High positive
Medium positive
Low positive
Neutral
Low adverse
Medium adverse
High adverse

Low
Medium
High

IIA REF	AREA/ ITEM OF WORK	HERITAGE SIGNIFICANCE	REQUIREMENT FOR THE WORKS	MITIGATION OF HERITAGE IMPACT	HERITAGE IMPACT	CORRESPONDING DRAWINGS	PHOTOGRAPH REF APPENDIX C	COMMENTS
.0	GROUND FLOOR		+					
1	Ground Floor Lobby - Academic House							
1.1	Removal of existing recessed entrance mat. Recess to be re-sized and filled with new matting.	Low	Infill required to ensure level floor throughout area. Required to improve this space	This is not an original feature. All works will be undertaken carefully in order to minimise damage to the floor structure.	Low Positive	1608/PL/001/ Ground - Existing/ Strip Out - ground floor; 1608/PL/002/ Ground - General Arrangement; and 1608/PL/002/ Ground - RCP	8-15	
1.2	Removal of existing non-original skirting trim to reveal original feature terrazzo skirting. Terrazzo to be cleaned, repaired where necessary and made good. Lines of darker terazzo where original airlock partitions were located to be retained to make reference to the original position of glazing. New modernist funiture arrangement proposed in place of existing reception desk.	Medium	Required to improve this space and reference the original features of the building.	This is not an original feature. The works will be undertaken in order to reveal the historic detail.	Medium Positive	1608/PL/001/ Ground - Existing/ Strip Out - ground floor; 1608/PL/002/ Ground - General Arrangement; and 1608/PL/002/ Ground - RCP	8-15	
1.3	Removal of all non-original feature, wall and column finishes (not including plasterboard). Installation of new plasterboard linings and tile finish (dimensions of tile to mimic original tiled exterior façade Timber cladding panels to lift surround. Care to be taken not to damage original fabric/details of existing building interior. All original features to be refurbished and left in situ or relocated for use within	Low	Required to suit new room and reference the historical details of the reception space.	This is not an original feature. The works will be undertaken in order to reinstate the original design intention.	Medium Positive	1608/PL/001/ Ground - Existing/ Strip Out - ground floor; 1608/PL/002/ Ground - General Arrangement; and 1608/PL/002/ Ground - RCP	8-15	
.4	nronosed interior scheme. Removal of existing fire panel. New fire panel to be installed into recessed section of partition, access panel to match surrounding wall detail. All original features to be refurbished and left in situ or relocated for use within proposed interior scheme.	Low	New fire panel required to replace existing	The fire panel is not considered to be of architectural or aesthetic significance.	Neutral	1608/PL/001/ Ground - Existing/ Strip Out - ground floor; 1608/PL/002/ Ground - General Arrangement; and 1608/PL/002/ Ground - RCP	8-15	
1.5	Removal of suspended ceilings and coving. Care to be taken not to damage any potentially remaining original fabric/details of existing building interior.	Low	Required to improve this space and to reveal original surface/light fittings and original details if still in situ.	This is not an original feature. The works will be undertaken in order to reinstate the original design intention. All works will be undertaken carefully in order to minimise damage to the original building fabric.	Low Positive	1608/PL/001/ Ground - Existing/ Strip Out - ground floor; 1608/PL/002/ Ground - General Arrangement; and 1608/PL/002/ Ground - RCP	8-15	
1.6	Careful removal of all light fittings and small power to be replace by combination of pendant, ceiling recessed and wall-mounted light fittings (LED/ Low energy use where possible) and new low-level sockets. Original feature light fittings to be refurbished and incorporated into proposed interior scheme if they are still in situ.	Low	Existing lighting life expired and new required to reconfiguration of room. See below for details.	See below for details of M&E installations.	Neutral	1608/PL/001/ Ground - Existing/ Strip Out - ground floor; 1608/PL/002/ Ground - General Arrangement; and 1608/PL/002/ Ground - RCP	8-15	
1.7	Removal of upper section of left-hand wall (on entering property), between existing risers. Replace by glazed partition. Care to be taken not to damage existing radiator, fixed to lower section of wall.	Medium	Existing M&E configuration no longer fit for purpose. Up to date M&E installation required to conform to current British standards. Enables visibility to social space.	This removes the later installed marble cladding fixed to original wall within lobby behind reception desk. The removal of mable finish is not considered to be of any detriment to the significance of the building, however it should be noted that the removal of the upper section of this wall does slightly alter the layout of the reception area, albeit the original layout of the lobby will still be readable.	Low Adverse	1608/PL/001/ Ground - Existing/ Strip Out - ground floor; 1608/PL/002/ Ground - General Arrangement; and 1608/PL/002/ Ground - RCP	8-15	
.8	Careful removal of both single leaf access to adjoining office space – To be replaced by new glazed door on the social space side, and hold open fire door on the meeting suite side. Original feature doors and ironmongery to be refurbished and re-used within proposed interior scheme.	Medium	Required to suit new layout and fire regulations.	The door between the lobby and existing post room/ office area is considered to be an original (1937) door, possibly the only remaining original door within the building. Despite this, replacement doors are required in order to suit new building regulations.	Low Adverse	1608/PL/001/ Ground - Existing/ Strip Out - ground floor; 1608/PL/002/ Ground - General Arrangement; and 1608/PL/002/ Ground - RCP	8-15	
1.9	Relocation of all electrical fittings and M&E and fire services to be reinstated to proposed electrical and M&E and fire layout	Low	Required to suit new layout, see below for details.	See below for details	Neutral	1608/PL/001/ Ground - Existing/ Strip Out - ground floor; 1608/PL/002/ Ground - General Arrangement; and 1608/PL/002/ Ground - RCP	8-15	
1.10	Installation of new reception desk and waiting area furniture. All new furniture items to compliment/reference original building interior materials/details.	Low	Required to improve this space.	This is not an original feature. All works will be undertaken carefully in order to minimise damage to the floor structure.	Neutral	1608/PL/001/ Ground - Existing/ Strip Out - ground floor; 1608/PL/002/ Ground - General Arrangement; and 1608/PL/002/ Ground - RCP	8-15	
1.11	Cleaning and making good of main access glazed partition.	Medium	Required to improve this space.	Whilst this is considered to be a later amendment, this is a prominent feature undertaken in a style similar to the origainal design. This is a prominent feature on the fron to f the building, and as such retention and repairs to this window will help to protect the front façade	Low Positive	1608/PL/001/ Ground - Existing/ Strip Out - ground floor; 1608/PL/002/ Ground - General Arrangement; and 1608/PL/002/ Ground - RCP	8-15	
1.12	Installation of new media technology.	Low	Required to improve this space and to meet the requirements of Bauer's business going forward.	These works are considered to be fully reversible.	Neutral	1608/PL/001/ Ground - Existing/ Strip Out - ground floor; 1608/PL/002/ Ground - General Arrangement; and 1608/PL/002/ Ground - RCP	8-15	
	Main Staircase - Grd Flr - Sixth Flr							
2.1	Removal of existing carpet floor finish. Original terrazzo floor finish to be refurbished and made good. In areas where repair to existing features is required, details will need to be approved prior to installation.	Medium	Required to improve this space. And reference the original features of the space.	The staircase is an important feature of the building. This work aims to remove modern additions to the space to show the original design intention of the building.	Medium Positive	1608/PL/001/ Ground - Existing/ Strip Out - ground floor; 1608/PL/002/ Ground - General Arrangement; and 1608/PL/002/ Ground - RCP	20-24	
2.2	Removal of all timber skirting trim to reveal original skirting detail. Terrazzo skirting to be cleaned and made good. Care to be taken not to damage original features.		Required to improve this space. And reference the original features of the space.	The staircase is an important feature of the building. This work aims to remove modern additions to the space to show the original design intention of the building.		1608/PL/001/ Ground - Existing/ Strip Out - ground floor; 1608/PL/002/ Ground - General Arrangement; and 1608/PL/002/ Ground - RCP	20-24	
2.3	Removal of all false ceilings to expose original. Care to be taken not to damage original features. New material installation should be sympathetic to existing building features where possible.		Required to improve this space. And reference the original features of the space.	The staircase is an important feature of the building. This work aims to remove modern additions to the space to show the original design intention of the building.		1608/PL/001/ Ground - Existing/ Strip Out - ground floor; 1608/PL/002/ Ground - General Arrangement; and 1608/PL/002/ Ground - RCP	20-24	
2.4	Careful removal of stained timber trim to top of low-level terrazzo open stringer to reveal original feature stringer.	Medium	Required to improve this space. And reference the original features of the space.	The staircase is an important feature of the building. This work aims to remove modern additions to the space to show the original design intention of the building.		1608/PL/001/ Ground - Existing/ Strip Out - ground floor; 1608/PL/002/ Ground - General Arrangement; and 1608/PL/002/ Ground - RCP	20-24	
.5	Careful removal of all light fittings and small power to be replace by combination of pendant, ceiling recessed and wall-mounted light fittings (LED/ Low energy use where possible) and new low-level sockets. Original feature light fittings to be refurbished and incorporated into proposed interior scheme.	ivleaium	Existing lighting life expired and new required to reconfiguration of room.	The staircase is an important feature of the building. This work aims to remove modern additions to the space to show the original design intention of the building.	Medium Positive	1608/PL/001/ Ground - Existing/ Strip Out - ground floor; 1608/PL/002/ Ground - General Arrangement; and 1608/PL/002/ Ground - RCP	20-24	
2.6	Metal framed windows to be retained and made good where required.	Medium	Windows overhauled to open for natural ventilation.	These windows are considered part of the 1937 building, overhaul and repair will improve the aesthetics of this space and extend the life of this building element		1608/PL/001/ Ground - Existing/ Strip Out - ground floor; 1608/PL/002/ Ground - General Arrangement; and 1608/PL/002/ Ground - RCP	20-24	
2.7	Timber Window frames to be retained and made good where required.	Medium	Windows overhauled to open for natural ventilation.	These windows are considered part of the 1937 building, overhaul and repair will improve the aesthetics of this space and extend the life of this building element		1608/PL/001/ Ground - Existing/ Strip Out - ground floor; 1608/PL/002/ Ground - General Arrangement; and 1608/PL/002/ Ground - RCP	20-24	
2.8	Relocation of all electrical fittings and M&E and fire services to be reinstated to proposed electrical and M&E and fire layout	Low	Required to suit new layout.	Not considered to be an original feature. See below for details.	Neutral	1608/PL/001/ Ground - Existing/ Strip Out - ground floor; 1608/PL/002/ Ground - General Arrangement; and 1608/PL/002/ Ground - RCP	20-24	
2.9	Installation of new media technology.	Low	Required to suit new layout.	New works. Works will be reversible. See below for details	Neutral	1608/PL/001/ Ground - Existing/ Strip Out - ground floor; 1608/PL/002/ Ground - General Arrangement; and 1608/PL/002/ Ground - RCP	20-24	

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1.3	Building A - meeting suite - Grd Flr	SIGNIFICANCE					APPENDIX C	
1.3.1	Removal of all cosmetic floor finishes. Existing timber parquet floor to be exposed, cleaned and made good where in good condition. Where not in acceptable condition parquet to be replaced by alternative, historically sympathetic floor finish.	Low	Required to improve this space and make reference to the original features of the space. It should be noted that the replacement of parquet flooring is subject to condition of parquet, presence of asbestos, programme and cost.	The carpets are a modern addition however the parquet floor is considered part of the 1937 and 1960 refurbishment (of Building B). Exposing these will improve the aesthetics of this space and reinstate this heritage feature. If the floor is in a poor condition this will be replaced by an alternative sympathetic floor finish.	Medium Positive	1608/PL/001/ Ground - Existing/ Strip Out - ground floor; 1608/PL/002/ Ground - General Arrangement; and 1608/PL/002/ Ground - RCP	16-18	
1.3.2	Removal of all existing non-structural, non-original feature partitions and doors. New office plan to be created using new partitioning systems and fixed furniture layout. All new furniture/partitioning to compliment/reference original building interior materials/details. Any remaining original features to be refurbished and left in situ or removed, stored safely and re-located into proposed interior scheme.	Low	Required to suit new layout.	These are modern additions and are of limited heritage significance. These are demountable partitons and therefore can be easily removed. Any damage that does occur to partitions should be carefull yrepaired using like-for-like materials.	Low Positive	1608/PL/001/ Ground - Existing/ Strip Out - ground floor; 1608/PL/002/ Ground - General Arrangement; and 1608/PL/002/ Ground - RCP	10-18	
1.3.3	Removal of any false ceilings to expose original underside of slab - to be made good if not relatively even flat surface. Installation of new fire linings/intumescent coatings to structure if required. Care to be taken not to damage original features. New material installation should be sympathetic to existing building features where possible.	Low	Required to improve this space/ gain additional ceiling height. May reveal location of existing original partition layouts.	These are modern additions and are of limited heritage significance. These are demountable auspended ceilings and therefore can be easily removed. Any damage that does occur to partitions should be carefully repaired using like-for-like materials.	Low Positive	1608/PL/001/ Ground - Existing/ Strip Out - ground floor; 1608/PL/002/ Ground - General Arrangement; and 1608/PL/002/ Ground - RCP	16-18	
1.3.4	Careful removal of all light fittings and small power to be replace by combination of pendant, ceiling recessed and wall-mounted light fittings (LED/ Low energy use where possible) and new low-level sockets. Original feature light fittings to be refurbished and incorporated into proposed interior scheme if they are still in situ anywhere.	Low	Existing lighting life expired and new required suit new layout.	These are modern additions and are of limited heritage significance. See below for details	Neutral	1608/PL/001/ Ground - Existing/ Strip Out - ground floor; 1608/PL/002/ Ground - General Arrangement; and 1608/PL/002/ Ground - RCP	16-18	
1.3.5	Timber Window frames to be retained and made good where required.	Medium	Windows overhauled to open for natural ventilation.	These windows are considered part of the 1937 building, overhaul and repair will improve the aesthetics of this space and extend the life of this building element	Low Positive	1608/PL/001/ Ground - Existing/ Strip Out - ground floor; 1608/PL/002/ Ground - General Arrangement; and 1608/PL/002/ Ground - RCP	16-18	
1.3.6	Metal framed windows to be retained and made good where required.	Medium	Windows overhauled to open for natural ventilation.	These windows are considered part of the 1937 building, overhaul and repair will improve the aesthetics of this space and extend the life of this building element	Low Positive	1608/PL/001/ Ground - Existing/ Strip Out - ground floor; 1608/PL/002/ Ground - General Arrangement; and 1608/PL/002/ Ground - RCP	16-18	
1.3.7	All non-original wall finishes to structural partitions to be removed - Walls to be repaired, relined where necessary and painted. Care to be taken not to damage any original interior features.	Low	Required to improve this space and reference the original features of the building.	These are modern additions and are of limited heritage significance. Refresh of finishes will improve the aesthetics internally.	Low Positive	1608/PL/001/ Ground - Existing/ Strip Out - ground floor; 1608/PL/002/ Ground - General Arrangement; and 1608/PL/002/ Ground - RCP	16-18	
1.3.8		Low	Reconfiguration is required to improve head height dimensions, in problematic areas along circulation routes.	These are modern additions and are of limited heritage significance. Refresh enables original layout to be followed. Details of M&E installation below.	Low Positive	1608/PL/001/ Ground - Existing/ Strip Out - ground floor; 1608/PL/002/ Ground - General Arrangement; and 1608/PL/002/ Ground - RCP	16-18	
1.3.9	Removal of all non-original cladding to interior walls and columns to reveal original features. All walls to be repainted. Care to be taken not to damage any original interior features.	Low	Required to improve this space and reference the original features of the building.	These are modern additions and are of limited heritage significance. Refresh of finishes will improve the aesthetics internally.	Low Positive	1608/PL/001/ Ground - Existing/ Strip Out - ground floor; 1608/PL/002/ Ground - General Arrangement; and 1608/PL/002/ Ground - RCP	16-18	
1.3.10		Low	Required to suit new layout and retain original building features.	These are modern additions and are of limited heritage significance. Refresh enables original layout to be followed. Details of M&E installation below.	Low Positive	1608/PL/001/ Ground - Existing/ Strip Out - ground floor; 1608/PL/002/ Ground - General Arrangement; and 1608/PL/002/ Ground - RCP	16-18	
1.3.11		Low	Required to suit new layout.		Low Positive	1608/PL/001/ Ground - Existing/ Strip Out - ground floor; 1608/PL/002/ Ground - General Arrangement; and 1608/PL/002/ Ground - RCP	16-18	
1.3.12	Chasing out of floor finish and screed to allow installation of floor boxes. Floor finish to reapplied to match. Care to be taken to ensure minimal removal of original feature floor finish.	Medium	Required to suit new layout.	Whilst this does have some impact on the original floor, this is considered to be less disruptive and considerably more practical than providing sockets within the perimeter wall. Care to be taken to ensure minimal removal of original feature floor finish. Like for like renewal and making good.	Low Adverse	1608/PL/001/ Ground - Existing/ Strip Out - ground floor; 1608/PL/002/ Ground - General Arrangement; and 1608/PL/002/ Ground - RCP	16-18	
1.3.13	Relocation of all electrical fittings and M&E and fire services to be reinstated to proposed electrical, M&E and fire layouts.	Low	Required to meet new layout.	Required to meet new layout.	Neutral	1608/PL/001/ Ground - Existing/ Strip Out - ground floor; 1608/PL/002/ Ground - General Arrangement; and 1608/PL/002/ Ground - RCP	16-18	
