

Schedule of Proposed Works

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Refurbishment of Grade II* Listed Office Building

**6 Bloomsbury Square
London
WC1A 2LP**

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Prepared on behalf of:

Danny Ungar
South Bloom Ltd.
14 Cavendish Place
London
W10 9DJ

Note: This schedule to be read with drawings A-PL-099, A-PL-100, A-PL-101, A-PL-102, A-PL-103, A-PL-104, A-PL-200, A-PL-300, A-PL-301

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General

Retain / refurbish	Remove	New
Plaster mouldings	Carpets	Rewiring
	Cables, sockets, switches	Fire system
Repair chips and cracks	Pendent lights/ chandeliers	Lighting
Original doors- repair damage and make good	Tube lights	Carpet/ Floor finishes
All floor and roof timbers	Paint from moulding	Door handles – Black iron
Timber panelling	Paint generally	Subtle door closers
Door Frames	Existing door handles	Re paint
Architraves	Radiators and pipes	Reinstate fireplaces
Dado rails	Non Original floor finishes	
Picture rails		
Original skirtings		
Lath and Plaster walls and ceiling surfaces		

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Builders Work and Decoration




Exterior	Notes	Photo
Front Elevation	<ul style="list-style-type: none"> • Repair sills where needed, repaint • Repair brick work where needed • Remove- CCTV equipment, signage, disabled access bell, buzzer • New security system • Repair and repaint fence • Reinstall lamp • Clean lamp glass • General repaint • Clean brick work • Re-plaster/ concrete steps • Replace porch tiles • New mat • Repair right plaster scroll above door • Repaint boot cleaner • repair door frame • Clean out area below road 	
Below street level	<ul style="list-style-type: none"> • Clean glazed tiles • Remove vent • Drain next to D.B.4 • Floodlights • Add AC unit under porch • Repair stairs • Repair slate drip edge • Remove white paint around D.B.4 	
Vault 1	<ul style="list-style-type: none"> • Very wet • Not lined or painted- exposed brick • New lining • New flooring • New step down into vault • New light 	

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Vault 2	<ul style="list-style-type: none"> • Lined and painted • Ply floor • tube light • very damp, especially near door • Damage from damp • New lining • New floor cover 	
Back Elevation	<ul style="list-style-type: none"> • Remove white paint LB and LO • Repair sills where needed, repaint • Repair brick work where needed • Re-route downpipes • Re-route flue • Remove lighting 	
Garden	<ul style="list-style-type: none"> • Remove- landscaping- fence ,brickwork planters, fish pond, stone paving • Retain tree in corner of site 	
Roof	<ul style="list-style-type: none"> • Remove mesh inside main roof light • Front parapet needs cleaning/de-mossing • Clear out gutters • Clear glass in both roof lights • Flashings and roof membrane appear in good condition • Smaller roof light to be removed and reinstated, raised above new lift overrun • New safety hand rails if required • Clean roof tiles • Strengthen area of flat roof for M&E equipment • New roof light access • Minor brick repair on chimneys • Repair where stair is removed 	




Stairs

Stair	Notes	photo
Grand	<ul style="list-style-type: none"> • Re-carpet • Remove paint balustrade and handrail • Repaint all balustrades Black • Fill gaps in handrail joints • Repair nail damage to walls • Remove wall lights 	
Servant	<ul style="list-style-type: none"> • New nosing • Remove paint handrail • Retain handrail • Repair handrail around lift shaft • Add dado between L0 and L1 • Re-fix hand rail at L0 going to basement • Remove two tone paint scheme • Remove cable box between L1 and L2 	
Roof	<ul style="list-style-type: none"> • Remove stair and access to roof • Remove under stair cupboard • Water damage in stair 	

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Basement

Room	Notes	Photos
B.1	<ul style="list-style-type: none"> • Dropped ceilings outside strong room • Remove- built in shelves, gas pipes, ducts, wall to kitchen, lights, kitchen, textured wall and ceiling coating, electrics box, tiles • New kitchenette • New tiles 	
B.2	<ul style="list-style-type: none"> • New Bathroom with shower • New tiles 	
B.3	<ul style="list-style-type: none"> • New Bathroom with shower • New tiles 	
B.4	<ul style="list-style-type: none"> • New WC • New tiles 	
B.5	<ul style="list-style-type: none"> • Remove- Radiator, lights, cabling, window?, textured wall finish, cable box between lift and machine room, gas pipes • Repair plaster under stairs • New tiles 	
B.6	<ul style="list-style-type: none"> • Remove- Partitions, sanitary fittings, floor covering, boiler etc., textured wall coating • Create doorway to extension • New floor tiles • Reconfigure vents • 	


