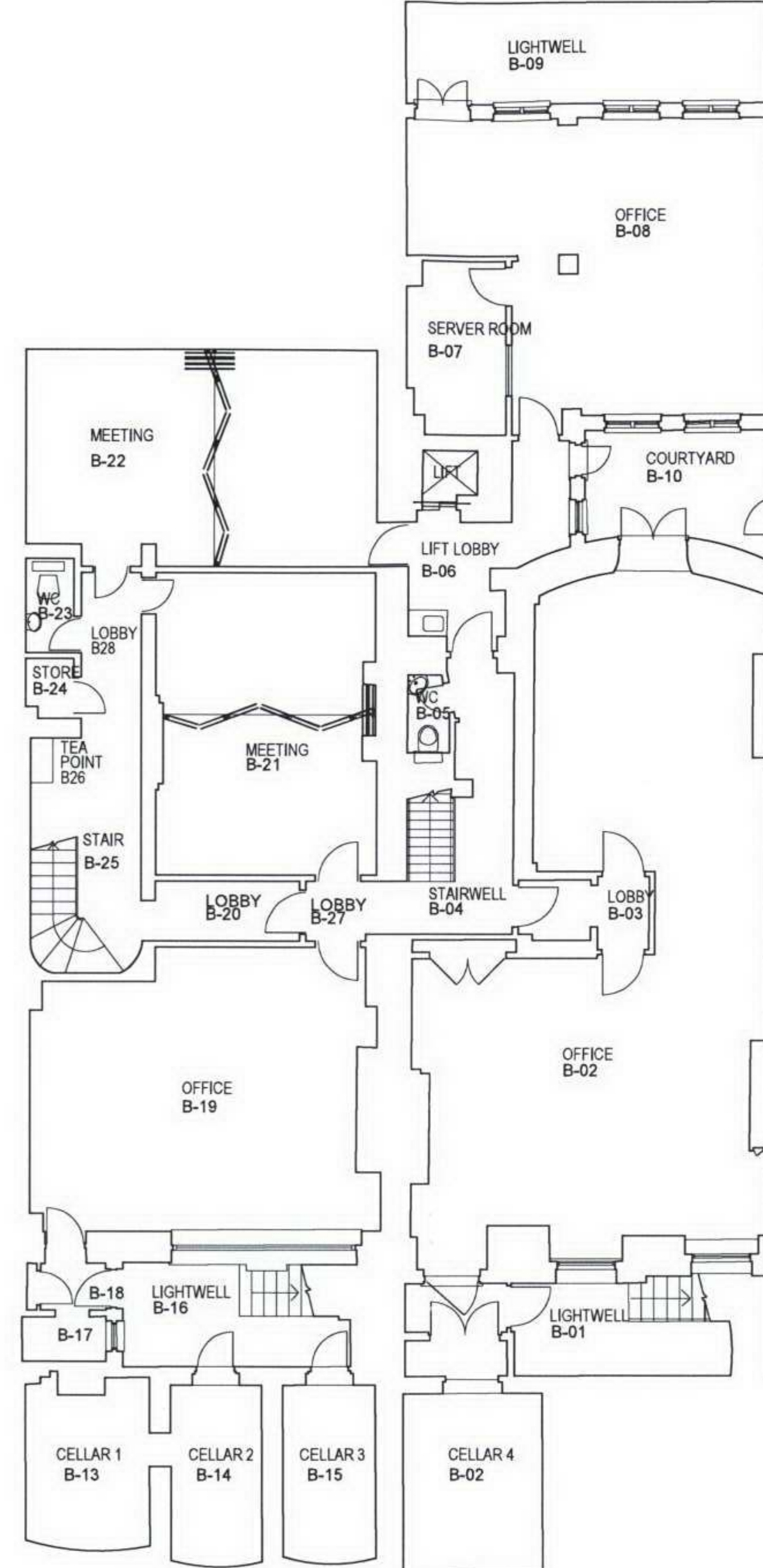
- Only rooms affected by works are included in this document
- Refer to accompanying plans for room reference numbers
- Any original features revealed during stripping out works to be retained and protected for inspection and further instruction
- All new decorations to match existing style and finish of 10 Fitzroy Square, please refer to the accompanying Design & Access Statement
- All new doors, unless otherwise specified, to be four panel doors to match existing doors to office spaces in 10 Fitzroy Square
- External windows, reveals and cills will be repaired and redecorated where necessary to match existing

RECEIVED  
09 NOV 2007





EXISTING BASEMENT



PROPOSED BASEMENT

## A) Basement

### Demolitions & stripping out:

#### 10 Fitzroy Square

1. Form new opening through party wall at base of stairs, B-04
2. Form new opening through party wall in lift lobby area, B-06

#### 46 Fitzroy Street

3. Demolish all non structural stud partitions forming rooms EB6 through to EB14
4. Demolish wall to under stair storage area, remove sink, retain water and waste services, EB17
5. Remove all sinks and basins, and cap off water services to rooms EB6 through to EB14
6. Remove all sanitary fittings and partial water services to EB15
7. Toilets, EB15, demolish cubicle walls, widen existing doorway to stairwell, and create new openings
8. Strip out fitted furniture to all basement areas
9. Remove tiled suspended ceilings to all basement areas
10. Remove floor coverings to all basement areas
11. Remove wall coverings to all basement areas
12. Strip out and cap off existing electrical installations to all basement areas
13. Remove existing carpet to external light well, EB5
14. Remove external doors to EB4, EB2 and EB3
15. Remove existing services in EB1, EB2 and EB3