1.3.14	Installation of new media technology.	Low	Required to improve this space and to meet the requirements of Bauer's business going forward.	Required to improve this space and to meet the requirements of Bauer's business going forward.	Neutral	1608/PL/001/ Ground - Existing/ Strip Out - ground floor; 1608/PL/002/ Ground - General Arrangement; and 1608/PL/002/ Ground - RCP	16-18	
1.3.15	Installation of new skirting board.	Low	Required to improve this space.	Required to improve this space.	Neutral	1608/PL/001/ Ground - Existing/ Strip Out - ground floor; 1608/PL/002/ Ground - General Arrangement; and 1608/PL/002/ Ground - RCP	16-18	
1.3.16	Installation of new suspended ceiling systems and sound proofing where required. All new ceilings to compliment/reference original building interior materials/details.	Low	Required to improve this space.	Modern installation, work is considered reversible	Neutral	1608/PL/001/ Ground - Existing/ Strip Out - ground floor; 1608/PL/002/ Ground - General Arrangement; and 1608/PL/002/ Ground - RCP	16-18	
1.4	Building B - Social space - Grd Flr							
1.4.1	Removal of all cosmetic floor finishes. Existing timber parquet floor to be exposed, cleaned and made good where in good condition. Where not in acceptable condition parquet to be replaced by alternative, historically sympathetic floor finish.	Medium	Required to improve this space and make reference to the original features of the space. It should be noted that the replacement of parquet flooring is subject to condition of parquet, presence of asbestos, programme and cost.	The carpets are a modern addition however the parquet floor is considered part of the 1937 and 1960 refurbishment (of Building B). Exposing these will improve the aesthetics of this space and reinstate this heritage feature. If the floor is in a poor condition this will be replaced by an alternative sympathetic floor finish.	Medium Positive	1608/PL/001/ Ground - Existing/ Strip Out - ground floor; 1608/PL/002/ Ground - General Arrangement; and 1608/PL/002/ Ground - RCP	19	
1.4.2	and doors. New office plan to be created using new partitioning systems and fixed furniture layout. All new furniture/partitioning to compliment/reference original building interior materials/details. Any remaining original features to be refurbished and left in situ or removed, stored safely and re-located into proposed interior scheme.	Medium	Required to suit new layout.	These are modern additions and are of limited heritage significance. These are demountable partitons and therefore can be easily removed. Any damage that does occur to partitions should be carefull yrepaired using like-for-like materials.	Low Positive	1608/PL/001/ Ground - Existing/ Strip Out - ground floor; 1608/PL/002/ Ground - General Arrangement; and 1608/PL/002/ Ground - RCP	19	
1.4.3	Removal of all false ceilings to expose original underside of slab - to be made good if not relatively even flat surface. Installation of new fire linings/intumescent coatings to structure if required. Care to be taken not to damage original features. New material installation should be sympathetic to existing building features where possible.	Low	Required to improve this space/ gain additional ceiling height. May reveal location of existing original partition layouts.	These are modern additions and are of limited heritage significance. These are demountable auspended ceilings and therefore can be easily removed. Any damage that does occur to partitions should be carefully repaired using like-for-like materials.	Low Positive	1608/PL/001/ Ground - Existing/ Strip Out - ground floor; 1608/PL/002/ Ground - General Arrangement; and 1608/PL/002/ Ground - RCP	19	
1.4.4	Careful removal of all light fittings and small power to be replace by combination of pendant, ceiling recessed and wall-mounted light fittings (LED/ Low energy use where possible) and new low-level sockets. Original feature light fittings to be refurbished and incorporated into proposed interior scheme if they are still in situ anywhere.	Low	Existing lighting life expired and new required suit new layout.	These are modern additions and are of limited heritage significance. See below for details	Neutral	1608/PL/001/ Ground - Existing/ Strip Out - ground floor; 1608/PL/002/ Ground - General Arrangement; and 1608/PL/002/ Ground - RCP	19	

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.4.5	Timber Window frames to be retained and made good where required.	Medium	Windows overhauled to open for natural ventilation.	These windows are considered part of the 1937 building, overhaul and repair will improve the aesthetics of this space and extend the life	Low Positive	1608/PL/001/ Ground - Existing/ Strip Out - ground floor; 1608/PL/002/ Ground - General Arrangement; and	19	
.4.6	Metal framed windows to be retained and made good where required.	Medium	Windows overhauled to open for natural ventilation.	of this building element These windows are considered part of the 1937 building, overhaul and repair will improve the aesthetics of this space and extend the life	Low Positive	1608/PL/002/ Ground - RCP 1608/PL/001/ Ground - Existing/ Strip Out - ground floor; 1608/PL/002/ Ground - General Arrangement; and	19	
4.7	All non-original wall finishes to structural partitions to be removed - Walls to be repaired, relined where necessary and painted. Care to	Low	Required to improve this space and reference the original features of the building.	of this building element These are modern additions and are of limited heritage significance. Refresh of finishes will improve the aesthetics internally.	Low Positive	1608/PL/002/ Ground - RCP 1608/PL/001/ Ground - Existing/ Strip Out - ground floor; 1608/PL/002/ Ground - General Arrangement; and	19	
4.8	be taken not to damage any original interior features. Installation of new ground to second floor steel staircase. In areas where it is impractical to match existing building features (cast Terrazzo staircase) new items, such as the steel staircase should attempt to deal with design decisions in a similar vein to the original architect in terms of scale, use and practicality.	Medium	Spacelab's Workplace study demonstrates that the addition of a staircase would improve general circulation and employee performance and satisfaction throughout the office space.	This staircase is not an original feature, and will require creation of an opening between the ground and second floor within Building B (1960s refurbished building). As identified within the heritage statement, whilst this building is believed the have been refurbished in 1960s, this is believed to have included refronting the building and provision of new floor structure. The works are considered to be reversible		1608/PL/002/ Ground - RCP 1608/PL/001/ Ground - Existing/ Strip Out - ground floor; 1608/PL/002/ Ground - General Arrangement; and 1608/PL/002/ Ground - RCP	19	
l.9	Non-original feature cladding to original feature ducting to be removed and replace where required by new proposed M&E layout. Care to be taken not to damage any original features. In areas where repair to existing features is required, details will need to be approved prior to installation.	Low	Reconfiguration is required to improve head height dimensions, in problematic areas along circulation routes.		Low Positive	1608/PL/001/ Ground - Existing/ Strip Out - ground floor; 1608/PL/002/ Ground - General Arrangement; and 1608/PL/002/ Ground - RCP	19	
l.10	Removal of all non-original cladding to interior walls and columns to reveal original features. All walls to be repainted. Care to be taken not to damage any original interior features.	Low	Required to improve this space and reference the original features of the building.	These are modern additions and are of limited heritage significance. Refresh enables original layout to be followed. Details of M&E installation below.	Low Positive	1608/PL/001/ Ground - Existing/ Strip Out - ground floor; 1608/PL/002/ Ground - General Arrangement; and 1608/PL/002/ Ground - RCP	19	
l.11	Re-location of non-original feature radiators where necessary. Replacement of non-functioning radiators. All original feature radiators to be retained and re-used.	Low	Required to suit new layout and retain original building features.	These are modern additions and are of limited heritage significance. Refresh enables original layout to be followed. Details of M&E installation below.	Low Positive	1608/PL/001/ Ground - Existing/ Strip Out - ground floor; 1608/PL/002/ Ground - General Arrangement; and 1608/PL/002/ Ground - RCP	19	
4.12	All vertical power/IT columns to be removed.	Low	Required to suit new layout.	Modern installation, work is considered reversible	Neutral	1608/PL/002/ Ground - Existing/ Strip Out - ground floor; 1608/PL/002/ Ground - General Arrangement; and 1608/PL/002/ Ground - RCP	19	
4.13	Chasing out of floor finish and screed to allow installation of floor boxes. Floor finish to reapplied to match. Care to be taken to ensure minimal removal of original feature floor finish.	Medium	Required to suit new layout.	Care to be taken to ensure minimal removal of original feature floor finish.	Low Adverse	1608/PL/002/ Ground - Existing/ Strip Out - ground floor; 1608/PL/002/ Ground - General Arrangement; and 1608/PL/002/ Ground - RCP	19	
4.14		Low	Required to meet new layout.	Not considered to be an original feature. See below for details.	Neutral	1608/PL/002/ Ground - Existing/ Strip Out - ground floor; 1608/PL/002/ Ground - General Arrangement; and 1608/PL/002/ Ground - RCP	19	
4.15	Installation of new media technology.	Low	Required to improve this space and to meet the requirements of Bauer's business going forward.	New works. Works will be reversible. See below for details	Neutral	1608/PL/002/ Ground - Existing/ Strip Out - ground floor; 1608/PL/002/ Ground - General Arrangement; and 1608/PL/002/ Ground - RCP	19	
l.16	Installation of new fire linings, intumescent coatings and sound proofing, required below new openings in 1st floor slab. New material installation should be sympathetic to existing building features where possible.	Low	Required as part of UK building standards	Enables protection of building fabric against risk of fire	Low Positive	1608/PL/001/ Ground - Existing/ Strip Out - ground floor; 1608/PL/002/ Ground - General Arrangement; and 1608/PL/002/ Ground - RCP	19	
4.17	Installation of new skirting board.	Low	Required to improve this space.	Modern installation, work is considered reversible	Neutral	1608/PL/001/ Ground - Existing/ Strip Out - ground floor; 1608/PL/002/ Ground - General Arrangement; and 1608/PL/002/ Ground - RCP	19	
4.18	Installation of new suspended ceiling systems on RCPs and sound proofing where required. All new ceilings to compliment/reference original building interior materials/details.	Low	Required to improve this space.	Modern installation, work is considered reversible. Sound proofing involves ensuring rooms are properly sealed and limited disruption to the historic fabric is anticipated.	Neutral	1608/PL/001/ Ground - Existing/ Strip Out - ground floor; 1608/PL/002/ Ground - General Arrangement; and 1608/PL/002/ Ground - RCP	19	
5	Building A - Goods Lift Lobby - Grd Flr 6th Flr.							
5.1		Medium	Required to improve this space and make reference to the original features of the space. It should be noted that the replacement of parquet flooring is subject to condition of parquet, presence of asbestos, programme and cost.	This work aims to remove modern additions to the space to show the original design intention of the building.	Medium Positive	1608/PL/001/ Ground - Existing/ Strip Out - ground floor; 1608/PL/002/ Ground - General Arrangement; and 1608/PL/002/ Ground - RCP	42-43	
5.2	Removal of all false ceilings to expose original. Care to be taken not to damage original features. New material installation should be sympathetic to existing building features where possible.	Low	Required to improve this space and reference the original features of the building.	This work aims to remove modern additions to the space to show the original design intention of the building.	Medium Positive	1608/PL/001/ Ground - Existing/ Strip Out - ground floor; 1608/PL/002/ Ground - General Arrangement; and 1608/PL/002/ Ground - RCP	42-43	
5.3	Careful removal of all light fittings and small power to be replace by combination of pendant, ceiling recessed and wall-mounted light fittings (LED/ Low energy use where possible) and new low-level sockets. Original feature light fittings to be refurbished and incorporated into proposed interior scheme.	Low	Existing lighting life expired and new required suit new layout.	Modern addition, considered to be reversible. See below for details.	Neutral	1608/PL/001/ Ground - Existing/ Strip Out - ground floor; 1608/PL/002/ Ground - General Arrangement; and 1608/PL/002/ Ground - RCP	42-43	
5.4	Removal of all timber skirting trim to reveal original skirting detail. Terrazzo skirting to be cleaned and made good.	Medium	Required to improve this space and reference the original features of the building.	This work aims to remove modern additions to the space to show the original design intention of the building.	Medium Positive	1608/PL/001/ Ground - Existing/ Strip Out - ground floor; 1608/PL/002/ Ground - General Arrangement; and 1608/PL/002/ Ground - RCP	42-43	
5.5	Installation of new media technology.	Low	Required to improve this space and to meet the requirements of Bauer's business going forward.	Modern addition, considered to be reversible. See below for details.	Neutral	1608/PL/002/ Ground - Existing/ Strip Out - ground floor; 1608/PL/002/ Ground - General Arrangement; and 1608/PL/002/ Ground - RCP	42-43	
5.6	Re-location of non-original feature radiators where necessary. Replacement of non-functioning radiators. All original feature radiators to be retained.	Low	Required to suit new layout and retain original building features.	Modern addition, not considered to be of heritage significance. Modern additions, considered to be reversible. See below for details.	Neutral	1608/PL/001/ Ground - Existing/ Strip Out - ground floor; 1608/PL/002/ Ground - General Arrangement; and 1608/PL/002/ Ground - RCP	42-43	
6	Goods Lift							
6.1	Cleaned and made good.	Low	n/a	Works not considered to impact heritage significance	Neutral	1608/PL/001/ Ground - Existing/ Strip Out - ground floor; 1608/PL/002/ Ground - General Arrangement; and 1608/PL/002/ Ground - RCP	n/a	
70	Male and Female WC - All floors						+	
7.1	Cleaned and made good.	Low	n/a	Works not considered to impact heritage significance	Neutral	1608/PL/001/ Ground - Existing/ Strip Out - ground floor; 1608/PL/002/ Ground - General Arrangement; and 1608/PL/002/ Ground - RCP	n/a	
.80	Kitchens - All floors				1		+	
.8.1		Low	n/a	Works not considered to impact heritage significance	Neutral	1608/PL/001/ Ground - Existing/ Strip Out - ground floor; 1608/PL/002/ Ground - General Arrangement; and 1608/PL/002/ Ground - RCP	n/a	
.90	Fire Escape A - Grd Flr - Sixth Flr		1					
.9.1	No scheduled works. Cleaned and made good.	Low	n/a	Works not considered to impact heritage significance	Neutral	1608/PL/001/ Ground - Existing/ Strip Out - ground floor; 1608/PL/002/ Ground - General Arrangement; and 1608/PL/002/ Ground - RCP	n/a	

HIA REF	AREA/ ITEM OF WORK	HERITAGE	REQUIREMENT FOR THE WORKS	MITIGATION OF HERITAGE IMPACT	HERITAGE IMPACT	CORRESPONDING DRAWINGS	PHOTOGRAPH REF	COMMENTS
		SIGNIFICANCE					APPENDIX C	
1.10.	Fire Escape B - Grd Flr - Sixth Flr							
1.10.1	No scheduled works. Cleaned and made good.	Low	n/a	Works not considered to impact heritage significance	Neutral	1608/PL/001/ Ground - Existing/ Strip Out - ground floor; 1608/PL/002/ Ground - General Arrangement; and 1608/PL/002/ Ground - RCP	n/a	
1 11	Fire clares							
1.11. 1.11.1	Fire alarm Install new four zone panel to basement zone which remains in	Low	Unable to connect existing devices to new fire alarm	To be installed in the same location as the original fire panel.	Neutral	1608/PL/001/ Ground - Existing/ Strip Out - ground floor;	8-9	
	landlords demise. Panel to be situated in existing cupboard behind reception (as existing).	2011	system without segregation of basement	To be included in the carrier realist at the engineering particle	. Todata.	1608/PL/002/ Ground - General Arrangement; and 1608/PL/002/ Ground - RCP		
1.11.2	Remove fire detection and alarm devices (detectors, sounders and call points), together with zone and sounder cabling.	Low	Preparation for a new (category L1) fire detection and alarm system to replace existing life expired system.	These systems are considered to be modern additions and removal of these is not considered to impact the significance of the building. Cables mostly fixed to modern stud partitions which are also due to be removed. Where cables have previously been fixed to solid partitions, these will be carefully removed and made good using likefor-like materials.	Neutral	1608/PL/001/ Ground - Existing/ Strip Out - ground floor; 1608/PL/002/ Ground - General Arrangement; and 1608/PL/002/ Ground - RCP	13	
1.11.3	Install new zone / sounder wiring in red FP200 cabling in compliance with BS:5839. Cable to be installed in galvanised cable tray affixed to building fabric by short lengths of unistrut in keeping with proposed interior styling.	Low	Installation of a new (category L1) fire detection and alarm system to replace existing life expired system.	Through laying cables within cable tray, the impact on the building fabric through installation and subsequent maintenance will be limited.	Neutral	1608/PL/001/ Ground - Existing/ Strip Out - ground floor; 1608/PL/002/ Ground - General Arrangement; and 1608/PL/002/ Ground - RCP	8-19	
1.11.4	Install white smoke detectors to ceiling adjacent to cable runs, affixed to galvanised cable tray with stainless steel cable ties in compliance with BS:5839 and BS:7671 amendment three (for the protection of firefighters). Wherever possible, integral sounder bases will be used under the detectors to reduce visual impact.	Low	Installation of a new (category L1) fire detection and alarm system to replace existing life expired system.	Wherever possible, integral sounder bases will be used under the detectors to reduce visual impact.	Neutral	1608/PL/001/ Ground - Existing/ Strip Out - ground floor; 1608/PL/002/ Ground - General Arrangement; and 1608/PL/002/ Ground - RCP	8-19	
1.11.5		Low	Installation of a new (category L1) fire detection and alarm system to replace existing life expired system.	Modern addition, considered to be reversible.	Neutral	1608/PL/001/ Ground - Existing/ Strip Out - ground floor; 1608/PL/002/ Ground - General Arrangement; and 1608/PL/002/ Ground - RCP	8-19	
1.11.6	Install new addressable fire alarm control panel to cater for the whole of the new fire detection and alarm system. Panel to be situated in existing cupboard behind reception (as existing).	Low	Installation of a new (category L1) fire detection and alarm system to replace existing life expired system.	Modern addition, considered to be reversible.	Neutral	1608/PL/001/ Ground - Existing/ Strip Out - ground floor; 1608/PL/002/ Ground - General Arrangement; and 1608/PL/002/ Ground - RCP	8-19	
4.40	I todato o							