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B.7	<ul style="list-style-type: none"> New extension- see drawings 	
B.8	<ul style="list-style-type: none"> Retain fireplace Remove- textured coating wall and ceiling, radiators Large crack above W.B.6 Non original panelling 	 
B.9	<ul style="list-style-type: none"> Remove- Textured coating wall and ceiling, radiator and pipes, shelves, cable boxes, riser Add new storage 	
B.10	<ul style="list-style-type: none"> Add partition to create two spaces Remove – shelving, wood around brick work Some original brick arches have been removed New carpet 	
B.11	<ul style="list-style-type: none"> As B.10 	

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B.12	<ul style="list-style-type: none"> • Panelling different from upstairs • Reinstall large blocked up fireplace • Remove- lighting, radiator, pipes, textured ceiling • Cracks in ceiling 	
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Ground Floor




Room	Notes	Photos
0.1	<ul style="list-style-type: none"> • New entry mat • Remove electric boxes • New door entry system • New emergency light • Skirting Damage • Retain window above door (W.0.2.B) 	
0.2	<ul style="list-style-type: none"> • Remove non original marble floor • New stone floor • Archway between 0.2 0.3 cracks and chipped corners either side 	
0.3	<ul style="list-style-type: none"> • Remove non original marble floor • New stone floor as 0.2 • Remove sockets • Remove radiator pipes remove • Remove desk, video phone, name panel, etc. • Fill joints in hand rail • Re-carpet stair • Strip and repaint balustrade and handrail 	

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0.4	<ul style="list-style-type: none"> Remove textured wall finish Remove two tone paint scheme New wall lights 	
0.5	<ul style="list-style-type: none"> Remove vinyl floor- new carpet Reinstate door D.0.7 in wall Remove existing risers Remove shelves Fill holes in wall Remove radiator Remove lowered ceiling- hopefully top of panels remains – repair or reinstate Remove panelling Reinstate pendant light Remove plasterboard under window 	
0.6	<ul style="list-style-type: none"> Ornate fireplace- Probably some or all not original – marble, tile, plaster, iron, mirror above, hard floor in front of fireplace Large furniture to remove 	
0.7	<ul style="list-style-type: none"> Keep panelling stair wall and ends Keep any mouldings Remove riser Remove panels on party wall Remove high-level shelves Add storage Add new risers New /extra lighting Remove electrics boxes 	
0.8	<ul style="list-style-type: none"> Cracking around panelling Open up and reinstate fire place- special detail? Ceiling cracks- re-plaster Replace radiators with FCU New curtains or blinds 2 chandeliers to be replaced 	

First Floor




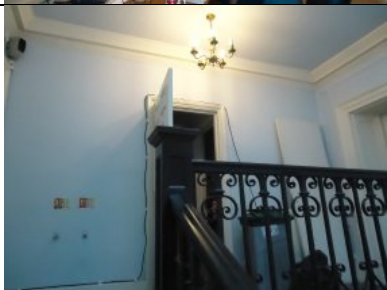
Room	Notes	Photos
1.1	<ul style="list-style-type: none"> Cracks and flacking wall plaster- re-plaster Ceiling in good condition Remove flooring – replace with engineered parquet floor over original floor boards Remove radiators and boxes replace with FCU Reinstate fireplace Remove cable entry above D.1.1 	
1.2	<ul style="list-style-type: none"> Remove Radiator Fill holes Remove ceiling light Cracking 	
1.3	<ul style="list-style-type: none"> As 0.4 	
1.4	<ul style="list-style-type: none"> Remove-suspended ceiling, partitions, sanitary fixtures, wall linings, disability handles, tiles, vents Reinstate door to 1.5 Repair cracks in panels Replica cornice moulding where needed 	 
1.5	<ul style="list-style-type: none"> Reinstate fireplace, Mirror above Remove- Radiator, cable box, shelves, Curtain rails 	

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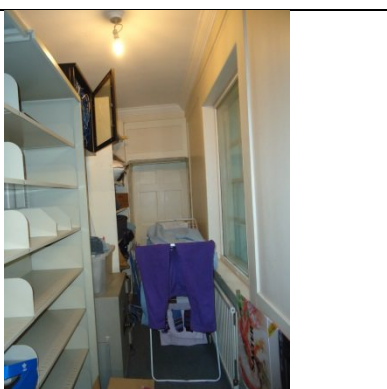
1.6	<ul style="list-style-type: none"> Remove – Floor, radiator, fridge, kitchen, riser Open up window W.1.7 Large cracks in brick work and plaster either end Retain stair side panelling 	
1.7	<ul style="list-style-type: none"> As 1.6 	