### Proposed works:

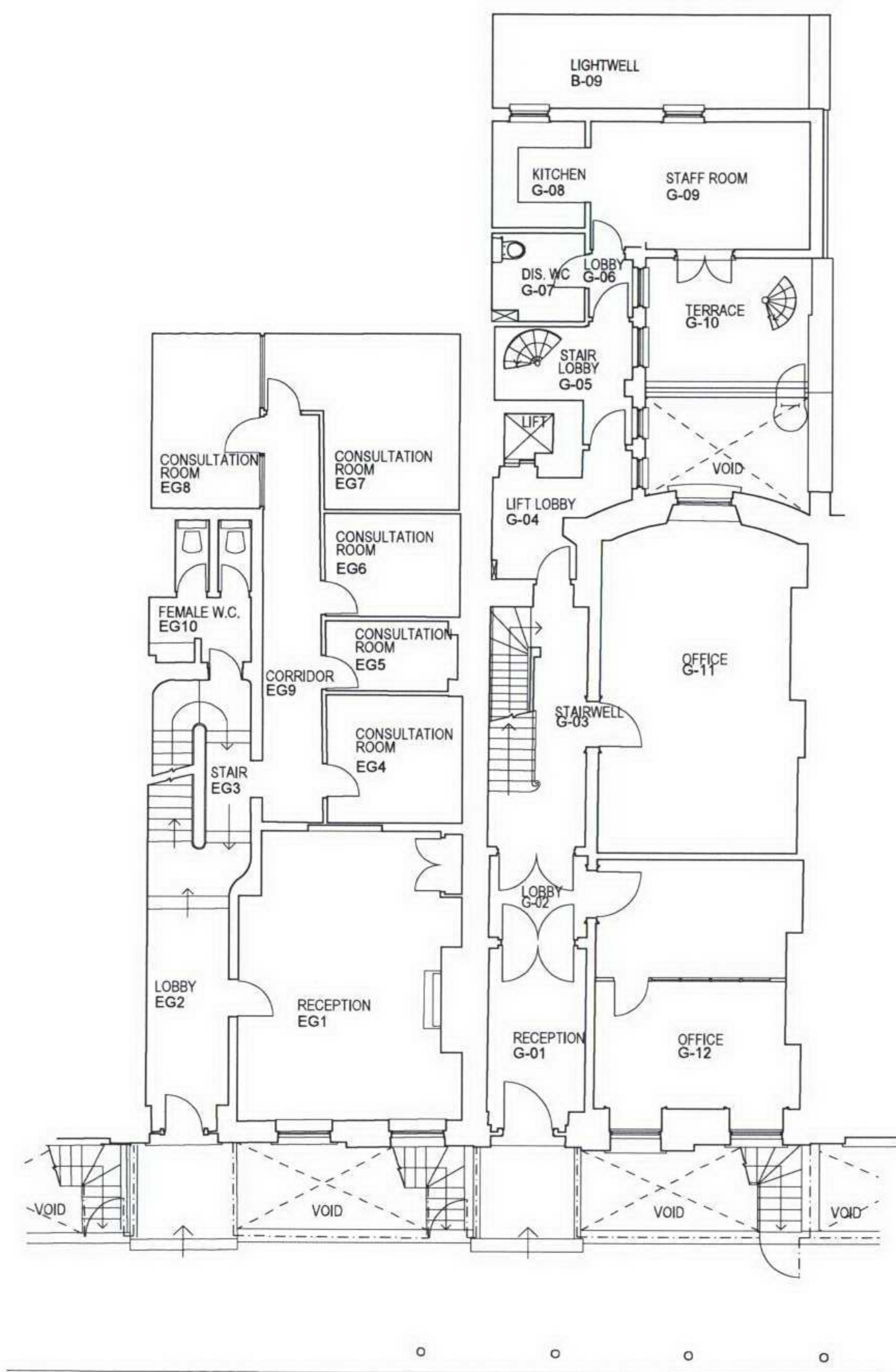
#### 10 Fitzroy Square

16. Make good new opening to match existing decorations, B-04
17. Make good new opening to match existing decorations, B-06