1.12 1.12.1	Lighting Existing luminaires will be removed at the same time as existing suspended ceilings.	Low	Preparation for new energy efficient lighting scheme.	The existing lighting within the building is not considered to be original. Cables mostly fixed to modern stud partitions which are also due to be removed. Where cables have previously been fixed to solid partitions, these will be carefully removed and made good using	Neutral	1608/PL/001/ Ground - Existing/ Strip Out - ground floor; 1608/PL/002/ Ground - General Arrangement; and 1608/PL/002/ Ground - RCP	13-15, 19	
1.12.2	Remove all existing cabling, switches and connections to existing luminaires.	Low	Preparation for new energy efficient lighting scheme.	like-for-like materials. Modern addition, not considered to be of heritage significance.	Neutral	1608/PL/001/ Ground - Existing/ Strip Out - ground floor; 1608/PL/002/ Ground - General Arrangement; and 1608/PL/002/ Ground - RCP	8-19	
1.12.3	Install new galvanised lighting trunking affixed to structural soffit by concealed screws. Install spurs to new lighting positions in galvanised conduit affixed to structural soffit using spacer bar saddles. Proposed lighting points to terminate in galvanised stop-end BESA box with domed lid and cable grommet.	Low	Preparation for new energy efficient lighting scheme.	Modern addition, considered to be reversible.	Neutral	1608/PL/001/ Ground - Existing/ Strip Out - ground floor; 1608/PL/002/ Ground - General Arrangement; and 1608/PL/002/ Ground - RCP	8-19	
1.12.4	Install new low energy (LED) luminaires as appropriate throughout to achieve a uniform 350-500 lux depending on proposed working environment. New luminaires to be suspended from structural soffit on catenary wire with concealed screw fixings in shroud. Emergency luminaires will be incorporated into general lighting as appropriate top meet the requirements of BS:5266.		Installation of a new energy efficient lighting scheme.	Modern addition, considered to be reversible.	Neutral	1608/PL/001/ Ground - Existing/ Strip Out - ground floor; 1608/PL/002/ Ground - General Arrangement; and 1608/PL/002/ Ground - RCP	8-19	
1.12.5	Luminaires will have PIR switching with detectors mounted in galvanised stop-end BESA box, affixed to structural soffit via concealed screws. Detectors to be located adjacent to galvanised lighting trunking, or on spurs using galvanised conduit affixed to structural soffit using spacer bar saddles in keeping with proposed interior styling.	Low	Installation of a new energy efficient lighting scheme.	Modern addition, considered to be reversible.	Neutral	1608/PL/001/ Ground - Existing/ Strip Out - ground floor; 1608/PL/002/ Ground - General Arrangement; and 1608/PL/002/ Ground - RCP	8-19	
1.13	Power							
1.13 1.13.1	Existing small power arrangements will be removed in their entirety, including all containment, power poles and skirting trunking.	Low	Preparation for a new power installation to suit the new proposed layout.	Modern addition, not considered to be of heritage significance.	Neutral	1608/PL/001/ Ground - Existing/ Strip Out - ground floor; 1608/PL/002/ Ground - General Arrangement; and 1608/PL/002/ Ground - RCP	8-19	
1.13.2	Distribution boards (North & South risers) will be removed in their entirety. Sub-mains cabling will be carefully set aside for re-use after careful evaluation by a qualified and suitably experienced organisation.	Low	Preparation for a new power installation to suit the new proposed layout.	Modern addition, not considered to be of heritage significance.	Neutral	1608/PL/002/ Ground - Existing/ Strip Out - ground floor; 1608/PL/002/ Ground - General Arrangement; and 1608/PL/002/ Ground - RCP	8-19	
1.13.3	Install new steel cased distribution boards in the North and South risers to accommodate the revised power requirements of the proposed new layout. Distribution boards will be compliant with BS:7671 amendment three.	Low	Installation of a new power installation to suit the new proposed layout.	Modern addition, considered to be reversible.	Neutral	1608/PL/001/ Ground - Existing/ Strip Out - ground floor; 1608/PL/002/ Ground - General Arrangement; and 1608/PL/002/ Ground - RCP	8-19	
1.13.4	Install new containment system in keeping with proposed interior styling, incorporating galvanised steel trunking affixed to structural soffit using concealed screws, galvanised steel cable tray (affixed as before) and galvanised steel conduit (affixed as before). Containment system will run between the new distribution equipment and a suitable point to feed the small power and HVAC requirements for the ground floor and the desk power requirements for the first floor. cables serving the first floor will pass through holes drilled in the structural soffit to feed the desking above.		Installation of a new power installation to suit the new proposed layout.	Modern addition, considered to be reversible. All services will be visible, but this enables easy maintenance and replacement throughout the life of the plant and building.	Neutral	1608/PL/001/ Ground - Existing/ Strip Out - ground floor; 1608/PL/002/ Ground - General Arrangement; and 1608/PL/002/ Ground - RCP	8-19	
1.13.5	Sockets and accessories will be metal clad and either set flush into walls with concealed cabling, or surface mounted on a matching metal clad box with cables concealed in galvanised steel conduit affixed to the structure using spacer bar saddles, in keeping with proposed interior styling.	Low	Installation of a new power installation to suit the new proposed layout.	Power to be installed to original building structure, however this is considered to be reversible and of limited detriment to the overall significance of the building.	Low adverse	1608/PL/001/ Ground - Existing/ Strip Out - ground floor; 1608/PL/002/ Ground - General Arrangement; and 1608/PL/002/ Ground - RCP	8-19	
1.14.1	Ventilation							
.14.1	venuation	<u> </u>		1	L	<u>L</u>	1	

HIA REF	AREA/ ITEM OF WORK	HERITAGE SIGNIFICANCE	REQUIREMENT FOR THE WORKS	MITIGATION OF HERITAGE IMPACT	HERITAGE IMPACT	CORRESPONDING DRAWINGS	PHOTOGRAPH REF	COMMENTS
1.14.1	Install new spiral wound galvanised steel ductwork between main riser (see separate explanation of rising ductwork) and fan coil units. Ductwork to be suspended from structural soffit by way of threaded rod affixed into structural soffit using an expanding anchor / chemical fixing, screwed through a galvanised split ring support.	Low	Installation of a new (compliant) ventilation system.	Modern addition, considered to be reversible.	Neutral	1608/PL/001/ Ground - Existing/ Strip Out - ground floor; 1608/PL/002/ Ground - General Arrangement; and 1608/PL/002/ Ground - RCP		
1.15	HVAC (Heating, Ventilation & Air Conditioning)							
1.15.1	Remove the existing wall mounted radiators and pipework (within the demise of the office accommodation only) up to the main (flow and return) risers situated within boxing.	Low	Preparation for a new energy efficient HVAC system.	Modern addition, not considered to be of heritage significance.	Neutral	1608/PL/001/ Ground - Existing/ Strip Out - ground floor; 1608/PL/002/ Ground - General Arrangement; and 1608/PL/002/ Ground - RCP	8-19	
1.15.2	Remove the existing (DX) air conditioning installations throughout, including ceiling and wall cassette units, concealed fan coil units, refrigeration pipework and outdoor condensing units.	Low	Preparation for a new energy efficient HVAC system.	Modern addition, not considered to be of heritage significance.	Neutral	1608/PL/001/ Ground - Existing/ Strip Out - ground floor; 1608/PL/002/ Ground - General Arrangement; and 1608/PL/002/ Ground - RCP	8-19	
1.15.3	Install new fan coil units suspended from structural soffit by way of threaded rod affixed into structural soffit using an expanding anchor / chemical fixing, screwed through an 'L' bracket on the fan coil unit with an isolating spring to prevent noise / vibration being transferred into the structure.	Low	Installation of a new energy efficient HVAC system.	Modern addition, considered to be reversible.	Neutral	1608/PL/001/ Ground - Existing/ Strip Out - ground floor; 1608/PL/002/ Ground - General Arrangement; and 1608/PL/002/ Ground - RCP	8-19	
1.15.4	Install new heating pipework (in keeping with proposed interior styling) from the main risers to each fan coil unit affixed to the structural soffit by way of munsens ring clip with either a back plate secured to the soffit with two screws, or threaded rod affixed into structural soffit using an expanding anchor / chemical fixing.	Low	Installation of a new energy efficient HVAC system.	Modern addition, considered to be reversible.	Neutral	1608/PL/001/ Ground - Existing/ Strip Out - ground floor; 1608/PL/002/ Ground - General Arrangement; and 1608/PL/002/ Ground - RCP	8-19	
1.15.5	Install new condenser water pipework (in keeping with proposed interior styling) from each fan coil unit to the new main risers (see separate explanation of risers) affixed to the structural soffit by way of munsens ring clip with either a back plate secured to the soffit with two screws, or threaded rod affixed into structural soffit using an expanding anchor / chemical fixing.	Low	Installation of a new energy efficient HVAC system.	Modern addition, considered to be reversible.	Neutral	1608/PL/001/ Ground - Existing/ Strip Out - ground floor; 1608/PL/002/ Ground - General Arrangement; and 1608/PL/002/ Ground - RCP	8-19	
1.15.6	Install new condensate drain pipework (in keeping with proposed interior styling) from each fan coil unit to a suitable local drainage point, affixed to the structural soffit by way of munsens ring clip with either a back plate secured to the soffit with two screws, or threaded rod affixed into structural soffit using an expanding anchor / chemical fixing.	Low	Installation of a new energy efficient HVAC system.	Modern addition, considered to be reversible.	Neutral	1608/PL/001/ Ground - Existing/ Strip Out - ground floor; 1608/PL/002/ Ground - General Arrangement; and 1608/PL/002/ Ground - RCP	8-19	
1.16	CIS (Communications & Information Systems)	 		+		+		
1.16.1	Remove the existing data network in its entirety including all cables, fixings, outlets and patch panels / racks.	Low	Preparation for provision of CIS to accommodate business needs.	Modern addition, not considered to be of heritage significance.	Neutral	1608/PL/001/ Ground - Existing/ Strip Out - ground floor; 1608/PL/002/ Ground - General Arrangement; and 1608/PL/002/ Ground - RCP	8-19	
1.16.2	Install new patch cabinet in riser 'C'.	Low	Preparation for provision of CIS to accommodate business needs.	Modern addition, considered to be reversible.	Neutral	1608/PL/001/ Ground - Existing/ Strip Out - ground floor; 1608/PL/002/ Ground - General Arrangement; and 1608/PL/002/ Ground - RCP	8-19	
1.16.3	Install new data cables (backbone) between the patch cabinet in riser 'C' and the communications room on level three, via the riser (see separate explanation of riser). Cables will be strapped to a galvanised cable tray affixed to the building fabric (as previously described).	Low	Provision of CIS to accommodate business needs.	Modern addition, considered to be reversible.	Neutral	1608/PL/001/ Ground - Existing/ Strip Out - ground floor; 1608/PL/002/ Ground - General Arrangement; and 1608/PL/002/ Ground - RCP	8-19	
1.16.4	Install a dedicated galvanised steel cable tray to carry the CIS cables to serve the ground and first floors. The cable tray will be affixed to the structural soffit as described previously. Cables will be strapped to the cable tray and those serving the first floor will pass through holes drilled in the structural soffit to feed the desking above.	Low	Provision of CIS to accommodate business needs.	Modern addition, considered to be reversible.	Neutral	1608/PL/001/ Ground - Existing/ Strip Out - ground floor; 1608/PL/002/ Ground - General Arrangement; and 1608/PL/002/ Ground - RCP	8-19	
1.17	Social Hub							
1.17.1	Remove in its entirety the existing coffee point on the ground floor.	Low	Preparation for provision of new coffee bar and dining area.	Modern addition, not considered to be of heritage significance.	Neutral	1608/PL/001/ Ground - Existing/ Strip Out - ground floor; 1608/PL/002/ Ground - General Arrangement; and 1608/PL/002/ Ground - RCP		
1.17.2	Install new drainage system to necessary points with pipework run in basement area affixed to structural soffit using saddle clips screwed into the soffit, to serve the proposed social hub coffee bar and food preparation areas. Please note: currently awaiting results of validation survey in order to confirm whether new openings are required within the existing floor slab. It is assumed for the purpose of this application that new holes will be required within the ground floor slab in order to connect to drainage within the basement. This will be approximately 100mm.	Low	Preparation for provision of new coffee bar and dining area.	Where possible, existing drainage routes will be used, however where this is not possible, new routes will be required. Despite this, the ground floor slab is not considered to be of high heritage significance, and openings within this are not considered to reduce the significance of the building.	Low adverse	1608/PL/001/ Ground - Existing/ Strip Out - ground floor; 1608/PL/002/ Ground - General Arrangement; and 1608/PL/002/ Ground - RCP		
1.17.3	Install new cold water supplies to necessary points with pipework run in basement area affixed to structural soffit using munsens rings as described previously, to serve the proposed social hub coffee bar and food preparation areas. Please note: currently awaiting results of validation survey in order to confirm whether new openings are required within the existing floor slab. It is assumed for the purpose of this application that new holes will be required within the ground floor slab in order to connect to drainage within the basement. This	Low	Preparation for provision of new coffee bar and dining area.	Where possible, existing cold water supply routes will be used, however where this is not possible, new routes will be required. Despite this, the ground floor slab is not considered to be of high heritage significiance, and openings within this are not considered to reduce the significiance of the building.	Low adverse	1608/PL/001/ Ground - Existing/ Strip Out - ground floor; 1608/PL/002/ Ground - General Arrangement; and 1608/PL/002/ Ground - RCP		
1.17.4	Install new galvanised steel extract duct with in-line fan from food preparation area affixed to structural slab by way of threaded rod affixed into structural soffit using an expanding anchor / chemical fixing, screwed through an 'L' bracket on both the duct and fan support, with an isolating spring to prevent noise / vibration being transferred into the structure. The duct will pass to the outside by way of an existing 350x350mm aperture through the building fabric. Duct and fan will be in keeping with proposed interior styling.	Low	Preparation for provision of new coffee bar and dining area.	Modern addition, considered to be reversible.	Neutral	1608/PL/001/ Ground - Existing/ Strip Out - ground floor; 1608/PL/002/ Ground - General Arrangement; and 1608/PL/002/ Ground - RCP		

HIA REF	AREA/ ITEM OF WORK		REQUIREMENT FOR THE WORKS	MITIGATION OF HERITAGE IMPACT	HERITAGE IMPACT	CORRESPONDING DRAWINGS	PHOTOGRAPH REF COMMENTS
		SIGNIFICANCE					APPENDIX C
1.17.5	Install new spiral wound galvanised steel extract duct with in-line fan	Low	Preparation for provision of new coffee bar and dining	Modern addition, considered to be reversible.	Neutral	1608/PL/001/ Ground - Existing/ Strip Out - ground floor;	
	from food preparation area affixed to structural slab by way of		area.			1608/PL/002/ Ground - General Arrangement; and	
	threaded rod affixed into structural soffit using an expanding anchor /					1608/PL/002/ Ground - RCP	
	chemical fixing, screwed through an 'L' bracket on both the duct and						
	fan support, with an isolating spring to prevent noise / vibration being						
	transferred into the structure. The duct will pass to the outside by						
	removing a Georgian wired glazed panel from the window leading						
	onto the light well, and replacing it with a galvanised sheet steel						
	flanged panel. Duct and fan will be in keeping with proposed interior						
	styling						
1.17.6	Install sinks and self service catering appliances in base units, as	Low	Preparation for provision of new coffee bar and dining	Modern addition, considered to be reversible.	Neutral	1608/PL/001/ Ground - Existing/ Strip Out - ground floor;	Details awaited from spacelab
	required to architects proposal for the coffee bar and food		area.			1608/PL/002/ Ground - General Arrangement; and	(architects)
	preparation areas.					1608/PL/002/ Ground - RCP	

IIA REF	AREA/ ITEM OF WORK	HERITAGE SIGNIFICANCE	REQUIREMENT FOR THE WORKS	MITIGATION OF HERITAGE IMPACT	HERITAGE IMPACT	CORRESPONDING DOCUMENTATION	PHOTOGRAPH REF COMMENTS APPENDIX C
	FIRST FLOOR	CICIAII ICAINCE					SI LINDIA V
	Building A - Main Circulation Staircase - Grd Flr - Sixth Flr						
.1	Removal of existing carpet floor finish. Original terrazzo floor finish to be refurbished and made good. In areas where repair to existing features is required, details will need to be approved prior to installation.	Medium	Required to improve this space. And reference the original features of the space.	The staircase is an important feature of the building. This work aims to remove modern additions to the space to show the original design intention of the building.	Medium Positive	1608/PL/101/First - Existing/ Strip Out; 1608/PL/101/First - General Arrangement; 1608/PL/101/First - RCP	20-24
2	Removal of all timber skirting trim to reveal original skirting detail. Terrazzo skirting to be cleaned and made good. Care to be taken not to damage original features.	Medium	Required to improve this space. And reference the original features of the space.		Medium Positive	1608/PL/101/First - Existing/ Strip Out; 1608/PL/101/First - General Arrangement; 1608/PL/101/First - RCP	20-24
.3	Removal of all false ceilings to expose original. All plasterboard ceiling linings to be retained except in location required by new staircase. Installation of new fire linings/intumescent coatings. Care to be taken not to damage original features. New material installation should be sympathetic to existing building features where possible.	Low	Required to improve this space. And reference the original features of the space.	The staircase is an important feature of the building. This work aims to remove modern additions to the space to show the original design intention of the building.	Medium Positive	1608/PL/101/First - Existing/ Strip Out; 1608/PL/101/First - General Arrangement; 1608/PL/101/First - RCP	20-24
.4	Careful removal of stained timber trim to top of low-level terrazzo open stringer to reveal original feature stringer.	Medium	Required to improve this space. And reference the original features of the space.	The staircase is an important feature of the building. This work aims to remove modern additions to the space to show the original design intention of the building.	Medium Positive	1608/PL/101/First - Existing/ Strip Out; 1608/PL/101/First - General Arrangement; 1608/PL/101/First - RCP	20-24
5	Careful removal of all light fittings and small power to be replace by combination of pendant, ceiling recessed and wall-mounted light fittings (LED/ Low energy use where possible) and new low-level sockets. Original feature light fittings to be refurbished and incorporated into proposed interior scheme.	Medium	Existing lighting life expired and new required to reconfiguration of room.	The staircase is an important feature of the building. This work aims to remove modern additions to the space to show the original design intention of the building.	Medium Positive	1608/PL/101/First - Existing/ Strip Out; 1608/PL/101/First - General Arrangement; 1608/PL/101/First - RCP	20-24