Second Floor



Room	Notes	Photos
2.1	<ul style="list-style-type: none"> Panelled Reinstate blocked fireplace Remove- lights, pin board, radiators, textured ceiling, lights, vent above fireplace Cracks in panels-following wood lines, around panel behind radiator Flacking paint Two different styles of dados 	 
2.2	<ul style="list-style-type: none"> Remove- Radiator, shelves, light, partitions, textured ceiling 	
2.3	<ul style="list-style-type: none"> Remove- partitions, kitchen, sanitary fixtures, radiator, light, security system, suspended ceiling in kitchen area Damage to plaster above dental opposite landing Repaint hand rail and Newel post 	
2.4	<ul style="list-style-type: none"> As 0.4 	

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2.5	<ul style="list-style-type: none"> • Panelling • Remove- lights, shelves, pin board, risers, cables, radiator, cracked textured ceiling • Large cracks below architrave 	
2.6	<ul style="list-style-type: none"> • Panels • Reinstall fireplace • Cracks above panels over D.2.5 • Chipped skirting • Remove- radiator, lights, shelves, curtain rails • Fill holes above fire place • Fix panel above fireplace 	
2.7	<ul style="list-style-type: none"> • Remove- shelves, radiator, safe, riser, data box, light, textured ceiling • Keep panelling • Add – new risers , sanitary fixings, partitions 	
2.8	<ul style="list-style-type: none"> • As 2.7 	

Third Floor

Room	Notes	Photos
3.1	<ul style="list-style-type: none"> • Picture rail no panelling • Two fireplaces to be reinstated • Wood panels around windows and between W.3.1 and W.3.2 • Cracks in walls and ceiling • Remove- shelves, lights, textured ceiling • Weak floor in centre of room • Mirrors above fireplaces • No evidence of porthole window 	
3.2	<ul style="list-style-type: none"> • Remove- Radiator, textured ceiling, cupboard under stairs, stairs, built in shelves, riser • New roof light as access to roof 	

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3.3	<ul style="list-style-type: none"> • Raised ceiling around lift shaft • Remove- same as below 		
3.4	<ul style="list-style-type: none"> • Lowered ceiling • Access panel in ceiling • Remove- partitions, sanitary fixtures, kitchen, laminate tiles, radiator, wall tiles 		
3.5	<ul style="list-style-type: none"> • Remove- Textured ceiling, shelves, lights, radiator • Picture rail no panelling • Picture rail chipped • Wood panelling around W.3.6 • Reinstall fireplace 		
3.6	<ul style="list-style-type: none"> • Remove- Radiator, shelves, light, pin board • New- partitions, sliding doors, kitchenette, WC 		
3.7	<ul style="list-style-type: none"> • As 3.6 		

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Door Schedule

Door	Notes	Photo
D.B.1	<ul style="list-style-type: none"> Replace 	
D.B.2	<ul style="list-style-type: none"> Remove 	
D.B.3	<ul style="list-style-type: none"> Replace 	
D.B.4	<ul style="list-style-type: none"> Replace Georgian style with vision panels Render exterior reveal to match windows 	
D.B.5	<ul style="list-style-type: none"> New- Sliding pocket door 	
D.B.6	<ul style="list-style-type: none"> New- Sliding pocket door 	



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D.B.7	<ul style="list-style-type: none"> • Replace to match • No vision panel 		
D.B.8	<ul style="list-style-type: none"> • New- Sliding pocket door 		
D.B.9	<ul style="list-style-type: none"> • Retain • Strong room door 		
D.B.10	<ul style="list-style-type: none"> • Replace to match 		
D.B.11	<ul style="list-style-type: none"> • Retain • Large door 		
D.B.12	<ul style="list-style-type: none"> • Replace to match • Fire door 		
D.B.13	<ul style="list-style-type: none"> • Create new opening • Door to match others 		


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D.B.13.A	<ul style="list-style-type: none"> • New double doors • Replacing existing windows • Glass with steel frame 	
D.B.14	<ul style="list-style-type: none"> • Replace – Georgian style 	
D.B.15	<ul style="list-style-type: none"> • Replace to match • No vision panels 	
D.B.16	<ul style="list-style-type: none"> • Replace to match • No vision panels 	
D.0.1	<ul style="list-style-type: none"> • New door or refurbish • No vision panels 	