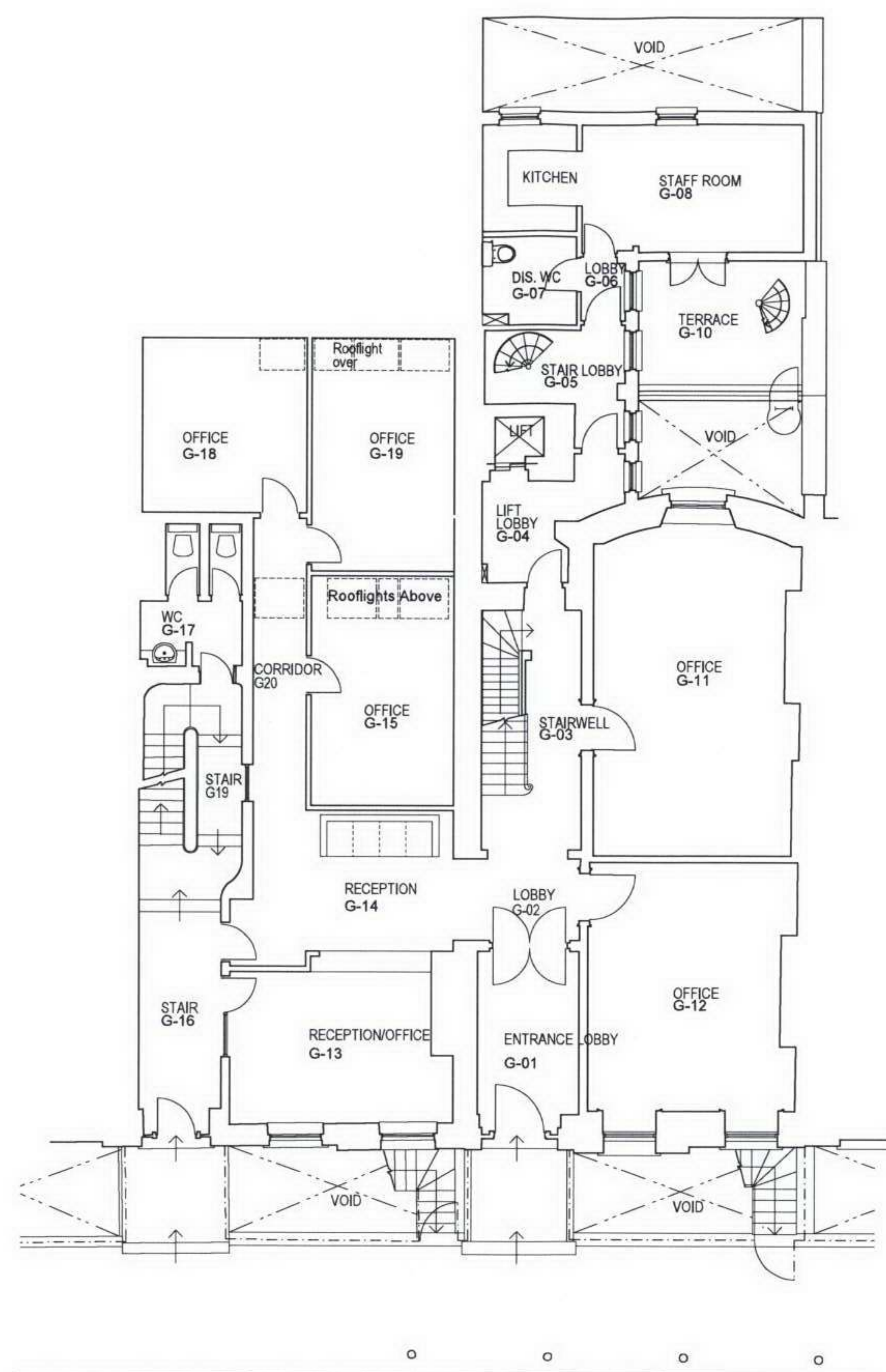
#### 46 Fitzroy Street

18. Form new plasterboard stud partitions to rooms B-19 through to B-24
19. Make good all new openings to B-25 through to B-28
20. Provide new external doors to B-14, B-15 and B-18 to match existing
21. Make good existing tiles to B-16
22. Install new sanitary fittings to B-23
23. Install new sink to B-26
24. Install new electrical services to rooms B-17 through to B-28
25. Install new plasterboard ceilings to rooms B-17 through to B-28
26. Decorate rooms B-17 through to B-28 to match existing decorations and finishes to B-04, please refer to photograph 99 in the accompanying Photographic Survey





EXISTING GROUND FLOOR



PROPOSED GROUND FLOOR

## B) Ground Floor

### Demolitions & stripping out:

#### 10 Fitzroy Square

1. Form new opening through party wall at base of stairs, G-02

#### 46 Fitzroy Street

2. Demolish all non structural stud partitions between rooms EG1, EG4 through to EG9
3. Form new opening between EG1 and EG2
4. Enlarge existing door opening between EG1 and EG2
5. Strip out fitted furniture to all ground floor areas
6. Remove tiled suspended ceilings to all ground floor areas
7. Remove existing carpet and tiled floor coverings to ground floor areas
8. Remove wall coverings to all ground floor areas
9. Remove existing balustrade to stair EG3
10. Strip out and terminate existing electrical installations to all ground floor areas