.6	Metal framed windows to be retained and made good where required.	Medium	Windows overhauled to open for natural ventilation.	These windows are considered part of the 1937 building, overhaul and repair will improve the aesthetics of this space and extend the life of this building element	Medium Positive	1608/PL/101/First - Existing/ Strip Out; 1608/PL/101/First - General Arrangement; 1608/PL/101/First - RCP	20-24
.7	Timber Window frames to be retained and made good where required.	Medium	Windows overhauled to open for natural ventilation.	These windows are considered part of the 1937 building, overhaul and repair will improve the aesthetics of this space and extend the life of this building element	Medium Positive	1608/PL/101/First - Existing/ Strip Out; 1608/PL/101/First - General Arrangement; 1608/PL/101/First - RCP	20-24
.8	Relocation of all electrical fittings and M&E and fire services to be reinstated to proposed electrical and M&E and fire layout	Low	Required to suit new layout.	Not considered to be an original feature. See below for details.	Neutral	1608/PL/101/First - Existing/ Strip Out; 1608/PL/101/First - General Arrangement; 1608/PL/101/First - RCP	
1.9	Installation of new media technology.	Low	Required to suit new layout.	New works. Works will be reversible. See below for details	Neutral	1608/PL/101/First - Existing/ Strip Out; 1608/PL/101/First - General Arrangement; 1608/PL/101/First - RCP	20-24
	Building A - Office Space - 1st & 2nd Flrs.					<u> </u>	+ + + + + + + + + + + + + + + + + + + +
2.1	Removal of all cosmetic floor finishes. Existing timber parquet floor to be exposed, cleaned and made good where in good condition. Where not in acceptable condition parquet to be replaced by alternative, historically sympathetic floor finish.	Low	Required to improve this space and make reference to the original features of the space. It should be noted that the replacement of parquet flooring is subject to condition of parquet, presence of asbestos, programme and cost.	The carpets are a modern addition however the parquet floor is considered part of the 1937 refurbishment. Exposing these will improve the aesthetics of this space and reinstate this heritage feature. If the floor is in a poor condition this will be replaced by an alternative sympathetic floor finish	Medium Positive	1608/PL/101/First - Existing/ Strip Out; 1608/PL/101/First - General Arrangement; 1608/PL/101/First - RCP	25-27, 31-35
2.2	Removal of all existing non-structural, non-original feature partitions and doors. New office plan to be created using new partitioning systems and fixed furniture layout. All new furniture/partitioning to compliment/reference original building interior materials/details. All original feature doors and partitions to be refurbished and left in situ or removed, stored safely and re-	Low	Required to suit new layout.	These are modern additions and are of limited heritage significance. These are demountable partitions and therefore can be easily removed. Any damage that does occur to partitions should be carefull yrepaired using like-for-like materials.	Low Positive	1608/PL/101/First - Existing/ Strip Out; 1608/PL/101/First - General Arrangement; 1608/PL/101/First - RCP	25-27, 31-35
2.3	located into proposed interior scheme Removal of all false ceilings to expose original. Care to be taken not to damage original features. New material installation should be sympathetic to existing building features where possible.	Low	Required to improve this space.	These are modern additions and are of limited heritage significance. These are demountable auspended ceilings and therefore can be easily removed. Any damage that does occur to partitions should be carefully repaired using like-for-like materials.	Low Positive	1608/PL/101/First - Existing/ Strip Out; 1608/PL/101/First - General Arrangement; 1608/PL/101/First - RCP	25-27, 31-35
4	Careful removal of all light fittings and small power to be replace by combination of pendant, ceiling recessed and wall-mounted light fittings (LED/ Low energy use where possible) and new low-level sockets. Original feature light fittings to be refurbished and incorporated into proposed interior scheme.	Low	Existing lighting life expired and new required suit new layout.	These are modern additions and are of limited heritage significance. See below for details	Neutral	1608/PL/101/First - Existing/ Strip Out; 1608/PL/101/First - General Arrangement; 1608/PL/101/First - RCP	25-27, 31-35
2.5	Timber Window frames to be retained and made good where required.	Medium	Windows overhauled to open for natural ventilation.	These windows are considered part of the 1937 building, overhaul and repair will improve the aesthetics of this space and extend the life of this building element	Low Positive	1608/PL/101/First - Existing/ Strip Out; 1608/PL/101/First - General Arrangement; 1608/PL/101/First - RCP	25-27, 31-35
2.6	Metal framed windows to be retained and made good where required.	Medium	Windows overhauled to open for natural ventilation.		Low Positive	1608/PL/101/First - Existing/ Strip Out; 1608/PL/101/First - General Arrangement; 1608/PL/101/First - RCP	25-27, 31-35
2.7	All non-original wall finishes to structural partitions to be removed - Walls to be repaired, relined where necessary and painted. Care to be taken not to damage any original interior features.	Low	Required to improve this space. And reference the original features of the space.	These are modern additions and are of limited heritage significance. Refresh of finishes will improve the aesthetics internally.	Low Positive	1608/PL/101/First - Existing/ Strip Out; 1608/PL/101/First - General Arrangement; 1608/PL/101/First - RCP	25-27, 31-35
.8	Non-original feature cladding to original feature ducting to be removed and replace where required by new proposed M&E layout. Care to be taken not to damage any original features. In areas where repair to existing features is required, details will need to be approved prior to installation.	Low	Reconfiguration is required to improve head height dimensions, in problematic areas along circulation routes.	These are modern additions and are of limited heritage significance. Refresh enables original layout to be followed. Details of M&E installation below.	Low Positive	1608/PL/101/First - Existing/ Strip Out; 1608/PL/101/First - General Arrangement; 1608/PL/101/First - RCP	25-27, 31-35
2.9	Removal of all non-original cladding to interior walls and columns to reveal original features. All walls to be repainted. Care to be taken not to damage any original interior features.	Low	Required to improve this space and reference the original features of the building.	These are modern additions and are of limited heritage significance. Refresh of finishes will improve the aesthetics internally.		1608/PL/101/First - Existing/ Strip Out; 1608/PL/101/First - General Arrangement; 1608/PL/101/First - RCP	25-27, 31-35
2.10	Re-location of non-original feature radiators where necessary. Replacement of non-functioning radiators. All original feature radiators to be retained.	Low	Required to suit new layout and retain original building features.	These are modern additions and are of limited heritage significance. Refresh enables original layout to be followed. Details of M&E installation below.		1608/PL/101/First - Existing/ Strip Out; 1608/PL/101/First - General Arrangement; 1608/PL/101/First - RCP	25-27, 31-35
1.11	All vertical power/IT columns to be removed.	Low	Required to suit new layout.	These are modern additions and are of limited heritage significance. Refresh enables original layout to be followed. Details of M&E installation below.		1608/PL/101/First - Existing/ Strip Out; 1608/PL/101/First - General Arrangement; 1608/PL/101/First - RCP	25-27, 31-35
.12	Relocation of all electrical fittings and M&E and fire services to be reinstated to proposed electrical, M&E and fire layouts.	Low	Existing M&E configuration no longer fit for purpose. Up to date M&E installation required to conform to current British standards	Whilst this does have some impact on the original floor, this is considered to be less disruptive and considerably more practical than providing sockets within the perimeter wall. Care to be taken to ensure minimal removal of original feature floor finish. Like for like renewal and making good.	Low Adverse	1608/PL/101/First - Existing/ Strip Out; 1608/PL/101/First - General Arrangement; 1608/PL/101/First - RCP	25-27, 31-35
1.13	Installation of new skirting board. New material installation should be sympathetic to existing building features where possible.	Low	Required to improve this space.	Required to meet new layout.	Neutral	1608/PL/101/First - Existing/ Strip Out; 1608/PL/101/First - General Arrangement; 1608/PL/101/First - RCP	25-27, 31-35
2.14	Installation of new media technology.	Low	Required to improve this space and to meet the requirements of Bauer's business going forward.	Required to improve this space and to meet the requirements of Bauer's business going forward.	Neutral	1608/PL/101/First - Existing/ Strip Out; 1608/PL/101/First - General Arrangement; 1608/PL/101/First - RCP	25-27, 31-35
2.15	Installation of new fire linings and sound proofing, required around new slab openings. New material installation should be sympathetic to existing building features where possible.	Low	Required as part of UK building standards	Enables protection of building fabric against risk of fire	Low Positive	1608/PL/101/First - Existing/ Strip Out; 1608/PL/101/First - General Arrangement; 1608/PL/101/First - RCP	25-27, 31-35
2.16	Installation of new suspended ceiling systems and sound proofing where required. All new ceilings to compliment/reference original building interior materials/details.	Low	Required to improve this space.	Modern installation, work is considered reversible	Neutral	1608/PL/101/First - Existing/ Strip Out; 1608/PL/101/First - General Arrangement; 1608/PL/101/First - RCP	25-27, 31-35
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2.3.1	Removal of all cosmetic floor finishes. Existing timber parquet floor to be exposed, cleaned and made good where in good condition. Where not in acceptable condition parquet to be replaced by alternative, historically sympathetic floor finish.	Low	Required to improve this space and make reference to the original features of the space. It should be noted that the replacement of parquet flooring is subject to condition of parquet, presence of asbestos, programme and cost.	The carpets are a modern addition however the parquet floor is considered part of the 1937 refurbishment. Exposing these will improve the aesthetics of this space and reinstate this heritage feature. If the floor is in a poor condition this will be replaced by an	Medium Positive	1608/PL/101/First - Existing/ Strip Out; 1608/PL/101/First - General Arrangement; 1608/PL/101/First - RCP	28-30, 36-39
2.3.2	Removal of all existing non-structural, non-original feature partitions and doors. New office plan to be created using new partitioning systems and fixed furniture layout. All new furniture/partitioning to compliment/reference original building interior materials/details. All original feature doors and partitions to be refurbished and left in situ or removed, stored safely and relocated into proposed interior scheme.	Low	Required to suit new layout.	alternative sympathetic floor finish These are modern additions and are of limited heritage significance. These are demountable partitions and therefore can be easily removed. Any damage that does occur to partitions should be carefull yrepaired using like-for-like materials.	Low Positive	1608/PL/101/First - Existing/ Strip Out; 1608/PL/101/First - General Arrangement; 1608/PL/101/First - RCP	28-30, 36-39
2.3.3	Removal of all false cellings to expose original. All plasterboard ceiling linings to be retained except in location required by new staircase. Installation of new fire linings/intumescent coatings. Care to be taken not to damage original features. New material installation should be sympathetic to existing building features where possible.	Low	Required to improve this space.	These are modern additions and are of limited heritage significance. These are demountable auspended ceilings and therefore can be easily removed. Any damage that does occur to partitions should be carefully repaired using like-for-like materials.	Low Positive	1608/PL/101/First - Existing/ Strip Out; 1608/PL/101/First - General Arrangement; 1608/PL/101/First - RCP	28-30, 36-39
2.3.4	Careful removal of all light fittings and small power to be replace by combination of pendant, ceiling recessed and wall-mounted light fittings (LED/ Low energy use where possible) and new low-level sockets. Original feature light fittings to be refurbished and incorporated into proposed interior scheme.	Low	Existing lighting life expired and new required suit new layout.	These are modern additions and are of limited heritage significance. See below for details	Neutral	1608/PL/101/First - Existing/ Strip Out; 1608/PL/101/First - General Arrangement; 1608/PL/101/First - RCP	28-30, 36-39
2.3.5	Timber Window frames to be retained and made good where required.	Medium	Windows overhauled to open for natural ventilation.	These windows are considered part of the 1937 building, overhaul and repair will improve the aesthetics of this space and extend the life of this building element	Low Positive	1608/PL/101/First - Existing/ Strip Out; 1608/PL/101/First - General Arrangement; 1608/PL/101/First - RCP	28-30, 36-39
2.3.6	Metal framed windows to be retained and made good where required.	Medium	Windows overhauled to open for natural ventilation.	These windows are considered part of the 1937 building, overhaul and repair will improve the aesthetics of this space and extend the life of this building element	Low Positive	1608/PL/101/First - Existing/ Strip Out; 1608/PL/101/First - General Arrangement; 1608/PL/101/First - RCP	28-30, 36-39
2.3.7	All non-original wall finishes to structural partitions to be removed - Walls to be repaired, relined where necessary and painted. Care to be taken not to damage any original interior features.	Low	Required to improve this space. And reference the original features of the space.		Low Positive	1608/PL/101/First - Existing/ Strip Out; 1608/PL/101/First - General Arrangement; 1608/PL/101/First - RCP	28-30, 36-39
2.3.8	Demolition of slab to create new opening for new steel staircase. Edge of opening to be finished with powder coated mild steel cladding. Installation of steel balustrade to edge of opening. Installation of new ground to second floor steel staircase. In areas where it is impractical to match existing building features (cast Terrazzo staircase) new items, such as the steel staircase should attempt to deal with design decisions in a similar vein to the original architect in terms of scale, use and practicality.	Medium	Spacelab's Workplace study demonstrates that the addition of a staircase would improve general circulation and employee performance and satisfaction throughout the office space.	This staircase is not an original feature, and will require creation of an opening between the ground and second floor within Building B (1960s refurbished building). As identified within the heritage statement, whilst this building is believed the have been refurbished in 1960s, this is believed to have included refronting the building and provision of new floor structure. The works are considered to	Medium Adverse	1608/PL/101/First - Existing/ Strip Out; 1608/PL/101/First - General Arrangement; 1608/PL/101/First - RCP	28-30, 36-39
2.3.9	Demolition of slab to create opening for riser (1st Fir - Roof). Care to be taken not to damage original features. New material installation should be sympathetic to existing building features where possible.	Medium	Existing M&E configuration no longer fit for purpose. Up to date M&E installation required to conform to current British standards	This proposals involves the creation of an opening through the historic building fabric. This is considered necessary in order to enable M&E to be installed within the building. The minimum possible opening will be provided in order to limit damage to the building fabric.	Low adverse	1608/PL/101/First - Existing/ Strip Out; 1608/PL/101/First - General Arrangement; 1608/PL/101/First - RCP	
2.3.10	Non-original feature cladding to original feature ducting to be removed and replace where required by new proposed M&E layout. Care to be taken not to damage any original features. In areas where repair to existing features is required, details will need to be approved prior to installation.	Low	Reconfiguration is required to improve head height dimensions, in problematic areas along circulation routes.	Considered to be a later addition. All areas will be made good using like-for-like materials following strip out if required	Low Positive	1608/PL/101/First - Existing/ Strip Out; 1608/PL/101/First - General Arrangement; 1608/PL/101/First - RCP	28-30, 36-39
2.3.11	Removal of all non-original cladding to interior walls and columns to reveal original features. All walls to be repainted. Care to be taken not to damage any original interior features.	Low	Required to improve this space and reference the original features of the building.	This work aims to remove modern additions to the space to show the original design intention of the building.	Neutral	1608/PL/101/First - Existing/ Strip Out; 1608/PL/101/First - General Arrangement; 1608/PL/101/First - RCP	28-30, 36-39
2.3.12	Re-location of non-original feature radiators where necessary. Replacement of non-functioning radiators. All original feature radiators to be retained.	Low	Required to suit new layout and retain original building features.	This work aims to remove modern additions to the space to show the original design intention of the building. Ensures retention of existing cast iron radiators	Neutral	1608/PL/101/First - Existing/ Strip Out; 1608/PL/101/First - General Arrangement; 1608/PL/101/First - RCP	28-30, 36-39
2.3.13	All vertical power/IT columns to be removed.	Low	Required to suit new layout.	Modern installation, not considered to be of historic value	Neutral	1608/PL/101/First - Existing/ Strip Out; 1608/PL/101/First - General Arrangement; 1608/PL/101/First - RCP	28-30, 36-39
2.3.14	Relocation of all electrical fittings and M&E and fire services to be reinstated to proposed electrical, M&E and fire layouts.	Low	Existing M&E configuration no longer fit for purpose. Up to date M&E installation required to conform to current British standards	Modern installation, work is considered reversible. M&E details below.	Neutral	1608/PL/101/First - Existing/ Strip Out; 1608/PL/101/First - General Arrangement; 1608/PL/101/First - RCP	28-30, 36-39
2.3.15	Installation of new skirting board. New material installation should be sympathetic to existing building features where possible.	Low	Required to improve this space.	Modern installation, work is considered reversible. M&E details below.	Neutral	1608/PL/101/First - Existing/ Strip Out; 1608/PL/101/First - General Arrangement; 1608/PL/101/First - RCP	
