

LSX0104896

12 – 18 THEOBALDS ROAD, LONDON, WC1

REDDIE AND GROSE

Schedule of Alteration and Refurbishment Works

1. Demolition and strip out works as indicated on drawing No's. 23-00-07,08, 09, 10A and 11A, consisting mainly of the removal of lightweight partitioning.

2. Alteration works as indicated on drawing No's. 23-00-13A, 14, 15A, 16B, 17A and 18B, consisting mainly of the following:
 - i) Basement
Formation of Staff Room in areas B21 and B22.
Refurbishment of Toilet Accommodation in areas B16 and B17.
Refurbishment of Tea Point in area B18.

 - ii) Ground Floor
Refurbishment of Toilet Accommodation to G14 and G15, G16, G17, G18 and G19.
Construction of Staircase division in area G05.

 - iii) First Floor
Provision of second door to Office F01.
Formation of Lobbies to Toilet areas F13 and F14.
Construction of Staircase division to area F23.
Refurbishment of Toilet Accommodation to areas F13, F14, F19, F20, F21 and F22.
Provision of Tea Point in area F18.

 - iv) Second Floor
Formation of larger Office in areas S04 and S05, plus blocking up of doorway to area S05.
Refurbishment of Toilet Accommodation in areas S13, S14, S15 and S16.
Provision of Tea Point in area S19.

 - v) Third Floor
Rearrangement of residential accommodation in areas T01, T02, T09 and T13 to form new Bedroom, Kitchen and Bathroom Accommodation with separate w.c. opening into corridor.
Formation of new kitchen in areas T17 and T19.

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- vi) Rear Annex Formation of new kitchen in areas T17 and T19.
Formation of accommodation Staircase between ground and first floors.
Provision of new Tea Points at Ground, First and Second floors.
New suspended ceiling at all three levels.
Sound attenuation measures between all floors.
Reinforcement of floor to proposed filing area in area F33.
Formation of new offices in demountable partitioning.

3. Mechanical Installation consisting mainly of the following:-

- i) Comfort cooling/heating to all three levels of rear annex and areas F07 and F18, and S10, S19 and S20 to No. 12.
- ii) Comfort cooling/heating with fresh air ventilation to areas B10, B14, G01 and T08.
- iii) New Sanitary and Kitchen fittings throughout with hot and cold water supplies and plumbing.
- iv) Overhauling of existing heating and hot and cold water installations and removal of radiators and associates pipework in areas where new comfort cooling/heating is proposed.
- v) New smaller more efficient boiler

4. Electrical Installation

- i) New lighting installation throughout.
- ii) New small power installation throughout set in new containment through suspended ceilings and skirting trunking.
- iii) New data cabling to follow same routing as small power listed in item (ii) above.
- iv) New addressable fire alarm system in No's. 12-18, leaving No's. 20 and 22 on old system but operational. No's. 20 and 22 can be included on new addressable system if required by Landlord.
- v) Upgrade to intruder alarm system to No. 12 – 18.

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5. Generally

- i) Complete redecoration of the interior of all units.
- ii) Upgrade to Reception Area.
- iii) New carpeting throughout.
- iv) Provision of safety harness and stainless steel wire restraints at parapets to No's. 12 – 18. Provisional of fixed ladder access to all roof slopes to facilitate maintenance procedures.

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