### Proposed works:

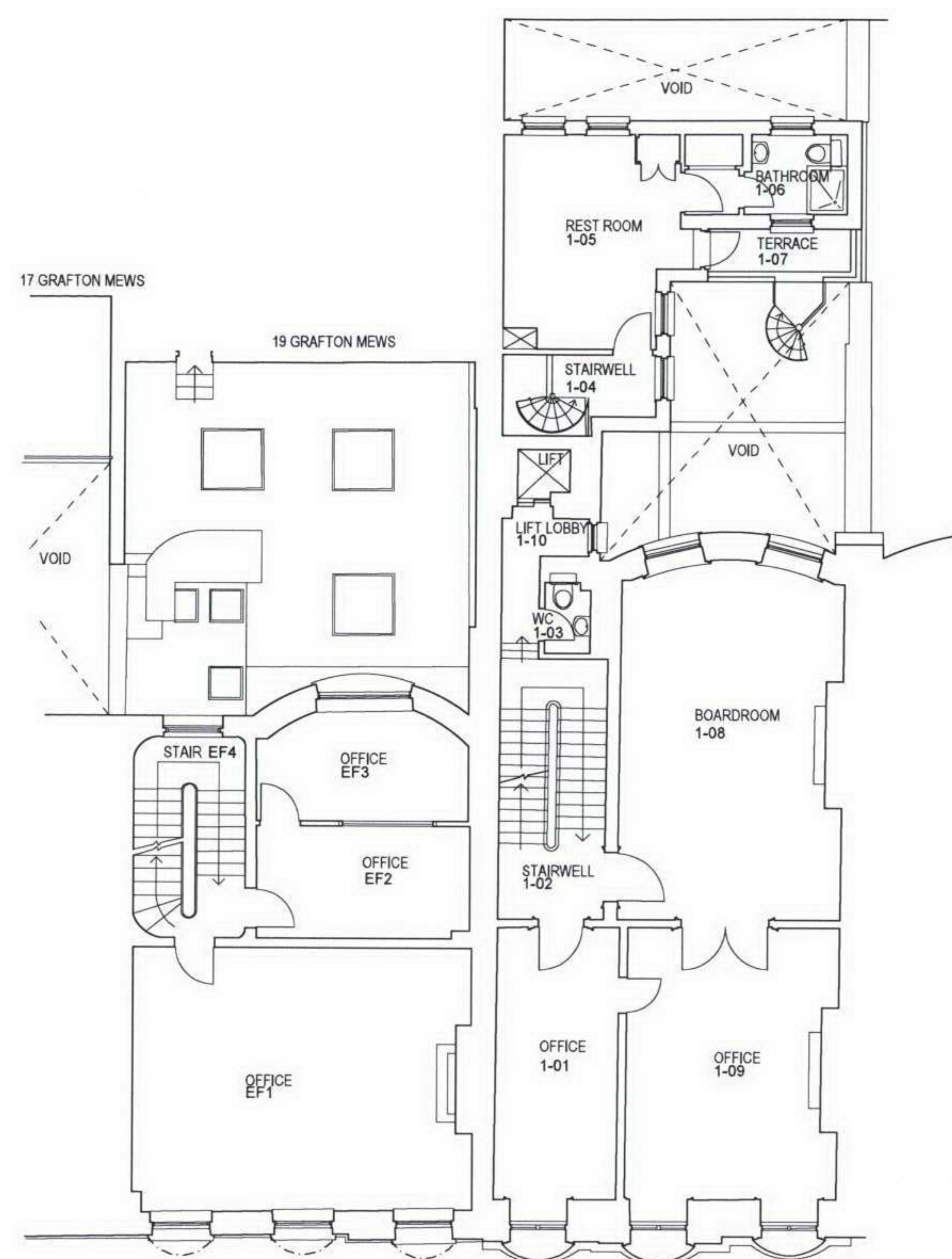
#### 10 Fitzroy Square

11. Make good new opening to match existing decorations and finish, G-02

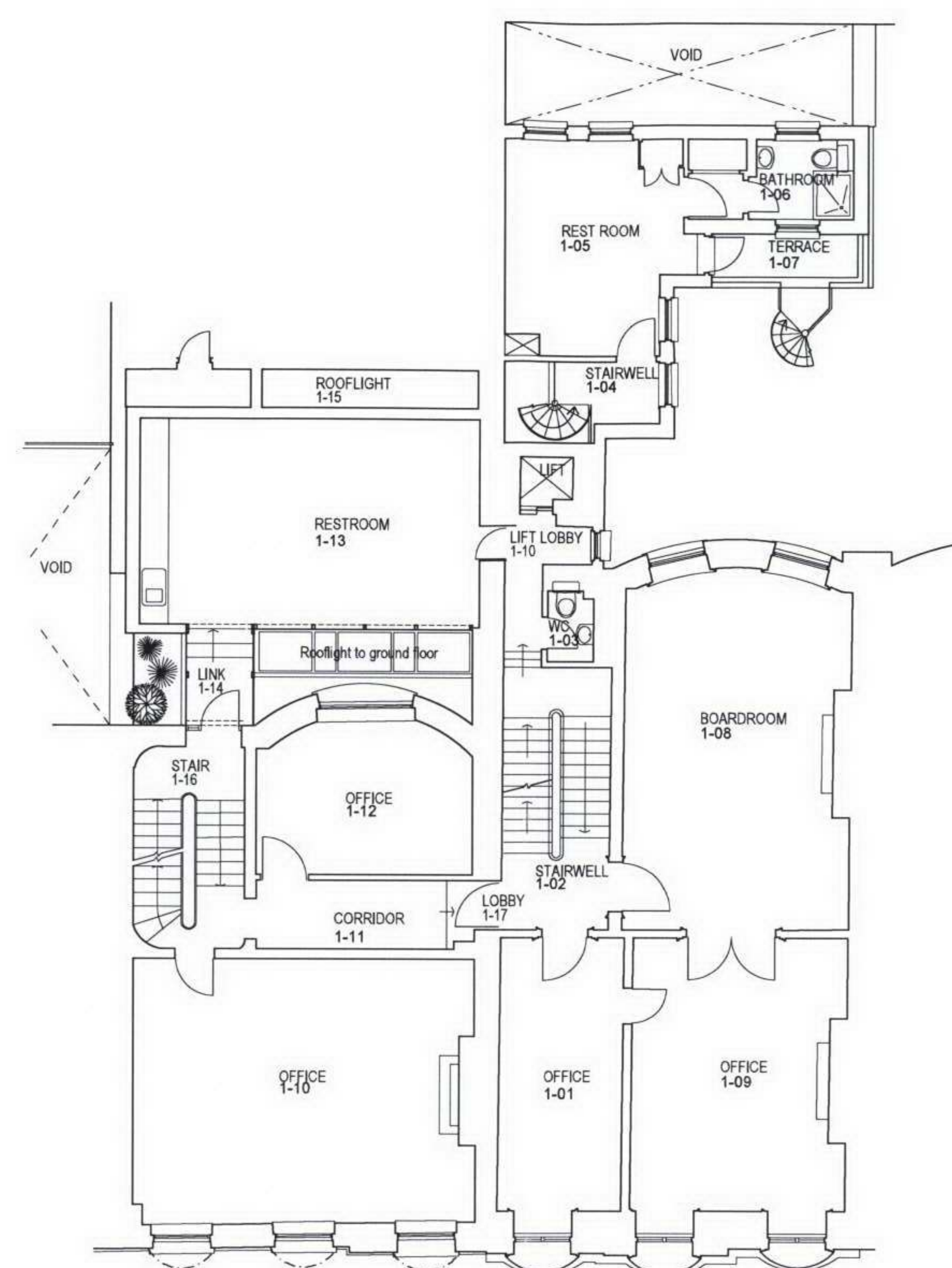
#### 46 Fitzroy Street

12. Form new plasterboard stud partitions to rooms G-13, G-14, G-15, G-18, G-20
13. Make good all new openings to G-16 and G-14
14. Install new sanitary fittings to G-17
15. Install new electrical services to all ground floor areas
16. Install new plasterboard ceilings to all ground floor areas
17. Install new balustrade to stair G-19 to closely match existing balustrade in G-03
18. Decorate all ground floor areas to match existing decorations and finishes 10 Fitzroy Square, please refer to photographs 97 to 105 in the accompanying Photographic Survey





EXISTING FIRST FLOOR



PROPOSED FIRST FLOOR

### C) First Floor

#### Demolitions & stripping out:

##### 10 Fitzroy Square

1. Form new opening through party wall at stair landing, 1-02
2. Form new opening through party wall at lift lobby, 1-10

##### 46 Fitzroy Street

3. Demolish non structural stud partition between rooms EF2 and EF3
4. Remove existing balustrade to stair EF4
5. Remove window to stair EF4 and drop cill to landing level
6. Remove tiled suspended ceilings to all first floor areas
7. Remove carpet floor coverings to all first floor areas
8. Remove wall coverings to all first floor areas
9. Strip out and terminate existing electrical installations to all first floor areas
10. Remove entire rear roof terrace including structure, existing rooflights, existing plant and access stair to 19 Grafton Mews

#### Proposed works:

##### 10 Fitzroy Square

11. Make good new opening to match existing decorations, 1-02
12. Install new door, door lining and architrave to match existing, 1-02
13. Make good new opening to match existing decorations, 1-10
14. Install new glazed door to 1-10