2.3.16	Installation of new media technology.	Low	Required to improve this space and to meet the requirements of Bauer's business going forward.	Modern installation, work is considered reversible	Neutral	1608/PL/101/First - Existing/ Strip Out; 1608/PL/101/First - General Arrangement; 1608/PL/101/First - RCP	
2.3.17	Installation of new fire linings and sound proofing, required around new slab openings. New material installation should be sympathetic to existing building features where possible.	Low	Required as part of UK building standards	Modern installation, work is considered reversible	Neutral	1608/PL/101/First - Existing/ Strip Out; 1608/PL/101/First - General Arrangement; 1608/PL/101/First - RCP	
2.3.18	Installation of new suspended ceiling systems and sound proofing where required. All new ceilings to compliment/reference original building interior materials/details.	Low	Required to improve this space.	Modern installation, work is considered reversible	Neutral	1608/PL/101/First - Existing/ Strip Out; 1608/PL/101/First - General Arrangement; 1608/PL/101/First - RCP	
2.4	Building A - Personnel Lift Lobby (floors 1-6)						
2.4.1	Removal of all cosmetic floor finishes. Existing timber parquet floor to be exposed, cleaned and made good where in good condition. Where not in acceptable condition parquet to be replaced by alternative, historically sympathetic floor finish.	Medium	Required to improve this space and make reference to the original features of the space. It should be noted that the replacement of parquet flooring is subject to condition of parquet, presence of asbestos, programme and cost.	The parquet floor is understood to be original, however its condition is unclear. Carpet will be carefully lifted to attempt to salvage flooring for reuse.	Medium Positive	1608/PL/101/First - Existing/ Strip Out; 1608/PL/101/First - General Arrangement; 1608/PL/101/First - RCP	23-24
2.4.2	Removal of all false ceilings to expose original. All plasterboard ceiling linings to be retained except in location required by new staircase. Installation of new fire linings/intumescent coatings. Care to be taken not to damage original features. New material installation should be sympathetic to existing building features where possible.	Medium	Required to improve this space. And reference the original features of the space.	Modern addition. This work aims to remove modern additions to the space to show the original design intention of the building.	Medium Positive	1608/PL/101/First - Existing/ Strip Out; 1608/PL/101/First - General Arrangement; 1608/PL/101/First - RCP	23-24
2.4.3	Careful removal of all light fittings and small power to be replace by combination of pendant, ceiling recessed and wall-mounted light fittings (LED/ Low energy use where possible) and new low-level sockets. Original feature light fittings to be refurbished and incorporated into proposed interior scheme.	Low	Required to improve this space. And reference the original features of the space.	Modern addition. This work aims to remove modern additions to the space to show the original design intention of the building.	Medium Positive	1608/PL/101/First - Existing/ Strip Out; 1608/PL/101/First - General Arrangement; 1608/PL/101/First - RCP	23-24
2.4.4	Removal of all timber skirting trim to reveal original skirting detail. Terrazzo skirting to be cleaned and made good.	Medium	Required to improve this space. And reference the original features of the space.	The skirting is understood to be original, however its condition is unclear. Carpet will be carefully lifted to attempt to salvage flooring for reuse.	Medium Positive	1608/PL/101/First - Existing/ Strip Out; 1608/PL/101/First - General Arrangement; 1608/PL/101/First - RCP	23-24
2.4.5	Removal of all partitioning to adjoing office space. To be replaced by new fire doors, held open on retaining magnets.	Medium	Existing lighting life expired and new required to reconfiguration of room.	Modern addition and of limited heritage value.	Neutral	1608/PL/101/First - Existing/ Strip Out; 1608/PL/101/First - General Arrangement; 1608/PL/101/First - RCP	23-24
2.4.6	Removal of all partitioning to adjoing stainwell and replace by new glazed partitioning and fire door. All new furniture/partitioning to compliment/reference original building interior materials/details.	Medium	Windows overhauled to open for natural ventilation.	Modern addition and of limited heritage value.	Neutral	1608/PL/101/First - Existing/ Strip Out; 1608/PL/101/First - General Arrangement; 1608/PL/101/First - RCP	23-24
2.4.7	Installation of new media technology.	Medium	Windows overhauled to open for natural ventilation.	New works. Works will be reversible. See below for details	Neutral	1608/PL/101/First - Existing/ Strip Out; 1608/PL/101/First - General Arrangement; 1608/PL/101/First - RCP	23-24
2.4.8	Re-location of non-original feature radiators where necessary. Replacement of non-functioning radiators. All original feature radiators to be retained.	Low	Required to suit new layout.	Not considered to be an original feature. See below for details.	Neutral	1608/PL/101/First - Existing/ Strip Out; 1608/PL/101/First - General Arrangement; 1608/PL/101/First - RCP	23-24

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2.5	Building A - Goods Lift Lobby - Grd Flr 6th Flr.	1	<u> </u>				+ +	
2.5.1	Removal of all cosmetic floor finishes. Existing timber parquet floor to be exposed, cleaned and made good where in good condition. Where not in acceptable condition parquet to be replaced by alternative, historically sympathetic floor finish.	Medium	Required to improve this space and make reference to the original features of the space. It should be noted that the replacement of parquet flooring is subject to condition of parquet, presence of asbestos, programme and cost.	This work aims to remove modern additions to the space to show the original design intention of the building.	Medium Positive	1608/PL/101/First - Existing/ Strip Out; 1608/PL/101/First - General Arrangement; 1608/PL/101/First - RCP	42-43	
2.5.2	Removal of all false ceilings to expose original. All plasterboard ceiling linings to be retained except in location required by new staircase. Installation of new fire linings/intumescent coatings. Care to be taken not to damage original features. New material installation should be sympathetic to existing building features where possible.	Low	Required to improve this space and reference the original features of the building.	This work aims to remove modern additions to the space to show the original design intention of the building.	Medium Positive	1608/PL/101/First - Existing/ Strip Out; 1608/PL/101/First - General Arrangement; 1608/PL/101/First - RCP		
2.5.3	Careful removal of all light fittings and small power to be replace by combination of pendant, ceiling recessed and wall-mounted light fittings (LED/ Low energy use where possible) and new low-level sockets. Original feature light fittings to be refurbished and incorporated into proposed interior scheme.	Low	Existing lighting life expired and new required suit new layout.	Modern addition, considered to be reversible. See below for details.	Neutral	1608/PL/101/First - Existing/ Strip Out; 1608/PL/101/First - General Arrangement; 1608/PL/101/First - RCP		
2.5.4	Removal of all timber skirting trim to reveal original skirting detail. Terrazzo skirting to be cleaned and made good.	Medium	Required to improve this space and reference the original features of the building.	This work aims to remove modern additions to the space to show the original design intention of the building.	Medium Positive	1608/PL/101/First - Existing/ Strip Out; 1608/PL/101/First - General Arrangement; 1608/PL/101/First - RCP	42-43	
2.5.5	Installation of new media technology.	Low	Required to improve this space and to meet the requirements of Bauer's business going forward.	Modern addition, considered to be reversible. See below for details.	Neutral	1608/PL/101/First - Existing/ Strip Out; 1608/PL/101/First - General Arrangement; 1608/PL/101/First - RCP		
2.5.6	Re-location of non-original feature radiators where necessary. Replacement of non-functioning radiators. All original feature radiators to be retained.	Low	Required to suit new layout and retain original building features.	Modern addition, not considered to be of heritage significance. Modern additions, considered to be reversible. See below for details.	Neutral	1608/PL/101/First - Existing/ Strip Out; 1608/PL/101/First - General Arrangement; 1608/PL/101/First - RCP		
2.6	Building A - Goods Lift							
2.6.1	Cleaned and made good.	Low	n/a	Works not considered to impact heritage significance	Neutral	1608/PL/101/First - Existing/ Strip Out; 1608/PL/101/First - General Arrangement; 1608/PL/101/First - RCP	n/a	
2.7	Building A - Male and Female WC - All floors							
2.7.1	Cleaned and made good.	Low	n/a	Works not considered to impact heritage significance	Neutral	1608/PL/101/First - Existing/ Strip Out; 1608/PL/101/First - General Arrangement; 1608/PL/101/First - RCP	n/a	
2.8	Building A - Kitchens - All floors							
2.8.1	Cleaned and made good.	Low	n/a	Works not considered to impact heritage significance	Neutral	1608/PL/101/First - Existing/ Strip Out; 1608/PL/101/First - General Arrangement; 1608/PL/101/First - RCP	n/a	
2.9 2.9.1	Fire Escape A - Grd Fir - Sixth Fir No scheduled works. Cleaned and made good.	Low	n/o	Works not considered to impact horizons significance	Noutral	1609/DI /101/Eirot Evicting/ Strip Out	n/a	
2.9.1	No scrieduled works. Clearied and made good.	Low	n/a	Works not considered to impact heritage significance	Neutral	1608/PL/101/First - Existing/ Strip Out; 1608/PL/101/First - General Arrangement; 1608/PL/101/First - RCP	Iva	
2.10	Fire Escape B - Grd Flr - Sixth Flr							
2.10.1	No scheduled works. Cleaned and made good.	Low	n/a	Works not considered to impact heritage significance	Neutral	1608/PL/101/First - Existing/ Strip Out; 1608/PL/101/First - General Arrangement; 1608/PL/101/First - RCP	n/a	
2.11	Fire alarm					1000 ID (101 IE) 1	00.00	
2.11.1	Remove fire detection and alarm devices (detectors, sounders and call points), together with zone and sounder cabling.	Low	Preparation for a new (category L1) fire detection and alarm system to replace existing life expired system.	These systems are considered to be modern additions and removal of these is not considered to impact the significance of the building. Cables mostly fixed to modern stud partitions which are also due to be removed. Where cables have previously been fixed to solid partitions, these will be carefully removed and made good using like-for-like materials.	Neutrai	1608/PL/101/First - Existing/ Strip Out; 1608/PL/101/First - General Arrangement; 1608/PL/101/First - RCP	28-39	
2.11.2	Install new zone / sounder wiring in red FP200 cabling in compliance with BS:5839. Cable to be installed in galvanised cable tray affixed to building fabric by short lengths of unistrut in keeping with proposed interior styling.	Low	Installation of a new (category L1) fire detection and alarm system to replace existing life expired system.	Through laying cables within cable tray, the impact on the building fabric through installation and subsequent maintenance will be limited.	Neutral	1608/PL/101/First - Existing/ Strip Out; 1608/PL/101/First - General Arrangement; 1608/PL/101/First - RCP		
2.11.3	Install white smoke detectors to ceiling adjacent to cable runs, affixed to galvanised cable tray with stainless steel cable ties in compliance with BS:5839 and BS:7671 amendment three (for the protection of firefighters).	Low	Installation of a new (category L1) fire detection and alarm system to replace existing life expired system.	Wherever possible, integral sounder bases will be used under the detectors to reduce visual impact.	Low adverse	1608/PL/101/First - Existing/ Strip Out; 1608/PL/101/First - General Arrangement; 1608/PL/101/First - RCP		
2.11.4	Install red manual call points as appropriate throughout. Where call points cannot be made flush into walls with concealed cables, they will be surface mounted and the cables concealed within galvanised steel conduit in keeping with proposed interior styling.	Low	Installation of a new (category L1) fire detection and alarm system to replace existing life expired system. These installations are required on exit points throughout the building. The exact locationswill be confirmed as part of the contratcors design.	These installations are required on original solid partitions. The minimum number of call points required to meet building regulations will be installed. Installations will be undertaken using principles of minimal intervention using like-for-like materials wherever possible.	Low adverse	1608/PL/101/First - Existing/ Strip Out; 1608/PL/101/First - General Arrangement; 1608/PL/101/First - RCP		
2.12	Lighting Existing luminaires will be removed at the same time as existing suspended ceilings.	Laur	Preparation for new energy efficient lighting scheme.	The existing lighting within the building is not considered to be	Mandad	4000/DL/404/First Friedling/ Obein Oak	22-26, 28-32, 34, 36-	
2.12.1	Existing furnishares will be removed at the same time as existing suspended ceilings.	LOW	Preparation for new energy emicient lighting scrieme.	original. Cables mostly fixed to modern stud partitions which are also due to be removed. Where cables have previously been fixed to solid partitions, these will be carefully removed and made good using like-for-like materials.	Neutral	1608/PL/101/First - Existing/ Strip Out; 1608/PL/101/First - General Arrangement; 1608/PL/101/First - RCP	37	
2.12.2	Remove all existing cabling, switches and connections to existing luminaires.	Low	Preparation for new energy efficient lighting scheme.	Modern addition, not considered to be of heritage significance.	Neutral	1608/PL/101/First - Existing/ Strip Out; 1608/PL/101/First - General Arrangement; 1608/PL/101/First - RCP	22-26, 28-32, 34, 36- 37	
2.12.3	Install new galvanised lighting trunking affixed to structural soffit by concealed screws. Install spurs to new lighting positions in galvanised conduit affixed to structural soffit using spacer bar saddles. Proposed lighting points to terminate in galvanised stop-end BESA box with domed lid and cable grommet.	Low	Preparation for new energy efficient lighting scheme.	Modern addition, considered to be reversible.	Neutral	1608/PL/101/First - Existing/ Strip Out; 1608/PL/101/First - General Arrangement; 1608/PL/101/First - RCP		
2.12.4	Install new low energy (LED) luminaires as appropriate throughout to achieve a uniform 350-500 lux depending on proposed working environment. New luminaires to be suspended from structural soffit on catenary wire with concealed screw fixings in shroud. Emergency luminaires will be incorporated into general lighting as appropriate top meet the requirements of BS:5266.	Low	Installation of a new energy efficient lighting scheme.	Modern addition, considered to be reversible.	Neutral	1608/PL/101/First - Existing/ Strip Out; 1608/PL/101/First - General Arrangement; 1608/PL/101/First - RCP		
2.12.5	Luminaires will have PIR switching with detectors mounted in galvanised stop-end BESA box, affixed to structural soffit via concealed screws. Detectors to be located adjacent to galvanised lighting trunking, or on spurs using galvanised conduit affixed to structural soffit using spacer bar saddles in keeping with proposed interior styling.	Low	Installation of a new energy efficient lighting scheme.	Modern addition, considered to be reversible.	Neutral	1608/PL/101/First - Existing/ Strip Out; 1608/PL/101/First - General Arrangement; 1608/PL/101/First - RCP		
2.13	Power							
2.13.1	Existing small power arrangements will be removed in their entirety, including all containment, power poles and skirting trunking.	Low	Preparation for a new power installation to suit the new proposed layout.	Modern addition, not considered to be of heritage significance.	Neutral	1608/PL/101/First - Existing/ Strip Out; 1608/PL/101/First - General Arrangement; 1608/PL/101/First - RCP	23-39	

2.13.2	Distribution boards (North & South risers) will be removed in their entirety. Sub-mains cabling will be carefully set aside for re-use after careful evaluation by a qualified and suitably experienced	Low	Preparation for a new power installation to suit the new proposed layout.	Modern addition, not considered to be of heritage significance.	Neutral	1608/PL/101/First - Existing/ Strip Out; 1608/PL/101/First - General Arrangement;	23-39	
	organisation.		i ' '			1608/PL/101/First - RCP		
2.13.3	Install new steel cased distribution boards in the North and South risers to accommodate the	Low	Installation of a new power installation to suit the new	Modern addition, considered to be reversible.	Neutral	1608/PL/101/First - Existing/ Strip Out;		
	revised power requirements of the proposed new layout. Distribution boards will be compliant		proposed layout.	, , , , , , , , , , , , , , , , , , , ,		1608/PL/101/First - General Arrangement;		
	with BS:7671 amendment three.		proposed layeut.			1608/PL/101/First - RCP		
2.13.4	Install new containment system in keeping with proposed interior styling, incorporating	Low	Installation of a new power installation to suit the new	Modern addition, considered to be reversible. All services will be	Neutral	1608/PL/101/First - Existing/ Strip Out;		
2.13.4		LOW	·	· ·	Neutrai			
	galvanised steel trunking affixed to structural soffit using concealed screws, galvanised steel		proposed layout.	visible, but this enables easy maintenance and replacement		1608/PL/101/First - General Arrangement;		
	cable tray (affixed as before) and galvanised steel conduit (affixed as before). Containment			throughout the life of the plant and building.		1608/PL/101/First - RCP		
	system will run between the new distribution equipment and a suitable point to feed the small							
	power and HVAC requirements for the first floor and the desk power requirements for the second							
	floor, cables serving the second floor will pass through holes drilled in the structural soffit to feed							
	the desking above							
2.13.5	Sockets and accessories will be metal clad and either set flush into walls with concealed cabling,	Low	Installation of a new power installation to suit the new	Power to be installed to original building structure, however this is	Low adverse	1608/PL/101/First - Existing/ Strip Out;		
	or surface mounted on a matching metal clad box with cables concealed in galvanised steel		proposed layout.	considered to be reversible and of limited detriment to the overall		1608/PL/101/First - General Arrangement;		
	conduit affixed to the structure using spacer bar saddles, in keeping with proposed interior		proposed layeus	significance of the building.		1608/PL/101/First - RCP		
				significiance of the building.		1000/FL/101/Filst - RCF		
	stvling.						+	
244	Vantilation				+			
2.14	Ventilation		1 (11 (2) () () () () ()	N 1 182 21 14 1 21		4000 IDL (404 IF: 4 F : 4	+	
2.14.1	Install new spiral wound galvanised steel ductwork between main riser (see separate explanation	LOW	Installation of a new (compliant) ventilation system.	Modern addition, considered to be reversible.	Neutral	1608/PL/101/First - Existing/ Strip Out;		
	of rising ductwork) and fan coil units. Ductwork to be suspended from structural soffit by way of					1608/PL/101/First - General Arrangement;		
	threaded rod affixed into structural soffit using an expanding anchor / chemical fixing, screwed					1608/PL/101/First - RCP		
	through a galvanised split ring support.							
