

PROPOSED SCHEDULE OF WORKS

GHK ARCHITECTS

(Planning/Listed Building Consent Applications)

Project:	No12 Gray's Inn Square London WC1R 5JP First and Second Floors (North) Proposed Alterations + Refurbishment of Existing Barristers Offices for Change of use to Residential 2 Bedroom Flats at each floor level	Ref/File No:	HK 2191 /3.1
Client:	The Honourable Society of Gray's Inn		
Title:	Proposed Schedule of Works for Alterations /Refurbishment		
Date:	21st November 2015		

Drawings: This Schedule to be read in conjunction with GHK Architects drawings for Existing and Proposed Plans First & Second Floors (North) Alterations & Refurbishment:-

HK 2191/SK 011	HK 2191/SK 019	HK 2191/SK 027
HK 2191/SK 013	HK 2191/SK 021	HK 2191/SK 028
HK 2191/SK 014	HK 2191/SK 022	HK 2191/SK 029
HK 2191/SK 015	HK 2191/SK 023	HK 2191/SK 030
HK 2191/SK 016	HK 2191/SK 024	HK 2191/SK 031
HK 2191/SK 017	HK 2191/SK 025	HK 2191/SK 032
HK 2191/SK 018	HK 2191/SK 026	

FIRST & SECOND FLOORS (NORTH) ALTERATIONS & REFURBISHMENT GENERALLY

See Existing/Proposed plans for extent of Alterations proposed within the Vacant Offices to the First & Second Floors (North) Accommodation. Existing timber studwork partitions are proposed to be altered to create Living Room/Kitchen - Dining, 2no Bedrooms, Bathroom and Hall areas.

It appears the fabric and internal finishes to these existing Offices and ancillary accommodation to these First & Second Floors (North) appears to have been partly rebuilt after the Second World War and also during subsequent internal refurbishments/alteration works.

The existing finishes internally are modern with white painted plain plastered, plasterboard walls and ceilings, flush doors with applied beading/panelled doors. Modern coved plaster cornices occur in some Offices/parts of Offices resembling a similar pattern to other 1950's rebuilding. The accommodation appears as if may have been partly rebuilt/repared at the upper levels internally and externally after the Second World War. There are no areas original timber wall panelling with matching panelled doors, fireplaces, timber cornices lath and plaster ceilings as can be seen in the other lower floors of the property. Floors appear to be original timber joist/floor boards and beam construction and exhibit signs of historic settlement towards the centre of these North sets of accommodation. At First Floor on the East side of the property raised flooring exists with a step of 100mm at the Entrance door to the enlarged room to Gray's Inn Road and we assume original floor construction remains in place below.

Externally it would also appear that some of the external facing brickwork has been rebuilt and repaired to these North sets of accommodation. On the elevation to Gray's Inn Road the facing brickwork to the North side of the Main Staircase appears to have been rebuilt as can be seen by the saw tooth effect vertically between the original and more modern brick work to the No12 North Elevation. It should also be noted that the adjacent property of No11 Gray's Inn Square has been rebuilt in the 1950's after Second World War damage.

FIRST & SECOND FLOORS (NORTH) PROPOSED ALTERATIONS & REFURBISHMENT

Alterations are proposed for each floor to create 2no similar 2 Bedroom Residential flats at First and Second floor levels (North).

On the East side of the First Floor with parts of the existing flooring raised with a 100mm step it is proposed to carry out some releveling retaining the existing/original timber floor boards/joists.

It is proposed to carefully strip out from the previous Office use all obsolete/redundant Mechanical, Electrical and Public Health services, removing all remains of all associated fittings/cables/skirting trunkings conduits etc. and make good. Services to be modified to suit the proposed internal alterations with Bathroom and Kitchen fittings to suit the proposed Residential uses.

Fire detection and precautions measures within the proposed Residential flats will be upgraded and linked to the existing alarm system to the property to give L1 coverage in compliance with upgraded standards to other properties within The Honourable Society of Gray's Inn Estate.

All areas internally to the proposed Residential Flats at First and Second floors (North) following the Alterations will have new painted finishes redecorations.

EXISTING OFFICE F3 / PROPOSED LIVING KITCHEN DINING ROOM & EXISTING OFFICES S4 & S5 / PROPOSED LIVING KITCHEN DINING ROOM

Rooms to be re-planned and opened up to form proposed Kitchen Dining and Living Rooms as indicated on the proposed plans HK 2191/SK 030 and SK 031.

Existing timber stud partitions to be carefully removed and new timber studwork partitions installed as indicated on the proposed plans.

Timber floor boarding is to be carefully raised and re-levelled, particularly at First Floor level to eliminate existing step and raised floor to the Existing Office F1 Scribed treated timber firrings to be fixed on top of existing floor joists and original floor boards to be fixed in exactly the same positions as original locations – boards to be numbered accordingly.