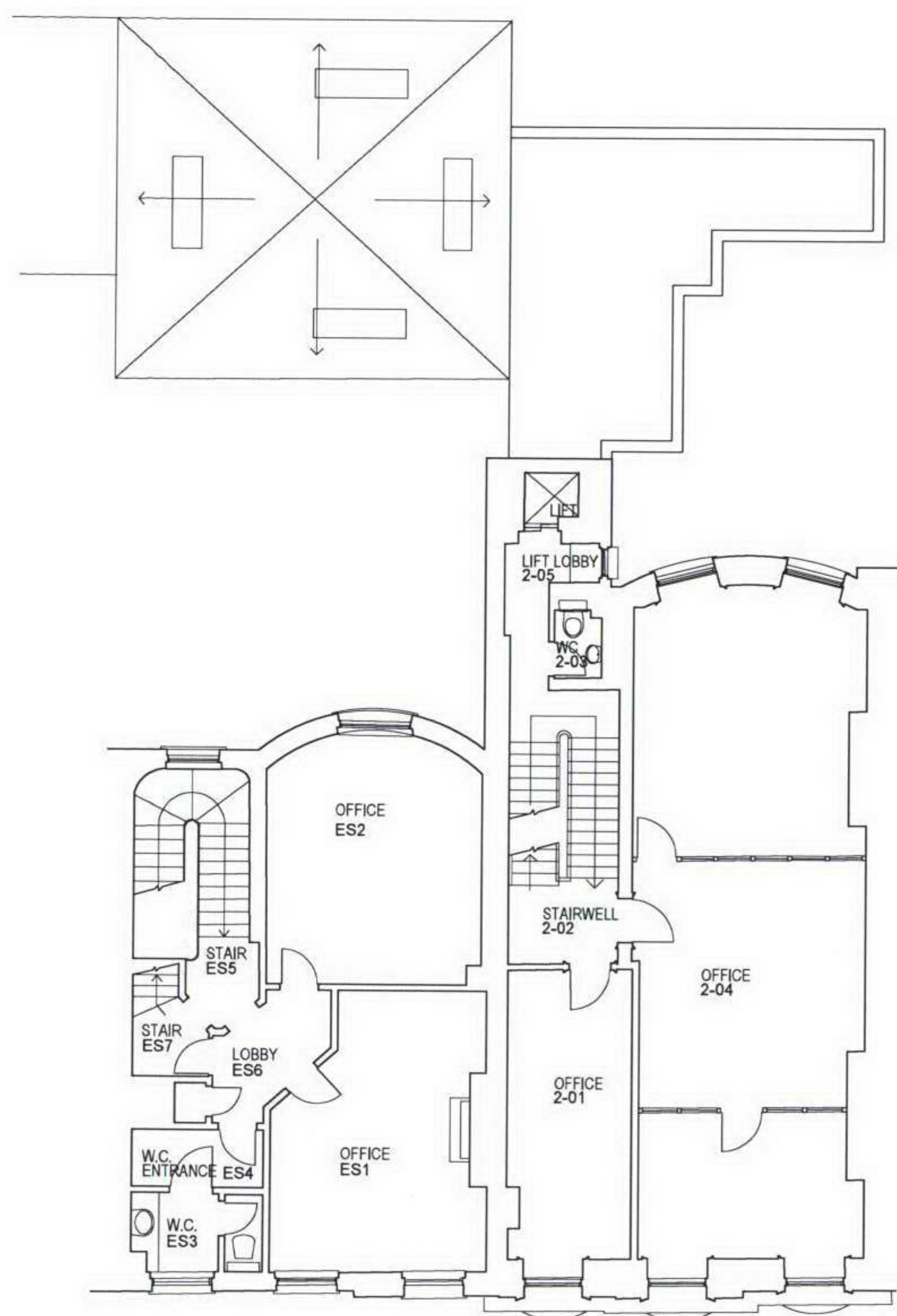
##### 46 Fitzroy Street

15. Form new plasterboard stud partitions to rooms 1-11 and 1-12
16. Create new timber step to accommodate any level change between 46 Fitzroy Street and 10 Fitzroy Square
17. Install new electrical services to all first floor areas
18. Install new plasterboard ceilings to all first floor areas
19. Install new glazed door to 1-16
20. Install new balustrade to stair 1-16 to closely match existing balustrade in 1-02
21. Decorate all first floor areas to match existing decorations and finishes to 10 Fitzroy Square, please refer to photographs 97 to 105 in the accompanying Photographic Survey

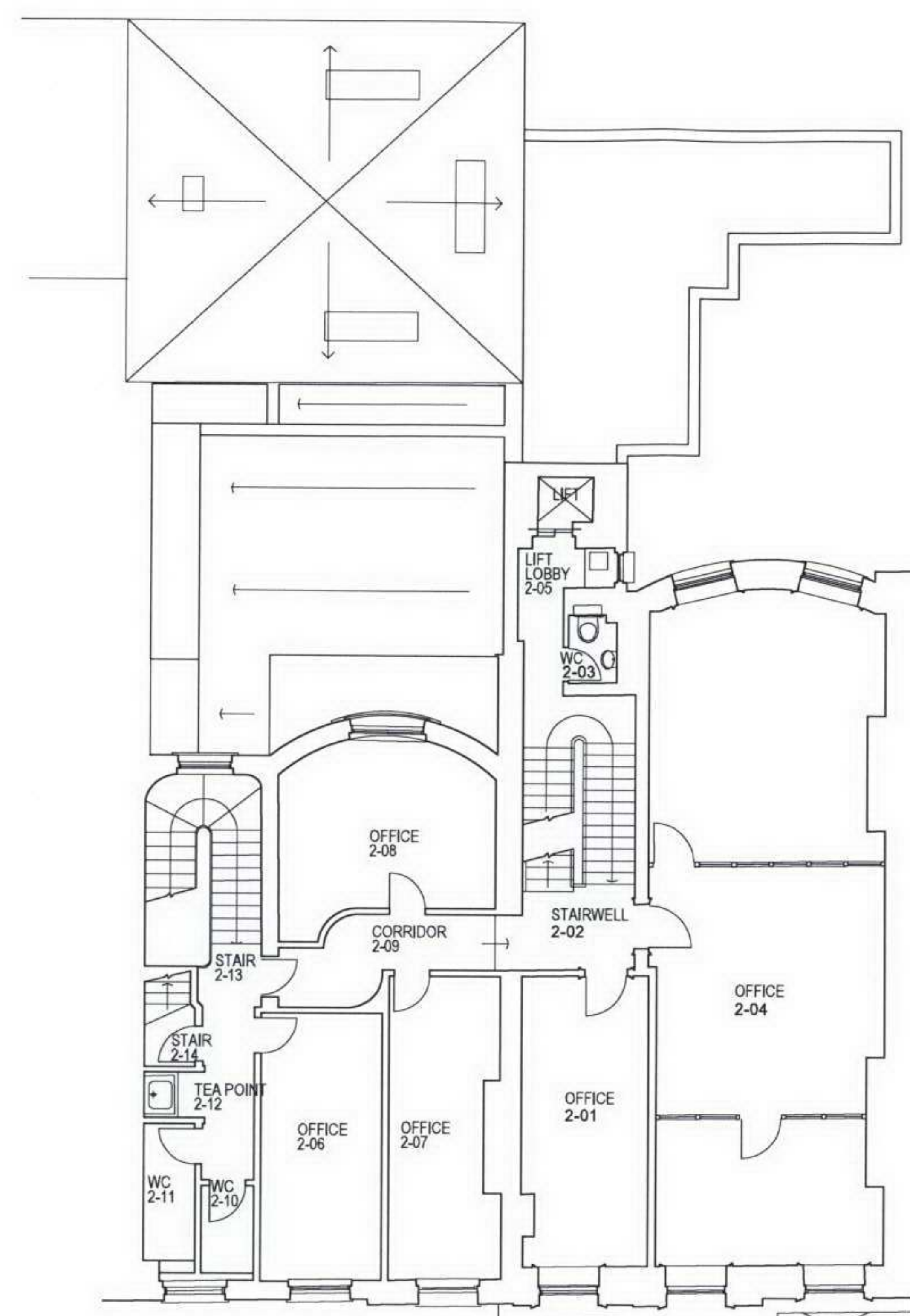
##### Rear extension to 46 Fitzroy Street