2.15	HVAC (Heating, Ventilation & Air Conditioning)							
2.15.1	Remove the existing wall mounted radiators and pipework (within the demise of the office	Low	Preparation for a new energy efficient HVAC system.	Modern addition, not considered to be of heritage significance.	Neutral	1608/PL/101/First - Existing/ Strip Out;	25-27, 29-32, 34	
	accommodation only) up to the main (flow and return) risers situated within boxing.					1608/PL/101/First - General Arrangement:		
						1608/PL/101/First - RCP		
2.15.2	Remove the existing (DX) air conditioning installations throughout, including ceiling and wall	Low	Preparation for a new energy efficient HVAC system.	Modern addition, not considered to be of heritage significance.	Neutral	1608/PL/101/First - Existing/ Strip Out;	25-27, 29-32, 34	
	cassette units, concealed fan coil units, refrigeration pipework and outdoor condensing units.		9,			1608/PL/101/First - General Arrangement;		
	cassette units, concealed fair con units, remgeration pipework and outdoor condensing units.					1608/PL/101/First - RCP		
2.15.3	legal legy for acity site appropriate from attractive leaffit by you of threaded and officed into	Laur	Installation of a new energy officient LIVAC system	Madara addition, considered to be reversible	Noutral			
2.15.3	Install new fan coil units suspended from structural soffit by way of threaded rod affixed into	LOW	Installation of a new energy efficient HVAC system.	Modern addition, considered to be reversible.	Neutral	1608/PL/101/First - Existing/ Strip Out;		
	structural soffit using an expanding anchor / chemical fixing, screwed through an 'L' bracket on					1608/PL/101/First - General Arrangement;		
	the fan coil unit with an isolating spring to prevent noise / vibration being transferred into the					1608/PL/101/First - RCP		
	structure.							
2.15.4	Install new heating pipework (in keeping with proposed interior styling) from the main risers to	Low	Installation of a new energy efficient HVAC system.	Modern addition, considered to be reversible.	Neutral	1608/PL/101/First - Existing/ Strip Out;		
	each fan coil unit affixed to the structural soffit by way of munsens ring clip with either a back					1608/PL/101/First - General Arrangement;		
	plate secured to the soffit with two screws, or threaded rod affixed into structural soffit using an					1608/PL/101/First - RCP		
	expanding anchor / chemical fixing.					1000/1 2/10 1/1 1101 1101		
2.15.5	Install new condenser water pipework (in keeping with proposed interior styling) from each fan	Low	Installation of a new energy efficient HVAC system.	Modern addition, considered to be reversible.	Neutral	1608/PL/101/First - Existing/ Strip Out;	1	
2.10.0	coil unit to the new main risers (see separate explanation of risers) affixed to the structural soffit	LOW	installation of a new energy emolent rivae system.	iwodern addition, considered to be reversible.	14Cuttai	1608/PL/101/First - General Arrangement;		
	by way of munsens ring clip with either a back plate secured to the soffit with two screws, or					1608/PL/101/First - RCP		
	threaded rod affixed into structural soffit using an expanding anchor / chemical fixing.							
2.15.6	Install new condensate drain pipework (in keeping with proposed interior styling) from each fan	Low	Installation of a new energy efficient HVAC system.	Modern addition, considered to be reversible.	Neutral	1608/PL/101/First - Existing/ Strip Out;		
	coil unit to a suitable local drainage point, affixed to the structural soffit by way of munsens ring					1608/PL/101/First - General Arrangement;		
	clip with either a back plate secured to the soffit with two screws, or threaded rod affixed into					1608/PL/101/First - RCP		
	structural soffit using an expanding anchor / chemical fixing.							
					1			
2.16	CIS (Communications & Information Systems)							
2.16.1	Remove the existing data network in its entirety including all cables, fixings, outlets and patch	Low	Preparation for provision of CIS to accommodate business	Modern addition, not considered to be of heritage significance.	Neutral	1608/PL/101/First - Existing/ Strip Out;	37, 39	
	panels / racks.		needs.			1608/PL/101/First - General Arrangement;		
	ř					1608/PL/101/First - RCP		
2.16.2	Install new patch cabinet in riser 'C'.	Low	Preparation for provision of CIS to accommodate business	Modern addition, considered to be reversible.	Neutral	1608/PL/101/First - Existing/ Strip Out;		
	The second secon		needs.			1608/PL/101/First - General Arrangement;		
			noodo.			1608/PL/101/First - RCP		
2.16.3	Install new data cables (backbone) between the patch cabinet in riser 'C' and the	Low	Provision of CIS to accommodate business needs.	Modern addition, considered to be reversible.	Neutral	1608/PL/101/First - RCP 1608/PL/101/First - Existing/ Strip Out;	+	
2.10.3		LOW	r rovision of Ci5 to accommodate business needs.	iviouem addition, considered to be reversible.	INCUIIAI			
	communications room on level three, via the riser (see separate explanation of riser). Cables will					1608/PL/101/First - General Arrangement;		
	be strapped to a galvanised cable tray affixed to the building fabric (as previously described).					1608/PL/101/First - RCP		
2.16.4	Install a dedicated galvanised steel cable tray to carry the CIS cables to serve the first and	Low	Provision of CIS to accommodate business needs.	Modern addition, considered to be reversible.	Neutral	1608/PL/101/First - Existing/ Strip Out;		
2.16.4	Install a dedicated galvanised steel cable tray to carry the CIS cables to serve the first and second floors. The cable tray will be affixed to the structural soffit as described previously.	Low	Provision of CIS to accommodate business needs.	Modern addition, considered to be reversible.	Neutral	1608/PL/101/First - General Arrangement;		
2.16.4		Low	Provision of CIS to accommodate business needs.	Modern addition, considered to be reversible.	Neutral			

	AREA/ ITEM OF WORK	HERITAGE SIGNIFICANCE	REQUIREMENT FOR THE WORKS	MITIGATION OF HERITAGE IMPACT	HERITAGE IMPACT	CORRESPONDING DOCUMENTATION	PHOTOGRAPH REF APPENDIX C	COMMENTS
3.00	SECOND FLOOR							
3.1	Building A - Main Circulation Staircase - Grd Flr - Sixth Flr							
3.1.1	Removal of existing carpet floor finish. Original terrazzo floor finish to be	Medium	Required to improve this space. And reference the	The staircase is an important feature of the building. This work aims to remove modern	Medium Positive	1608/PL/201/ Second - Existing/ Strip Out;	20-24	
	refurbished and made good. In areas where repair to existing features is required, details will need to be approved prior to installation.		original features of the space.	additions to the space to show the original design intention of the building.		1608/PL/201/ Second - General Arrangement; 1608/PL/201/ Second - RCP		
3.1.2	Removal of all timber skirting trim to reveal original skirting detail. Terrazzo skirting	Medium	Required to improve this space. And reference the	The staircase is an important feature of the building. This work aims to remove modern	Medium Positive	1608/PL/201/ Second - Existing/ Strip Out;	20-24	
	to be cleaned and made good. Care to be taken not to damage original features.		original features of the space.	additions to the space to show the original design intention of the building.		1608/PL/201/ Second - General Arrangement;		
3.1.3	Removal of all false ceilings to expose original. All plasterboard ceiling linings to be	Low	Required to improve this space. And reference the	The staircase is an important feature of the building. This work aims to remove modern	Medium Positive	1608/PL/201/ Second - RCP 1608/PL/201/ Second - Existing/ Strip Out;	20-24	
2.1.0	retained except in location required by new staircase. Installation of new fire	2011	original features of the space.	additions to the space to show the original design intention of the building.	Micalani i Collive	1608/PL/201/ Second - General Arrangement;	20 24	
	linings/intumescent coatings. Care to be taken not to damage original features.		·			1608/PL/201/ Second - RCP		
	New material installation should be sympathetic to existing building features where							
3.1.4	possible. Careful removal of stained timber trim to top of low-level terrazzo open stringer to	Medium	Required to improve this space. And reference the	The staircase is an important feature of the building. This work aims to remove modern	Medium Positive	1608/PL/201/ Second - Existing/ Strip Out;	20-24	
	reveal original feature stringer.		original features of the space.	additions to the space to show the original design intention of the building.		1608/PL/201/ Second - General Arrangement;		
24.5	Careful reasonal of all light fittings and areall accounts to be replace by combination of	Mardines	Evistics lighting life assessed and pass appointed to	The estimate is an important factory of the building. This work since to you are as a second	Madium Dacitive	1608/PL/201/ Second - RCP	20.24	
3.1.5	Careful removal of all light fittings and small power to be replace by combination of pendant, ceiling recessed and wall-mounted light fittings (LED/ Low energy use	ivieaium	Existing lighting life expired and new required to reconfiguration of room.	The staircase is an important feature of the building. This work aims to remove modern additions to the space to show the original design intention of the building.	Medium Positive	1608/PL/201/ Second - Existing/ Strip Out; 1608/PL/201/ Second - General Arrangement;	20-24	
	where possible) and new low-level sockets. Original feature light fittings to be		rocomigaration of rocomi	additions to this space to enoth the original accign mornion of the banding.		1608/PL/201/ Second - RCP		
	refurbished and incorporated into proposed interior scheme.					1000/71/001/0	00.04	
3.1.6	Metal framed windows to be retained and made good where required.	Medium	Windows overhauled to open for natural ventilation.	These windows are considered part of the 1937 building, overhaul and repair will improve the aesthetics of this space and extend the life of this building element	Medium Positive	1608/PL/201/ Second - Existing/ Strip Out; 1608/PL/201/ Second - General Arrangement;	20-24	
				the abstrictics of this space and extend the life of this building element		1608/PL/201/ Second - RCP		
3.1.7	Timber Window frames to be retained and made good where required.	Medium	Windows overhauled to open for natural ventilation.	These windows are considered part of the 1937 building, overhaul and repair will improve	Medium Positive	1608/PL/201/ Second - Existing/ Strip Out;	20-24	
				the aesthetics of this space and extend the life of this building element		1608/PL/201/ Second - General Arrangement;		
3.1.8	Relocation of all electrical fittings and M&E and fire services to be reinstated to	Low	Required to suit new layout.	Not considered to be an original feature. See below for details.	Neutral	1608/PL/201/ Second - RCP 1608/PL/201/ Second - Existing/ Strip Out;	+	
	proposed electrical and M&E and fire layout		i i i i i i i i i i i i i i i i i i i			1608/PL/201/ Second - General Arrangement;	1	
246	Leaf all a fine and a second fine to all a fine		Description of the section of the se	Monardo Modernillo anno 11 Control Control	Newton	1608/PL/201/ Second - RCP	00.04	
3.1.9	Installation of new media technology.	Low	Required to suit new layout.	New works. Works will be reversible. See below for details	Neutral	1608/PL/201/ Second - Existing/ Strip Out; 1608/PL/201/ Second - General Arrangement;	20-24	
						1608/PL/201/ Second - General Arrangement; 1608/PL/201/ Second - RCP		
2	Building A Office Space 1ct 9 2nd Fire	1					1	
. 2 .2.1	Building A - Office Space - 1st & 2nd Flrs. Removal of all cosmetic floor finishes. Existing timber parquet floor to be exposed,	Low	Required to improve this space and make reference to	The carpets are a modern addition however the parquet floor is considered part of the	Medium Positive	1608/PL/201/ Second - Existing/ Strip Out;	25-27, 31-35	
	cleaned and made good where in good condition. Where not in acceptable		the original features of the space. It should be noted	1937 refurbishment. Exposing these will improve the aesthetics of this space and reinstate		1608/PL/201/ Second - General Arrangement;		
	condition parquet to be replaced by alternative, historically sympathetic floor finish.		that the replacement of parquet flooring is subject to	this heritage feature. If the floor is in a poor condition this will be replaced by an alternative		1608/PL/201/ Second - RCP		
			condition of parquet, presence of asbestos, programme	sympathetic floor finish.				
2.2	Removal of all existing non-structural, non-original feature partitions and doors.	Low	and cost. Required to suit new layout.	These are modern additions and are of limited heritage significance. These are	Low Positive	1608/PL/201/ Second - Existing/ Strip Out;	25-27, 31-35	
	New office plan to be created using new partitioning systems and fixed furniture			demountable partitons and therefore can be easily removed. Any damage that does occur		1608/PL/201/ Second - General Arrangement;		
	layout. All new furniture/partitioning to compliment/reference original building interio	r		to partitions should be carefull yrepaired using like-for-like materials.		1608/PL/201/ Second - RCP		
	materials/details. All original feature doors and partitions to be refurbished and left							
	in situ or removed, stored safely and re-located into proposed interior scheme.							
.2.3	Removal of all false ceilings to expose original. All plasterboard ceiling linings to be	Low	Required to improve this space.	These are modern additions and are of limited heritage significance. These are	Low Positive	1608/PL/201/ Second - Existing/ Strip Out;	25-27, 31-35	
	retained except in location required by new staircase. Installation of new fire			demountable auspended ceilings and therefore can be easily removed. Any damage that		1608/PL/201/ Second - General Arrangement;		
	linings/intumescent coatings. Care to be taken not to damage original features.			does occur to partitions should be carefully repaired using like-for-like materials.		1608/PL/201/ Second - RCP		
	New material installation should be sympathetic to existing building features where possible.							