New Kitchen units laminate finished and services to be installed on the North Walls in each flat with New Boilers and services connections to and from the services void to the rear of the Bathroom and to the Internal Lightwell to No11 Gray's Inn Square

Existing carpet finishes underlay and plywood to be removed retaining original timber floor boarding. New plywood sub base to be provided for new vinyl floor finishes.

New painted panelled doors frames and architraves to be provided to Halls complete with polished brass ironmongery.

Painted timber sash windows to be thoroughly overhauled, rubbed down and redecorated with surface fixed white brush seals added internally.

New panelled radiators provided and new electrical, TV, sockets/fittings provided to replace existing from previous Office use.. New timber skirting pipe casing to be installed to conceal radiator pipes at skirting level as new services cannot be installed within the existing timber flooring.

New surface fixed smoke/ heat detector to be installed to ceiling with concealed cabling.

Pendant light fitting to be upgraded with new light fittings and concealed cabling.

Redundant surface fixed cabling conduits trunking and fittings shall be carefully removed with plaster finishes made good.

Wall and ceiling/cornices, picture rails, skirtings, doors/frames and plaster decorations will be re-decorated (painted finishes to approved colour).

EXISTING OFFICE F1 / PROPOSED LARGE BEDROOM & EXISTING PHOTOCOPY ROOM S2 + TOILETS / PROPOSED LARGE BEDROOM

Existing timber stud partitions/borrowed light glazing to be carefully removed and new timber studwork partitions installed as indicated on the proposed plans HK 2191/SK 030 and SK 031. Toilets and services to be removed and services modified for proposed bathrooms. Remove existing cupboard and cylinder at Second floor install new mirror faced doors and wardrobes as indicated on the drawings HK 2191 SK 025.

Timber floor boarding is to be carefully raised and re-levelled, particularly at First Floor level to eliminate existing step and raised floor to the Existing Office F1 Scribed treated timber firrings to be fixed on top of existing floor joists and original floor boards to be fixed in exactly the same positions as original locations – boards to be numbered accordingly.

Existing carpet/vinyl floor finishes underlay and plywood to be removed retaining original floor boarding. New plywood sub base to be provided for new carpet floor finishes.

Painted plaster ceiling levels to be retained as existing made good where necessary but with new plasterboard and skim finished battened ceiling and matching coved cornice similar to existing pattern. New ventilated plasterboard and skim ducts to be provided at ceiling level to conceal existing pipes.

Painted plaster wall finishes made good as necessary where services are removed.

Painted timber sash windows to be overhauled, rubbed down and redecorated with surface fixed white brush seals added. Existing secondary glazing in white polyester powder coated frames to be overhauled and retained as existing.

Modern flush doors and frame to Halls to be carefully removed. New panelled doors and frame/architraves to be installed to replace existing.

New panelled radiators provided and new electrical, TV, sockets/fittings provided to replace existing from previous Office use. New timber skirting pipe casing to be installed to conceal radiator pipes at skirting level as new services cannot be installed within the existing timber flooring.

New surface fixed smoke detector to be installed to ceilings with concealed cabling.

Office Lighting removed and new pendant light fittings to be installed.

Redundant surface fixed cabling conduits trunking and fittings shall be carefully removed with plaster finishes to walls/joinery etc made good.

Wall and ceiling/cornices, skirtings and door/frame will be re-decorated (painted finishes).

EXISTING OFFICE F1 / PROPOSED SMALL BEDROOM & EXISTING OFFICE S1 / PROPOSED SMALL BEDROOM

Existing timber stud partitions/borrowed light glazing to be carefully removed and new timber studwork partitions installed as indicated on the proposed plans HK 2191/SK 030 and SK 031.

Timber floor boarding is to be carefully raised and re-levelled, particularly at First Floor level to eliminate existing step and raised floor to the Existing Office F1 Scribed treated timber firrings to be fixed on top of existing floor joists and original floor boards to be fixed in exactly the same positions as original locations – boards to be numbered accordingly.

Existing carpet/vinyl floor finishes underlay and plywood to be removed retaining original floor boarding. New plywood sub base to be provided for new carpet floor finishes.

Painted plaster ceiling levels to be retained as existing made good where necessary but with new plasterboard and skim finished battened ceiling and matching coved cornice similar to existing pattern. New ventilated plasterboard and skim ducts to be provided at ceiling level to conceal existing pipes.

Painted plaster wall finishes made good as necessary where services are removed.

Painted timber sash windows to be overhauled, rubbed down and redecorated with surface fixed white brush seals added. Existing secondary glazing in white polyester powder coated frames to be overhauled and retained as existing.

Modern flush doors and frame to Halls to be carefully removed. New panelled doors and frame/architraves to be installed to replace existing.