22. Form new floor with new steel and timber supporting structure and openings for roof lights
23. Form new wall to rear and side elevations from insulated blockwork with external render
24. Install new glazed roof and walls, as manufactured by Cantifix, with a secondary supporting powder coated steel structure. Please refer to the precedent images include in the accompanying Design & Access statement
25. Install new sink and fitted units
26. Install new tiles to floor
27. Form new timber staircase between 1-13 and 1-14
28. Create new fully glazed link, 1-14, to the same specification as described above
29. Install new rooflights to 1-15





EXISTING SECOND FLOOR



PROPOSED SECOND FLOOR

#### D) Second Floor

##### Demolitions & stripping out:

##### 10 Fitzroy Square

1. Form new opening through party wall at stair landing, 2-02

##### 46 Fitzroy Street

2. Demolish non structural stud partitions between rooms ES1, ES2, ES3, ES4, ES6, and ES7
3. Remove existing balustrade to stair ES5
4. Remove tiled suspended ceilings to all second floor areas
5. Remove carpet and tiled floor coverings to second floor areas
6. Remove wall coverings to second floor areas
7. Remove existing basin and toilet to ES3
8. Strip out and terminate existing electrical installations to all second floor areas

##### Proposed works:

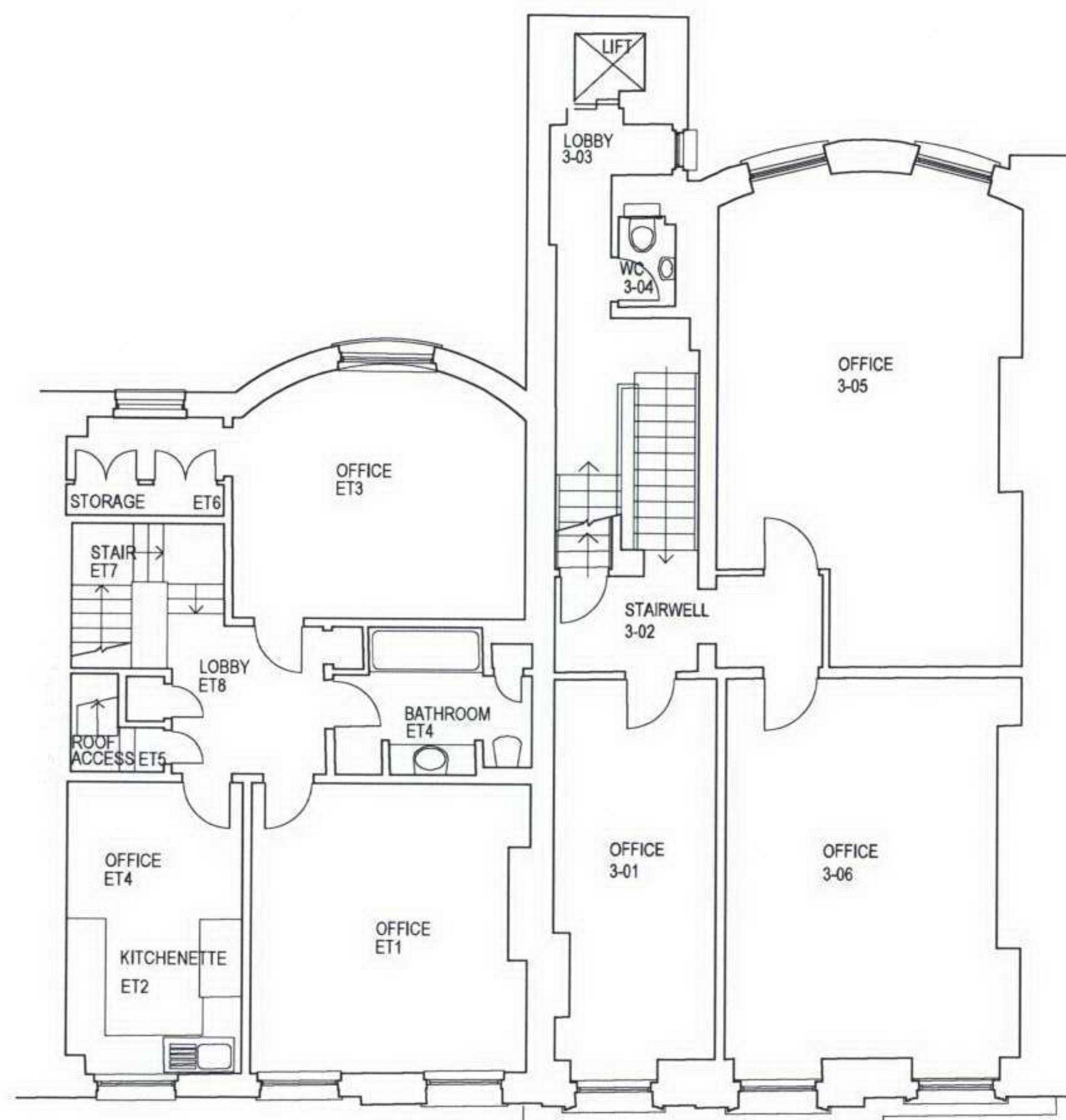
##### 10 Fitzroy Square

9. Make good new opening to match existing decorations, 2-02

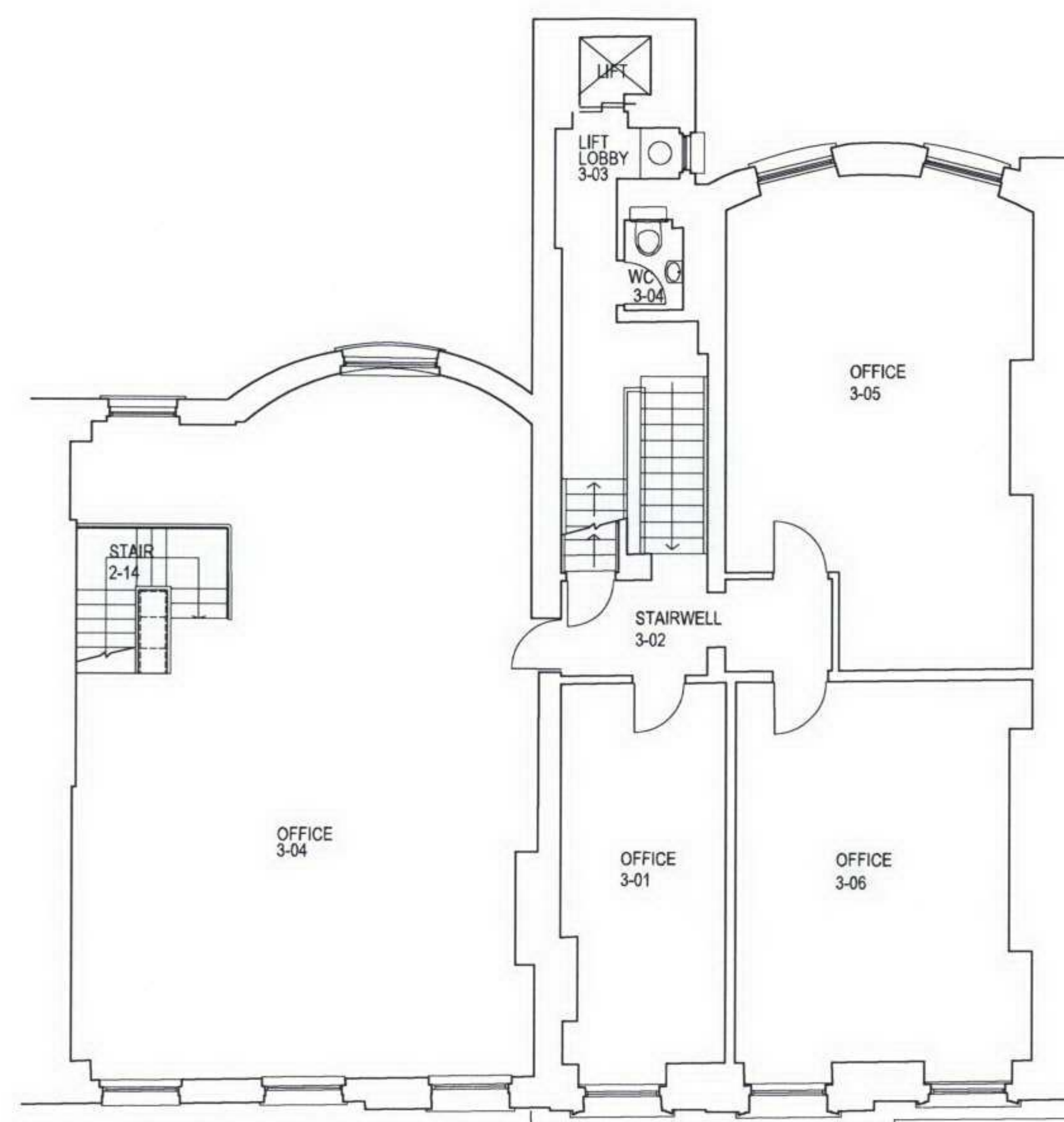
##### 46 Fitzroy Street

10. Form new plasterboard stud partitions to rooms 2-06 to 2-12, and 2-14
11. Create new step to accommodate any level change between 46 Fitzroy Street and 10 Fitzroy Square