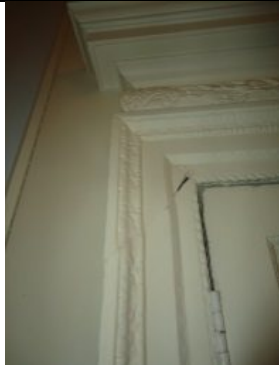
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D.0.2	<ul style="list-style-type: none">• New Door – Glazing bars to match side windows• Cracks in plaster/ fame	
D.0.3	<ul style="list-style-type: none">• Retain• Small damage• Fire door with closer and smoke seal	
D.0.4	<ul style="list-style-type: none">• Strip paint• Repair cracks	
D.0.5	<ul style="list-style-type: none">• Repair• Cables through hole in frame	

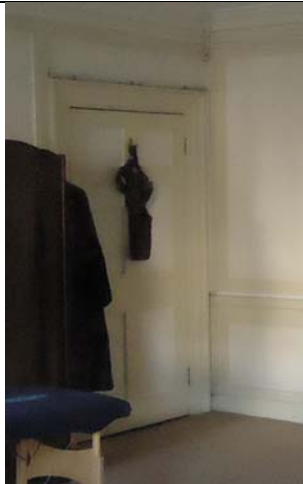
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D.0.6	<ul style="list-style-type: none"> • Replace to match • Fire door with closer and smoke seal • Panelled on one side plain on other • Cables through hole in frame 	
D.0.7	<ul style="list-style-type: none"> • New to match • Couldn't see area behind furniture 0.6 	
D.0.8	<ul style="list-style-type: none"> • Repair • Cables through hole in frame 	
D.0.9	<ul style="list-style-type: none"> • Retain • Re hang • Remove bolt, make good frame 	
D.1.1	<ul style="list-style-type: none"> • Repair • Frame opening up • Paint flacking • Crack on door panel • Large crack 1.1 side 	




			
D.1.2	<ul style="list-style-type: none"> • Retain • Remove signage 		
D.1.3	<ul style="list-style-type: none"> • Repair damage • Fire door- smoke seal, no closer 		
D.1.4	<ul style="list-style-type: none"> • Replace to match • Large chunk taken out of frame 		

			
D.1.5	<ul style="list-style-type: none"> • Retain • Door on 1.5 side • Blocked up 1.4 side 		
D.1.6	<ul style="list-style-type: none"> • Retain 		
D.1.7	<ul style="list-style-type: none"> • New- Sliding pocket door 		
D.1.8	<ul style="list-style-type: none"> • New- Sliding pocket door 		
D.1.9	<ul style="list-style-type: none"> • Retain • Only double doors • Double doors needed to allow for angled wall 		
D.2.1	<ul style="list-style-type: none"> • New to match 		

D.2.2	<ul style="list-style-type: none"> New to match 	
D.2.3	<ul style="list-style-type: none"> Retain Fire door Paint chipped and flacking 	
D.2.4	<ul style="list-style-type: none"> Retain Fire door- smoke seal, no closer Cracks in frame on 2.3 side 	
D.2.5	<ul style="list-style-type: none"> New to match 	


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D.2.6	<ul style="list-style-type: none"> New to match Fire door- smoke seal, no closer 	
D.2.7	<ul style="list-style-type: none"> New to match No sign of existing doorway either side 	
D.2.8	<ul style="list-style-type: none"> New to match Damage to frame 	
D.2.9	<ul style="list-style-type: none"> New- Sliding pocket door 	
D.2.10	<ul style="list-style-type: none"> New- Sliding pocket door 	
D.2.11	<ul style="list-style-type: none"> New to match 	

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D.3.1	<ul style="list-style-type: none">• New to match• Damage to frame	
D.3.2	<ul style="list-style-type: none">• 	
D.3.3	<ul style="list-style-type: none">• Retain• Cracks and chipped paint 3.3 side	
D.3.4	<ul style="list-style-type: none">• New to match	

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D.3.5	<ul style="list-style-type: none"> New to match 		
D.3.6	<ul style="list-style-type: none"> New – sliding pocket door 		
D.3.7	<ul style="list-style-type: none"> New – sliding pocket door 		
D.3.8	<ul style="list-style-type: none"> New to match 		

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Window Schedule

Window	Notes	Photo
W.B.1	<ul style="list-style-type: none">Ferramentas outside	
W.B.2	<ul style="list-style-type: none">Ferramentas outside	
W.B.3	<ul style="list-style-type: none">Opening 80x115, 115 from floor, 150 from garden side wallNeeds to be re-strungTo be blocked up	
W.B.3.A	<ul style="list-style-type: none">Bottom of stairsNot on survey drawingsOpening 950x1025, 1430 from floor, 150 from garden side wallTo be blocked up	




