

## CORINTHIAN HOUSE, 279 TOTTENHAM COURT ROAD

### OUTLINE SCHEDULE OF WORKS

#### BUILDING FAÇADE

*[Refer to P(series) dwgs generally]*

- Clean, and repair where necessary, the Portland stone;
- Remove all existing metal balustrades, old signage support steelwork and redundant services from façade;
- Overhaul all existing windows and install new window ironmongery, replacing glazing only where necessary and redecorate all window frames and decorative spandrels;
- Install internal secondary glazing system;
- Remove existing open-metal screen to office entrance and replace with new bronze finished night-time doors with recessed lighting in head of retained Portland stone surround;
- Install new building signage (detail yet to be confirmed).
- Refurbish and make good existing rear exit doors to secondary staircase on Bainbridge Street;
- Glaze high-level apertures below decorative Portland stone motifs on Tottenham Court Road and New Oxford Street at 6<sup>th</sup> floor level;
- Install new pigeon/vermin deterrent.

#### OFFICE ENTRANCE

*[Refer to dwgs P(--)/10 & P(--)/01]*

- Drop level of slab locally to office entrance to create flush, DDA compliant threshold;
- Remove existing glazed inner doors and replace with new framed glass door system to create entrance lobby;
- Install new high quality floor finishes and entrance matting in reception area;
- Install new decorative wall finishes to reception area;
- Install new ceiling finishes to reception area;
- Install new lighting to reception area;
- Install new reception desk and seating;
- Provide new mechanical and electrical services in accordance with M&E consultant's proposals;

#### PRIMARY STAIR AND LIFT CORE / LANDING LEVELS

*[Refer to dwgs P(--)/01-08 & P(--)/20]*

- Overlay existing 1970s staircase with new surface finishes and Gradus-type nosings;
- Replace timber handrail with new metal handrail;
- Provide new wall-mounted lobby signage and all necessary fire escape signage;
- Redecorate all walls and ceilings;
- Install new LED lighting;
- Provide new mechanical and electrical services in accordance with M&E consultant's proposals;
- Remove existing carpet finishes to landing levels and install new hard surface finishes to match staircase.
- Improve access widths to flush WC areas at levels 1 and 3 (localised structural alterations of 1970s fabric);
- Remove existing carpet finishes to stairs leading to intermediate WC levels and install new surface finishes and nosings;
- Install new fire-rated glass door and side panel to form staircase lobby;

- Install new fire-rated glass doors and side panels to form office entrance at 2<sup>nd</sup> to 6<sup>th</sup> floor levels;
- Replace existing lift cars with two new DDA compliant side-opening lift cars and modify lift pit at basement level to suit (refer to roof level amendments for lift extension information).

## **WCs**

*[Refer to dwgs P(--)01-08]*

- Remove all existing modern surface finishes, cubicle partitions etc and replace with new throughout in order to form new superloo WC configuration with two levels of DDA compliant WC/shower rooms and a single wheelchair compliant WC at roof level;
- Install new LED lighting;
- Provide new mechanical and electrical services in accordance with M&E consultant's proposals.

## **OFFICE INTERIORS**

*[Refer to dwgs P(--)01-08]*

- Remove all existing modern surface finishes including concrete encasement to specific steel columns and fire protect with intumescent paint;
- Re-line all existing soffits and downstand beams and with new applied finishes;
- Re-skim and decorate all existing walls and apply feature wall finishes in localised areas;
- Install new timber floor finish;
- Install new lighting;
- Provide new mechanical and electrical services in accordance with M&E consultant's proposals including floor-mounted perimeter fan coil units.

## **REAR (SECONDARY) STAIRCASE**

*[Refer to dwgs P(--)01-08 & P(--)22]*

- Make good and repair existing terrazzo staircase;
- Make good and redecorate existing metal balustrade;
- Make good and redecorate existing timber handrail;
- Make good existing plaster to walls and soffits and redecorate;
- Replace stair lobby doors with new fire rated timber doors;
- Re-skim and decorate all existing walls and apply feature wall finishes in localised areas;
- Remove existing goods lift between 2<sup>nd</sup> and 6<sup>th</sup> floor levels and use existing shaft as services riser;
- Create localised builder's work penetrations at high level in stair lobby to provide route through to office accommodation for services;
- Remove concertina doors and install new fire rated riser access doors between 2<sup>nd</sup> and 6<sup>th</sup> floor levels;
- Install new lighting;
- Provide new mechanical and electrical services in accordance with M&E consultant's proposals.

## **EXISTING REAR LIGHTWELL**

*[Refer to dwgs P(--)01-08, P(--)13 & 14]*

- Make good and clean the existing boundary walls to north and east;
- Replace 1970s glazing to stair core (west elevation) with new 'stick' glazing system;
- Over-render the existing calcium silicate bricks to the west elevation;
- Remove all existing redundant services on south wall of lightwell and make good and clean the existing wall;

- Windows to be treated in the same manner as denoted in Section 1;
- Install new pigeon/vermin deterrent;
- Replace door from rear of reception leading in to light well with new metal-faced fire rated door;
- office accommodation for services;
- Install new lighting;

## **NEW LIGHTWELL**

*[Refer to dwgs P(--)-01-08, & P(--)-21]*

- Demolish localised areas of 1970s slab infill at 5<sup>th</sup>, 6<sup>th</sup> and roof levels;
- Install new slab at 5<sup>th</sup> floor level to create new base of lightwell;
- Install new curtain wall system to west and south elevations;
- Expose existing brickwork to party wall with Dominion Theatre, make good and seal (subject to investigations – apply brick slip finish otherwise);
- Install terrace-type finishes as base of lightwell;
- Install new pigeon/vermin deterrent;
- Install new lighting;
- Provide new mechanical and electrical services in accordance with M&E consultant's proposals.

## **FIFTH AND SIXTH FLOOR LEVELS**

*[Refer to dwgs P(--)-06 & 07]*

- Demolish localised areas of existing slab at 5<sup>th</sup> floor soffit level in order to install 8no roof lights;
- Treat office floor level generally as Section 5.
- Demolish 1970s office structure at 6<sup>th</sup> floor level;
- Remove all existing plant from 6<sup>th</sup> floor level;
- Construct new 6<sup>th</sup> floor level incorporating new set-back glazed façades to south and west elevations behind the retained original façade and incorporate previous plant area;
- Construct new Portland stone-clad wall to eastern end of the building with a single glazed aperture to reflect the proportions of original windows below.
- Enlarge the existing opening in the angled Portland stone wall between Tottenham Court Road and New Oxford Street and install new window to reflect the proportions of original windows below.
- Create amenity terraces to south and east;
- Install new lighting;
- Provide new mechanical and electrical services in accordance with M&E consultant's proposals.

## **ROOF LEVEL**

*[Refer to dwgs P(--)-08]*

- Extend existing stair and lift core up by one storey to provide access to roof level;
- Create roof-top amenity terrace with set-back glazed balustrade to perimeter;
- Locate all plant to roof level, concealed behind 2.5m high screening/acoustic louvres;
- Install new roof finishes to areas of retained roofing;
- Install new low-level LED lighting;
- Provide new mechanical and electrical services in accordance with M&E consultant's proposals.

**TREHEARNEARCHITECTS**

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