12. Install new electrical services to all second floor areas
13. Install new sink and water services to 2-12
14. Install new toilets and wash hand basins to 2-10 and 2-11
15. Install new plasterboard ceilings to all second floor areas
16. Install new balustrade to stair 2-13 to closely match existing balustrade in 2-02
17. Decorate all second floor areas to match existing decorations and finishes to 10 Fitzroy Square, please refer to photographs 94 to 104 in the accompanying Photographic Survey





EXISTING THIRD FLOOR



PROPOSED THIRD FLOOR

## E) Third Floor

### Demolitions & stripping out:

#### 10 Fitzroy Square

1. Form new opening through party wall at stair landing, 3-02

#### 46 Fitzroy Street

2. Demolish all non structural stud partitions
3. Remove plasterboard ceilings to third floor areas
4. Remove floor coverings to third floor areas
5. Remove wall coverings to third floor areas
6. Remove existing basin and toilet to ET4 and cap off services
7. Remove existing sink to ET2 and cap off services
8. Removed existing roof ladder access
9. Strip out and terminate existing electrical installations to all third floor areas

### Proposed works:

#### 10 Fitzroy Square

10. Make good new opening to match existing decorations, 3-02
11. Install new door, door lining and architrave to match existing, 3-02

#### 46 Fitzroy Street

12. Install new electrical services
13. Install new plasterboard ceiling
14. Clean and replace broken glazing to existing rooflights
15. Install new pull down ladder for roof access
16. Decorate all second floor areas to match existing decorations and finishes to 10 Fitzroy Square, please refer to photographs 97 to 105 in the accompanying Photographic Survey