New panelled radiators provided and new electrical, TV, sockets/fittings provided to replace existing from previous Office use. New timber skirting pipe casing to be installed to conceal radiator pipes at skirting level as new services cannot be installed within the existing timber flooring.

New surface fixed smoke detector to be installed to ceilings with concealed cabling.

Office Lighting removed and new pendant light fittings to be installed.

Redundant surface fixed cabling conduits trunking and fittings shall be carefully removed with plaster finishes to walls/joinery etc made good.

Wall and ceiling/cornices, skirtings and door/frame will be re-decorated (painted finishes).

EXISTING FIRST FLOOR TOILETS, HALL F2 PROPOSED BATHROOM & EXISTING SECOND FLOOR TOILETS/SHOWER, HALL S3 PROPOSED BATHROOM

Existing timber stud partitions to be carefully removed and new timber studwork partitions installed as indicated on the proposed plans HK 2191/SK 030 and SK 031.

Existing Toilet/ shower sanitary fittings and ceramic floor/ wall tiling to be removed and pipework altered to suit proposed Bathroom layouts/ fittings.

Timber floor boarding is to be carefully raised and re-levelled, particularly at First Floor level to eliminate existing step and raised floor to the Existing Office F1 Scribed treated timber firrings to be fixed on top of existing floor joists and original floor boards to be fixed in exactly the same positions as original locations – boards to be numbered accordingly.

Painted plaster ceiling to be removed and replaced with new moisture resisting plasterboard and skim on treated timber battens to facilitate services alterations.

New sanitary fittings and finishes to be installed and connected to existing drainage in Service void and External No11 Gray's Inn Square Lightwell.

Ceramic tiling to be provided to sanitary fittings, bath/ shower as indicated on Drawing number HK 2191/SK 029.

Existing painted flush timber door and frame to Hall to be replaced with new painted timber panelled door and frame to match the remainder of the flat.

New upgraded radiator/towel rail to be provided surface fixed. Light fitting to be upgraded to Bathroom IP rated surface fixed fittings with concealed wiring.

Lightwell timber casement window/ frame to be rubbed down and redecorated internally/ externally.

ENTRANCE HALLWAY F2 / PROPOSED HALL & ENTRANCE HALLWAY S3 / PROPOSED HALL

Existing timber stud partitions to be carefully removed and new timber studwork partitions installed as indicated on the proposed plans HK 2191/SK 030 and SK 031.

Existing carpet finishes underlay and plywood to be removed retaining original floor boarding. New Plywood sub base to be provided for new vinyl floor finishes.

Timber floor boarding is to be carefully raised and re-levelled, particularly at First Floor level to eliminate existing step and raised floor to the Existing Office F1 Scribed treated timber firrings to be fixed on top of existing floor joists and original floor boards to be fixed in exactly the same positions as original locations – boards to be numbered accordingly.

Historic outer oak black painted security Entrance doors frames and ironmongery including old lock mechanisms to be retained to existing Staircase. Modern locks to be replaced similar to deadlocks/night latches/ overhead door closer – brass finish.

Painted timber panelled Inner oak Entrance Door from Staircase landing including flush doors/ added panelling patterns to be renewed for fire precautions upgrade to FD30S

standard with intumescent paint finishes on the Hall side and cold smoke seals to door edges.

Existing Distribution Board and Cupboard at high level on South Wall to be removed and new upgraded Electrical Distribution Board to be installed with new panelled cupboards/matching cornices – painted finish.

The new painted plaster ceiling will be provided with a new surface fixed smoke detector/sounder hard wired with concealed wiring and pendant light fittings/ emergency light over Entrance door.

Office recessed lights to be replaced with pendant light fittings/wall lights with cables/controls adjusted to suit.

New panelled radiators to be installed to walls as indicated on the drawings – colour white.

Wall finishes, joinery, cupboards, doors, cornices/ceilings to be redecorated (painted finishes).

MAIN STAIRCASE LANDINGS FIRST AND SECOND FLOOR

Existing Main Staircase landing shall be retained as existing with upgraded services connections to the flats from the existing services riser ducts on the walls to the Landing.

Holes from services riser ducts through the compartment wall between the duct and the flat to be fire stopped to 1 hour rating.

BASEMENT, GROUND, THIRD FLOOR LEVELS, FIRST / SECOND FLOOR LEVELS (SOUTH) MAIN ENTRANCE / STAIRCASE & THE EXISTING ROOF

These above noted areas of accommodation within the property will remain as existing. The flat roofing and pitched clay roof tile areas will be retained as existing with services modifications for the proposed Residential Accommodation at First & Second floors North connected into the existing riser ducts at the North End of No12 Grays Inn Square (North) and drainage to the internal Lightwell to No11 Gray's Inn Square.

EAST & WEST ELEVATIONS TO No12 GRAY'S INN SQUARE; will be retained as existing and no works are proposed to these façades as part of this application.