.2.4	Careful removal of all light fittings and small power to be replace by combination of	Low	Existing lighting life expired and new required suit new	These are modern additions and are of limited heritage significance. See below for details	Neutral	1608/PL/201/ Second - Existing/ Strip Out;	25-27, 31-35	
	pendant, ceiling recessed and wall-mounted light fittings (LED/ Low energy use		layout.			1608/PL/201/ Second - General Arrangement;		
	where possible) and new low-level sockets. Original feature light fittings to be refurbished and incorporated into proposed interior scheme.					1608/PL/201/ Second - RCP		
.2.5	Timber Window frames to be retained and made good where required.	Medium	Windows overhauled to open for natural ventilation.	These windows are considered part of the 1937 building, overhaul and repair will improve	Low Positive	1608/PL/201/ Second - Existing/ Strip Out;	25-27, 31-35	
				the aesthetics of this space and extend the life of this building element		1608/PL/201/ Second - General Arrangement;		
2.6	Metal framed windows to be retained and made good where required	Medium	Windows overhauled to open for natural ventilation	These windows are considered part of the 1937 building, overhaul and repair will improve	Low Positive	1608/PL/201/ Second - RCP	25-27, 31-35	
.2.0	Metal framed windows to be retained and made good where required.	Medium	windows overnatiled to open for natural ventilation.	the aesthetics of this space and extend the life of this building element	LOW FOSITIVE	1608/PL/201/ Second - Existing/ Strip Out; 1608/PL/201/ Second - General Arrangement;	25-27, 51-55	
				·		1608/PL/201/ Second - RCP		
.2.7	All non-original wall finishes to structural partitions to be removed - Walls to be	Low	Required to improve this space. And reference the	These are modern additions and are of limited heritage significance. Refresh of finishes will	Low Positive	1608/PL/201/ Second - Existing/ Strip Out;	25-27, 31-35	
	repaired, relined where necessary and painted. Care to be taken not to damage any original interior features.		original features of the space.	improve the aesthetics internally.		1608/PL/201/ Second - General Arrangement; 1608/PL/201/ Second - RCP		
.2.8	Non-original feature cladding to original feature ducting to be removed and replace	Low	Reconfiguration is required to improve head height	These are modern additions and are of limited heritage significance. Refresh enables	Low Positive	1608/PL/201/ Second - RCP 1608/PL/201/ Second - Existing/ Strip Out;	25-27, 31-35	
	where required by new proposed M&E layout. Care to be taken not to damage any		dimensions, in problematic areas along circulation	original layout to be followed. Details of M&E installation below.		1608/PL/201/ Second - General Arrangement;		
	original features. In areas where repair to existing features is required, details will		routes.			1608/PL/201/ Second - RCP		
.2.9	need to be approved prior to installation. Removal of all non-original cladding to interior walls and columns to reveal original	Low	Required to improve this space and reference the	These are modern additions and are of limited heritage significance. Refresh of finishes will	Low Positive	1608/PL/201/ Second - Existing/ Strip Out;	25-27, 31-35	
	features. All walls to be repainted. Care to be taken not to damage any original		original features of the building.	improve the aesthetics internally.		1608/PL/201/ Second - General Arrangement;	[,	
	interior features.		Demindre de contracto de la co	There are no decreased at 100 are	L Des W	1608/PL/201/ Second - RCP	05.07.04.05	
0.40	De la collega et de la	II OW	Required to suit new layout and retain original building features.	These are modern additions and are of limited heritage significance. Refresh enables original layout to be followed. Details of M&E installation below.	Low Positive	1608/PL/201/ Second - Existing/ Strip Out; 1608/PL/201/ Second - General Arrangement;	25-27, 31-35	
.2.10	Re-location of non-original feature radiators where necessary. Replacement of non-	2011	Toutai 53.			- 1000/1 L/201/ Occoriu - General Attaliqement,	1	
.2.10	Re-location of non-original feature radiators where necessary. Replacement of non- functioning radiators. All original feature radiators to be retained.			Signal ayou to so followed. Solallo of Maz motaliation soloti.		1608/PL/201/ Second - RCP		
.2.10	Re-location of non-original feature radiators where necessary. Replacement of non-	Low	Required to suit new layout.	These are modern additions and are of limited heritage significance. Refresh enables	Low Positive	1608/PL/201/ Second - RCP 1608/PL/201/ Second - Existing/ Strip Out;	25-27, 31-35	
	Re-location of non-original feature radiators where necessary. Replacement of non- functioning radiators. All original feature radiators to be retained.		Required to suit new layout.		Low Positive	1608/PL/201/ Second - RCP 1608/PL/201/ Second - Existing/ Strip Out; 1608/PL/201/ Second - General Arrangement;	25-27, 31-35	
2.11	Re-location of non-original feature radiators where necessary. Replacement of non- functioning radiators. All original feature radiators to be retained. All vertical power/IT columns to be removed.	Low		These are modern additions and are of limited heritage significance. Refresh enables original layout to be followed. Details of M&E installation below.		1608/PL/201/ Second - RCP 1608/PL/201/ Second - Existing/ Strip Out; 1608/PL/201/ Second - General Arrangement; 1608/PL/201/ Second - RCP		
2.11	Re-location of non-original feature radiators where necessary. Replacement of non- functioning radiators. All original feature radiators to be retained.		Required to suit new layout. Existing M&E configuration no longer fit for purpose. Up to date M&E installation required to conform to current	These are modern additions and are of limited heritage significance. Refresh enables	Low Positive	1608/PL/201/ Second - RCP 1608/PL/201/ Second - Existing/ Strip Out; 1608/PL/201/ Second - General Arrangement; 1608/PL/201/ Second - RCP 1608/PL/201/ Second - Existing/ Strip Out; 1608/PL/201/ Second - General Arrangement;	25-27, 31-35 25-27, 31-35	
2.11	Re-location of non-original feature radiators where necessary. Replacement of non functioning radiators. All original feature radiators to be retained. All vertical power/IT columns to be removed. Relocation of all electrical fittings and M&E and fire services to be reinstated to	Low	Existing M&E configuration no longer fit for purpose. Up	These are modern additions and are of limited heritage significance. Refresh enables original layout to be followed. Details of M&E installation below. Whilst this does have some impact on the original floor, this is considered to be less disruptive and considerably more practical than providing sockets within the perimeter wall. Care to be taken to ensure minimal removal of original feature floor finish. Like for like		1608/PL/201/ Second - RCP 1608/PL/201/ Second - Existing/ Strip Out; 1608/PL/201/ Second - General Arrangement; 1608/PL/201/ Second - RCP 1608/PL/201/ Second - Existing/ Strip Out;		
2.11	Re-location of non-original feature radiators where necessary. Replacement of non functioning radiators. All original feature radiators to be retained. All vertical power/IT columns to be removed. Relocation of all electrical fittings and M&E and fire services to be reinstated to proposed electrical, M&E and fire layouts.	Low	Existing M&E configuration no longer fit for purpose. Up to date M&E installation required to conform to current British standards	These are modern additions and are of limited heritage significance. Refresh enables original layout to be followed. Details of M&E installation below. Whilst this does have some impact on the original floor, this is considered to be less disruptive and considerably more practical than providing sockets within the perimeter wall. Care to be taken to ensure minimal removal of original feature floor finish. Like for like trenewal and making good.	Low Adverse	1608/PL/201/ Second - RCP 1608/PL/201/ Second - Existing/ Strip Out; 1608/PL/201/ Second - General Arrangement; 1608/PL/201/ Second - RCP 1608/PL/201/ Second - Existing/ Strip Out; 1608/PL/201/ Second - General Arrangement; 1608/PL/201/ Second - RCP	25-27, 31-35	
2.11	Re-location of non-original feature radiators where necessary. Replacement of non functioning radiators. All original feature radiators to be retained. All vertical power/IT columns to be removed. Relocation of all electrical fittings and M&E and fire services to be reinstated to	Low	Existing M&E configuration no longer fit for purpose. Up to date M&E installation required to conform to current	These are modern additions and are of limited heritage significance. Refresh enables original layout to be followed. Details of M&E installation below. Whilst this does have some impact on the original floor, this is considered to be less disruptive and considerably more practical than providing sockets within the perimeter wall. Care to be taken to ensure minimal removal of original feature floor finish. Like for like		1608/PL/201/ Second - RCP 1608/PL/201/ Second - Existing/ Strip Out; 1608/PL/201/ Second - General Arrangement; 1608/PL/201/ Second - RCP 1608/PL/201/ Second - Existing/ Strip Out; 1608/PL/201/ Second - General Arrangement;		
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2.11	Re-location of non-original feature radiators where necessary. Replacement of non functioning radiators. All original feature radiators to be retained. All vertical power/IT columns to be removed. Relocation of all electrical fittings and M&E and fire services to be reinstated to proposed electrical, M&E and fire layouts. Installation of new skirting board. New material installation should be sympathetic to	Low	Existing M&E configuration no longer fit for purpose. Up to date M&E installation required to conform to current British standards Required to improve this space. Required to improve this space and to meet the	These are modern additions and are of limited heritage significance. Refresh enables original layout to be followed. Details of M&E installation below. Whilst this does have some impact on the original floor, this is considered to be less disruptive and considerably more practical than providing sockets within the perimeter wall. Care to be taken to ensure minimal removal of original feature floor finish. Like for like renewal and making good. Required to meet new layout.	Low Adverse	1608/PL/201/ Second - RCP 1608/PL/201/ Second - Existing/ Strip Out; 1608/PL/201/ Second - General Arrangement; 1608/PL/201/ Second - RCP 1608/PL/201/ Second - Existing/ Strip Out; 1608/PL/201/ Second - General Arrangement; 1608/PL/201/ Second - RCP 1608/PL/201/ Second - Existing/ Strip Out; 1608/PL/201/ Second - General Arrangement; 1608/PL/201/ Second - Existing/ Strip Out; 1608/PL/201/ Second - ScP 1608/PL/201/ Second - RCP	25-27, 31-35	
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2.11 2.12 2.13 2.14	Re-location of non-original feature radiators where necessary. Replacement of non- functioning radiators. All original feature radiators to be retained. All vertical power/IT columns to be removed. Relocation of all electrical fittings and M&E and fire services to be reinstated to proposed electrical, M&E and fire layouts. Installation of new skirting board. New material installation should be sympathetic to existing building features where possible.	Low	Existing M&E configuration no longer fit for purpose. Up to date M&E installation required to conform to current British standards Required to improve this space. Required to improve this space and to meet the	These are modern additions and are of limited heritage significance. Refresh enables original layout to be followed. Details of M&E installation below. Whilst this does have some impact on the original floor, this is considered to be less disruptive and considerably more practical than providing sockets within the perimeter wall. Care to be taken to ensure minimal removal of original feature floor finish. Like for like renewal and making good. Required to meet new layout.	Low Adverse Neutral	1608/PL/201/ Second - RCP 1608/PL/201/ Second - Existing/ Strip Out; 1608/PL/201/ Second - General Arrangement; 1608/PL/201/ Second - RCP 1608/PL/201/ Second - Existing/ Strip Out; 1608/PL/201/ Second - General Arrangement; 1608/PL/201/ Second - RCP 1608/PL/201/ Second - Existing/ Strip Out; 1608/PL/201/ Second - General Arrangement; 1608/PL/201/ Second - Existing/ Strip Out; 1608/PL/201/ Second - ScP 1608/PL/201/ Second - RCP	25-27, 31-35 25-27, 31-35	
2.11 2.12 2.13 2.14	Re-location of non-original feature radiators where necessary. Replacement of non functioning radiators. All original feature radiators to be retained. All vertical power/IT columns to be removed. Relocation of all electrical fittings and M&E and fire services to be reinstated to proposed electrical, M&E and fire layouts. Installation of new skirting board. New material installation should be sympathetic to existing building features where possible. Installation of new media technology. Installation of new fire linings and sound proofing, required around new slab openings. New material installation should be sympathetic to existing building	Low Low Low	Existing M&E configuration no longer fit for purpose. Up to date M&E installation required to conform to current British standards Required to improve this space. Required to improve this space and to meet the requirements of Bauer's business going forward.	These are modern additions and are of limited heritage significance. Refresh enables original layout to be followed. Details of M&E installation below. Whilst this does have some impact on the original floor, this is considered to be less disruptive and considerably more practical than providing sockets within the perimeter wall. Care to be taken to ensure minimal removal of original feature floor finish. Like for like renewal and making good. Required to meet new layout. Required to improve this space and to meet the requirements of Bauer's business going forward.	Low Adverse Neutral	1608/PL/201/ Second - RCP 1608/PL/201/ Second - Existing/ Strip Out; 1608/PL/201/ Second - General Arrangement; 1608/PL/201/ Second - RCP 1608/PL/201/ Second - Existing/ Strip Out; 1608/PL/201/ Second - General Arrangement; 1608/PL/201/ Second - General Arrangement; 1608/PL/201/ Second - Existing/ Strip Out; 1608/PL/201/ Second - Existing/ Strip Out; 1608/PL/201/ Second - RCP 1608/PL/201/ Second - RCP 1608/PL/201/ Second - General Arrangement; 1608/PL/201/ Second - General Arrangement; 1608/PL/201/ Second - Existing/ Strip Out; 1608/PL/201/ Second - Seneral Arrangement; 1608/PL/201/ Second - Existing/ Strip Out; 1608/PL/201/ Second - Existing/ Strip Out;	25-27, 31-35 25-27, 31-35 25-27, 31-35	
2.11 2.12 2.13 2.14 2.15	Re-location of non-original feature radiators where necessary. Replacement of non functioning radiators. All original feature radiators to be retained. All vertical power/IT columns to be removed. Relocation of all electrical fittings and M&E and fire services to be reinstated to proposed electrical, M&E and fire layouts. Installation of new skirting board. New material installation should be sympathetic to existing building features where possible. Installation of new media technology. Installation of new fire linings and sound proofing, required around new slab openings. New material installation should be sympathetic to existing building features where possible.	Low Low Low Low	Existing M&E configuration no longer fit for purpose. Up to date M&E installation required to conform to current British standards Required to improve this space. Required to improve this space and to meet the requirements of Bauer's business going forward. Required as part of UK building standards	These are modern additions and are of limited heritage significance. Refresh enables original layout to be followed. Details of M&E installation below. Whilst this does have some impact on the original floor, this is considered to be less disruptive and considerably more practical than providing sockets within the perimeter wall. Care to be taken to ensure minimal removal of original feature floor finish. Like for like renewal and making good. Required to meet new layout. Required to improve this space and to meet the requirements of Bauer's business going forward. Enables protection of building fabric against risk of fire	Low Adverse Neutral Neutral Low Positive	1608/PL/201/ Second - RCP 1608/PL/201/ Second - Existing/ Strip Out; 1608/PL/201/ Second - General Arrangement; 1608/PL/201/ Second - RCP 1608/PL/201/ Second - Existing/ Strip Out; 1608/PL/201/ Second - General Arrangement; 1608/PL/201/ Second - RCP 1608/PL/201/ Second - Existing/ Strip Out; 1608/PL/201/ Second - General Arrangement; 1608/PL/201/ Second - RCP 1608/PL/201/ Second - RCP 1608/PL/201/ Second - General Arrangement; 1608/PL/201/ Second - General Arrangement; 1608/PL/201/ Second - General Arrangement;	25-27, 31-35 25-27, 31-35 25-27, 31-35	
2.11 2.12 2.13 2.14	Re-location of non-original feature radiators where necessary. Replacement of non functioning radiators. All original feature radiators to be retained. All vertical power/IT columns to be removed. Relocation of all electrical fittings and M&E and fire services to be reinstated to proposed electrical, M&E and fire layouts. Installation of new skirting board. New material installation should be sympathetic to existing building features where possible. Installation of new media technology. Installation of new fire linings and sound proofing, required around new slab openings. New material installation should be sympathetic to existing building features where possible. Installation of new suspended ceiling systems and sound proofing where required.	Low Low Low Low	Existing M&E configuration no longer fit for purpose. Up to date M&E installation required to conform to current British standards Required to improve this space. Required to improve this space and to meet the requirements of Bauer's business going forward.	These are modern additions and are of limited heritage significance. Refresh enables original layout to be followed. Details of M&E installation below. Whilst this does have some impact on the original floor, this is considered to be less disruptive and considerably more practical than providing sockets within the perimeter wall. Care to be taken to ensure minimal removal of original feature floor finish. Like for like renewal and making good. Required to meet new layout. Required to improve this space and to meet the requirements of Bauer's business going forward.	Low Adverse Neutral	1608/PL/201/ Second - RCP 1608/PL/201/ Second - Existing/ Strip Out; 1608/PL/201/ Second - General Arrangement; 1608/PL/201/ Second - RCP 1608/PL/201/ Second - Existing/ Strip Out; 1608/PL/201/ Second - Existing/ Strip Out; 1608/PL/201/ Second - General Arrangement; 1608/PL/201/ Second - RCP 1608/PL/201/ Second - Existing/ Strip Out; 1608/PL/201/ Second - Existing/ Strip Out; 1608/PL/201/ Second - Existing/ Strip Out; 1608/PL/201/ Second - General Arrangement; 1608/PL/201/ Second - RCP	25-27, 31-35 25-27, 31-35 25-27, 31-35	