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W.B.4	<ul style="list-style-type: none"> Remove – window, Ferramentas bars Create doorway 		
W.B.4.A	<ul style="list-style-type: none"> Remove – window, Ferramentas bars Create doorway 		
W.B.5	<ul style="list-style-type: none"> Replace to match Remove ferramenta bars 		
W.B.6	<ul style="list-style-type: none"> Remove ferramenta bars 		



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W.0.1	<ul style="list-style-type: none"> • Remove and replace to match others • Shutters painted closed- repair 	
W.0.2	<ul style="list-style-type: none"> • Remove and replace to match others • Shutters painted closed- repair 	
W.0.2.B	<ul style="list-style-type: none"> • Above the front door 	
W.0.3	<ul style="list-style-type: none"> • Retain • Opening • Remove wooden blind 	


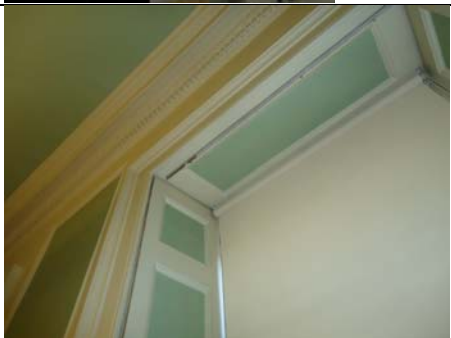

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W.0.4	<ul style="list-style-type: none"> • 	
W.0.5	<ul style="list-style-type: none"> • Working shutters 	
W.0.6	<ul style="list-style-type: none"> • Working shutters 	
W.0.6.A	<ul style="list-style-type: none"> • Reinstate with translucent glass 	
W.1.1	<ul style="list-style-type: none"> • May be a safety issue with size and height of opening 	
W.1.2	<ul style="list-style-type: none"> • May be a safety issue with size and height of opening 	
W.1.3	<ul style="list-style-type: none"> • May be a safety issue with size and height of opening 	


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W.1.4	<ul style="list-style-type: none"> • Retain • Opening • Replace with clear glass 	
W.1.5	<ul style="list-style-type: none"> • Shutters – will operate once curtain rail removed 	
W.1.6	<ul style="list-style-type: none"> • Shutters – will operate once curtain rail removed 	
W.1.7	<ul style="list-style-type: none"> • Reinstate with translucent glass 	




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W.2.1	<ul style="list-style-type: none"> • Opening • No handles • Shutters painted closed 	
W.2.2	<ul style="list-style-type: none"> • Opening • No handles • Shutters painted closed 	
W.2.3	<ul style="list-style-type: none"> • Top hung section falls when opened • Re hang • One shutter has handle • Shutters forced open after being nailed and painted shut • Cracks in panelling above 	
W.2.4	<ul style="list-style-type: none"> • Opening • Working shutters • Sill chipped outside 	
W.2.5	<ul style="list-style-type: none"> • Opening • No shutters • Roller blind • Clean and repaint • Remove curtain rail 	





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W.2.6	<ul style="list-style-type: none"> • Opening • No shutters • Roller blind • Clean and repaint • Remove curtain rail 	
W.2.7	<ul style="list-style-type: none"> • Remove safety glass • Replace clear glass with translucent glass 	
W.3.1	<ul style="list-style-type: none"> • Repaint • Chains not cords • Letting in draught – magnet fixed plastic sheet over window • No latch or handles 	
W.3.2	<ul style="list-style-type: none"> • Broken chain • Letting in draught – magnet fixed plastic sheet over window • Latch, no handles 	
W.3.3	<ul style="list-style-type: none"> • Cord • Letting in draught – magnet fixed plastic sheet over window 	


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	<ul style="list-style-type: none"> Latch, no handles 	
W.3.4	<ul style="list-style-type: none"> Reinstate to match Remove safety glass Remove square frame 	
W.3.5	<ul style="list-style-type: none"> Re balance 	
W.3.6	<ul style="list-style-type: none"> New to match 	
W.3.7	<ul style="list-style-type: none"> Remove safety glass 	
W.3.8	<ul style="list-style-type: none"> Remove messy putty Window not central in plaster opening Cracks in plaster behind security glass Remove safety glass 	

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W.3.9	<ul style="list-style-type: none">• Blocked up 3.1 side• Reinstate to match	
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