2.11 2.12 2.13 2.14 2.15	Re-location of non-original feature radiators where necessary. Replacement of non functioning radiators. All original feature radiators to be retained. All vertical power/IT columns to be removed. Relocation of all electrical fittings and M&E and fire services to be reinstated to proposed electrical, M&E and fire layouts. Installation of new skirting board. New material installation should be sympathetic to existing building features where possible. Installation of new media technology. Installation of new fire linings and sound proofing, required around new slab openings. New material installation should be sympathetic to existing building features where possible.	Low Low Low Low	Existing M&E configuration no longer fit for purpose. Up to date M&E installation required to conform to current British standards Required to improve this space. Required to improve this space and to meet the requirements of Bauer's business going forward. Required as part of UK building standards	These are modern additions and are of limited heritage significance. Refresh enables original layout to be followed. Details of M&E installation below. Whilst this does have some impact on the original floor, this is considered to be less disruptive and considerably more practical than providing sockets within the perimeter wall. Care to be taken to ensure minimal removal of original feature floor finish. Like for like renewal and making good. Required to meet new layout. Required to improve this space and to meet the requirements of Bauer's business going forward. Enables protection of building fabric against risk of fire	Low Adverse Neutral Neutral Low Positive	1608/PL/201/ Second - RCP 1608/PL/201/ Second - Existing/ Strip Out; 1608/PL/201/ Second - General Arrangement; 1608/PL/201/ Second - RCP 1608/PL/201/ Second - Existing/ Strip Out; 1608/PL/201/ Second - General Arrangement; 1608/PL/201/ Second - RCP 1608/PL/201/ Second - Existing/ Strip Out; 1608/PL/201/ Second - General Arrangement; 1608/PL/201/ Second - RCP 1608/PL/201/ Second - RCP 1608/PL/201/ Second - General Arrangement; 1608/PL/201/ Second - General Arrangement; 1608/PL/201/ Second - General Arrangement;	25-27, 31-35 25-27, 31-35 25-27, 31-35	
2.12 2.13 2.14 2.15 2.16	Re-location of non-original feature radiators where necessary. Replacement of non functioning radiators. All original feature radiators to be retained. All vertical power/IT columns to be removed. Relocation of all electrical fittings and M&E and fire services to be reinstated to proposed electrical, M&E and fire layouts. Installation of new skirting board. New material installation should be sympathetic to existing building features where possible. Installation of new media technology. Installation of new fire linings and sound proofing, required around new slab openings. New material installation should be sympathetic to existing building features where possible. Installation of new suspended ceiling systems and sound proofing where required. All new ceilings to compliment/reference original building interior materials/details.	Low Low Low Low	Existing M&E configuration no longer fit for purpose. Up to date M&E installation required to conform to current British standards Required to improve this space. Required to improve this space and to meet the requirements of Bauer's business going forward. Required as part of UK building standards	These are modern additions and are of limited heritage significance. Refresh enables original layout to be followed. Details of M&E installation below. Whilst this does have some impact on the original floor, this is considered to be less disruptive and considerably more practical than providing sockets within the perimeter wall. Care to be taken to ensure minimal removal of original feature floor finish. Like for like renewal and making good. Required to meet new layout. Required to improve this space and to meet the requirements of Bauer's business going forward. Enables protection of building fabric against risk of fire	Low Adverse Neutral Neutral Low Positive	1608/PL/201/ Second - RCP 1608/PL/201/ Second - Existing/ Strip Out; 1608/PL/201/ Second - General Arrangement; 1608/PL/201/ Second - RCP 1608/PL/201/ Second - RCP 1608/PL/201/ Second - Existing/ Strip Out; 1608/PL/201/ Second - General Arrangement; 1608/PL/201/ Second - RCP 1608/PL/201/ Second - General Arrangement; 1608/PL/201/ Second - RCP 1608/PL/201/ Second - RCP 1608/PL/201/ Second - RCP 1608/PL/201/ Second - General Arrangement; 1608/PL/201/ Second - RCP 1608/PL/201/ Second - General Arrangement; 1608/PL/201/ Second - General Arrangement; 1608/PL/201/ Second - RCP 1608/PL/201/ Second - RCP 1608/PL/201/ Second - General Arrangement; 1608/PL/201/ Second - General Arrangement; 1608/PL/201/ Second - General Arrangement; 1608/PL/201/ Second - RCP	25-27, 31-35 25-27, 31-35 25-27, 31-35	
2.11 2.12 2.13 2.14 2.15 2.16	Re-location of non-original feature radiators where necessary. Replacement of non functioning radiators. All original feature radiators to be retained. All vertical power/IT columns to be removed. Relocation of all electrical fittings and M&E and fire services to be reinstated to proposed electrical, M&E and fire layouts. Installation of new skirting board. New material installation should be sympathetic to existing building features where possible. Installation of new media technology. Installation of new fire linings and sound proofing, required around new slab openings. New material installation should be sympathetic to existing building features where possible. Installation of new suspended ceiling systems and sound proofing where required. All new ceilings to compliment/reference original building interior materials/details. Building B - Office Space - 1st & 2nd Firs.	Low Low Low Low Low	Existing M&E configuration no longer fit for purpose. Up to date M&E installation required to conform to current British standards Required to improve this space. Required to improve this space and to meet the requirements of Bauer's business going forward. Required as part of UK building standards Required to improve this space.	These are modern additions and are of limited heritage significance. Refresh enables original layout to be followed. Details of M&E installation below. Whilst this does have some impact on the original floor, this is considered to be less disruptive and considerably more practical than providing sockets within the perimeter wall. Care to be taken to ensure minimal removal of original feature floor finish. Like for like renewal and making good. Required to meet new layout. Required to improve this space and to meet the requirements of Bauer's business going forward. Enables protection of building fabric against risk of fire Modern installation, work is considered reversible	Neutral Neutral Low Positive Neutral	1608/PL/201/ Second - RCP 1608/PL/201/ Second - Existing/ Strip Out; 1608/PL/201/ Second - General Arrangement; 1608/PL/201/ Second - RCP 1608/PL/201/ Second - Existing/ Strip Out; 1608/PL/201/ Second - Existing/ Strip Out; 1608/PL/201/ Second - RCP 1608/PL/201/ Second - RCP 1608/PL/201/ Second - General Arrangement; 1608/PL/201/ Second - General Arrangement; 1608/PL/201/ Second - RCP 1608/PL/201/ Second - Existing/ Strip Out; 1608/PL/201/ Second - RCP 1608/PL/201/ Second - General Arrangement; 1608/PL/201/ Second - RCP 1608/PL/201/ Second - RCP 1608/PL/201/ Second - RCP 1608/PL/201/ Second - Existing/ Strip Out; 1608/PL/201/ Second - Existing/ Strip Out; 1608/PL/201/ Second - RCP	25-27, 31-35 25-27, 31-35 25-27, 31-35 25-27, 31-35 25-27, 31-35	
2.11 2.12 2.13 2.14 2.15	Re-location of non-original feature radiators where necessary. Replacement of non functioning radiators. All original feature radiators to be retained. All vertical power/IT columns to be removed. Relocation of all electrical fittings and M&E and fire services to be reinstated to proposed electrical, M&E and fire layouts. Installation of new skirting board. New material installation should be sympathetic to existing building features where possible. Installation of new media technology. Installation of new fire linings and sound proofing, required around new slab openings. New material installation should be sympathetic to existing building features where possible. Installation of new suspended ceiling systems and sound proofing where required. All new ceilings to compliment/reference original building interior materials/details.	Low Low Low Low Low	Existing M&E configuration no longer fit for purpose. Up to date M&E installation required to conform to current British standards Required to improve this space. Required to improve this space and to meet the requirements of Bauer's business going forward. Required as part of UK building standards	These are modern additions and are of limited heritage significance. Refresh enables original layout to be followed. Details of M&E installation below. Whilst this does have some impact on the original floor, this is considered to be less disruptive and considerably more practical than providing sockets within the perimeter wall. Care to be taken to ensure minimal removal of original feature floor finish. Like for like renewal and making good. Required to meet new layout. Required to improve this space and to meet the requirements of Bauer's business going forward. Enables protection of building fabric against risk of fire	Low Adverse Neutral Neutral Low Positive	1608/PL/201/ Second - RCP 1608/PL/201/ Second - Existing/ Strip Out; 1608/PL/201/ Second - General Arrangement; 1608/PL/201/ Second - RCP 1608/PL/201/ Second - Existing/ Strip Out; 1608/PL/201/ Second - Existing/ Strip Out; 1608/PL/201/ Second - General Arrangement; 1608/PL/201/ Second - Existing/ Strip Out; 1608/PL/201/ Second - General Arrangement; 1608/PL/201/ Second - RCP 1608/PL/201/ Second - Existing/ Strip Out; 1608/PL/201/ Second - General Arrangement; 1608/PL/201/ Second - Existing/ Strip Out; 1608/PL/201/ Second - Existing/ Strip Out; 1608/PL/201/ Second - General Arrangement; 1608/PL/201/ Second - Existing/ Strip Out; 1608/PL/201/ Second - Existing/ Strip Out; 1608/PL/201/ Second - RCP 1608/PL/201/ Second - Existing/ Strip Out; 1608/PL/201/ Second - RCP	25-27, 31-35 25-27, 31-35 25-27, 31-35	
2.11	Re-location of non-original feature radiators where necessary. Replacement of non functioning radiators. All original feature radiators to be retained. All vertical power/IT columns to be removed. Relocation of all electrical fittings and M&E and fire services to be reinstated to proposed electrical, M&E and fire layouts. Installation of new skirting board. New material installation should be sympathetic to existing building features where possible. Installation of new media technology. Installation of new fire linings and sound proofing, required around new slab openings. New material installation should be sympathetic to existing building features where possible. Installation of new suspended ceiling systems and sound proofing where required. All new ceilings to compliment/reference original building interior materials/details. Building B - Office Space - 1st & 2nd Firs. Removal of all cosmetic floor finishes. Existing timber parquet floor to be exposed,	Low Low Low Low Low	Existing M&E configuration no longer fit for purpose. Up to date M&E installation required to conform to current British standards Required to improve this space. Required to improve this space and to meet the requirements of Bauer's business going forward. Required as part of UK building standards Required to improve this space.	These are modern additions and are of limited heritage significance. Refresh enables original layout to be followed. Details of M&E installation below. Whilst this does have some impact on the original floor, this is considered to be less disruptive and considerably more practical than providing sockets within the perimeter wall. Care to be taken to ensure minimal removal of original feature floor finish. Like for like renewal and making good. Required to meet new layout. Required to improve this space and to meet the requirements of Bauer's business going forward. Enables protection of building fabric against risk of fire Modern installation, work is considered reversible The carpets are a modern addition however the parquet floor is considered part of the	Neutral Neutral Low Positive Neutral	1608/PL/201/ Second - RCP 1608/PL/201/ Second - Existing/ Strip Out; 1608/PL/201/ Second - General Arrangement; 1608/PL/201/ Second - RCP 1608/PL/201/ Second - RCP 1608/PL/201/ Second - Existing/ Strip Out; 1608/PL/201/ Second - General Arrangement; 1608/PL/201/ Second - RCP 1608/PL/201/ Second - RCP 1608/PL/201/ Second - RCP 1608/PL/201/ Second - Existing/ Strip Out; 1608/PL/201/ Second - General Arrangement; 1608/PL/201/ Second - General Arrangement; 1608/PL/201/ Second - RCP 1608/PL/201/ Second - RCP 1608/PL/201/ Second - General Arrangement; 1608/PL/201/ Second - RCP	25-27, 31-35 25-27, 31-35 25-27, 31-35 25-27, 31-35 25-27, 31-35	

Removal of all existing non-structural, non-original feature partitions and doors. New office plan to be created using new partitioning systems and fixed furniture layout. All new furniture/partitioning to compliment/reference original building interior materials/details. All original feature doors and partitions to be refurbished and left in situ or removed, stored safely and re-located into proposed interior scheme.	Low	Required to suit new layout.	These are modern additions and are of limited heritage significance. These are demountable partitions and therefore can be easily removed. Any damage that does occur to partitions should be carefull yrepaired using like-for-like materials.	Low Positive	1608/PL/201/ Second - Existing/ Strip Out; 1608/PL/201/ Second - General Arrangement; 1608/PL/201/ Second - RCP	28-30, 36-39
retained except in location required by new staircase. Installation of new fire linings/intumescent coatings. Care to be taken not to damage original features. New material installation should be sympathetic to existing building features where	Low	Required to improve this space.	These are modern additions and are of limited heritage significance. These are demountable auspended ceilings and therefore can be easily removed. Any damage that does occur to partitions should be carefully repaired using like-for-like materials.	Low Positive	1608/PL/201/ Second - Existing/ Strip Out; 1608/PL/201/ Second - General Arrangement; 1608/PL/201/ Second - RCP	28-30, 36-39
Careful removal of all light fittings and small power to be replace by combination of pendant, ceiling recessed and wall-mounted light fittings (LED/ Low energy use where possible) and new low-level sockets. Original feature light fittings to be	Low	Existing lighting life expired and new required suit new layout.	These are modern additions and are of limited heritage significance. See below for details	Neutral	1608/PL/201/ Second - Existing/ Strip Out; 1608/PL/201/ Second - General Arrangement; 1608/PL/201/ Second - RCP	28-30, 36-39
Timber Window frames to be retained and made good where required.	Medium	Windows overhauled to open for natural ventilation.	These windows are considered part of the 1937 building, overhaul and repair will improve the aesthetics of this space and extend the life of this building element	Low Positive	1608/PL/201/ Second - Existing/ Strip Out; 1608/PL/201/ Second - General Arrangement;	28-30, 36-39
Metal framed windows to be retained and made good where required.	Medium	Windows overhauled to open for natural ventilation.	These windows are considered part of the 1937 building, overhaul and repair will improve the aesthetics of this space and extend the life of this building element	Low Positive	1608/PL/201/ Second - Existing/ Strip Out; 1608/PL/201/ Second - General Arrangement;	28-30, 36-39
All non-original wall finishes to structural partitions to be removed - Walls to be repaired, relined where necessary and painted. Care to be taken not to damage any original interior features	Low	Required to improve this space. And reference the original features of the space.	These are modern additions and are of limited heritage significance. Refresh of finishes will improve the aesthetics internally.	Low Positive	1608/PL/201/ Second - Existing/ Strip Out; 1608/PL/201/ Second - General Arrangement;	28-30, 36-39
Demolition of slab to create new opening for new steel staircase. Edge of opening to be finished with powder coated mild steel cladding. Installation of steel balustrade to edge of opening. Installation of new ground to second floor steel staircase. In areas where it is impractical to match existing building features (cast Terrazzo staircase) new items, such as the steel staircase should attempt to deal with design decisions in a similar vein to the original architect in terms of scale, use	Medium	Spacelab's Workplace study demonstrates that the addition of a staircase would improve general circulation and employee performance and satisfaction throughout the office space.	This staircase is not an original feature, and will require creation of an opening between the ground and second floor within Building B (1960s refurbished building). As identified within the heritage statement, whilst this building is believed the have been refurbished in 1960s, this is believed to have included refronting the building and provision of new floor structure. The works are considered to be reversible.	Medium Adverse	1608/PL/201/ Second - Existing/ Strip Out; 1608/PL/201/ Second - General Arrangement; 1608/PL/201/ Second - RCP	28-30, 36-39
Demolition of slab to create opening for riser (1st Fir - Roof). Care to be taken not to damage original features. New material installation should be sympathetic to existing building features where possible.	Medium	Existing M&E configuration no longer fit for purpose. Up to date M&E installation required to conform to current British standards	This proposals involves the creation of an opening through the historic building fabric. This is considered necessary in order to enable M&E to be installed within the building. The minimum possible opening will be provided in order to limit damage to the building fabric.	Low adverse	1608/PL/201/ Second - Existing/ Strip Out; 1608/PL/201/ Second - General Arrangement; 1608/PL/201/ Second - RCP	
where required by new proposed M&E layout. Care to be taken not to damage any original features. In areas where repair to existing features is required, details will	Low	Reconfiguration is required to improve head height dimensions, in problematic areas along circulation routes.	Considered to be a later addition. All areas will be made good using like-for-like materials following strip out if required	Low Positive	1608/PL/201/ Second - Existing/ Strip Out; 1608/PL/201/ Second - General Arrangement; 1608/PL/201/ Second - RCP	28-30, 36-39
Removal of all non-original cladding to interior walls and columns to reveal original features. All walls to be repainted. Care to be taken not to damage any original interior features.	Low	Required to improve this space and reference the original features of the building.	This work aims to remove modern additions to the space to show the original design intention of the building.	Neutral	1608/PL/201/ Second - Existing/ Strip Out; 1608/PL/201/ Second - General Arrangement; 1608/PL/201/ Second - RCP	28-30, 36-39
	Low	Required to suit new layout and retain original building features.	This work aims to remove modern additions to the space to show the original design intention of the building. Ensures retention of existing cast iron radiators	Neutral	1608/PL/201/ Second - Existing/ Strip Out; 1608/PL/201/ Second - General Arrangement; 1608/PL/201/ Second - RCP	28-30, 36-39
All vertical power/IT columns to be removed.	Low	Required to suit new layout.	Modern installation, not considered to be of historic value	Neutral	1608/PL/201/ Second - Existing/ Strip Out; 1608/PL/201/ Second - General Arrangement; 1608/PL/201/ Second - RCP	28-30, 36-39
Relocation of all electrical fittings and M&E and fire services to be reinstated to proposed electrical, M&E and fire layouts.	Low	Existing M&E configuration no longer fit for purpose. Up to date M&E installation required to conform to current British standards	Modern installation, work is considered reversible. M&E details below.	Neutral	1608/PL/201/ Second - Existing/ Strip Out; 1608/PL/201/ Second - General Arrangement; 1608/PL/201/ Second - RCP	28-30, 36-39
Installation of new skirting board. New material installation should be sympathetic to existing building features where possible.	Low	Required to improve this space.	Modern installation, work is considered reversible. M&E details below.	Neutral	1608/PL/201/ Second - Existing/ Strip Out; 1608/PL/201/ Second - General Arrangement; 1608/PL/201/ Second - RCP	
Installation of new media technology.	Low	Required to improve this space and to meet the requirements of Bauer's business going forward.	Modern installation, work is considered reversible	Neutral	1608/PL/201/ Second - Existing/ Strip Out; 1608/PL/201/ Second - General Arrangement; 1608/PL/201/ Second - RCP	
openings. New material installation should be sympathetic to existing building features where possible.	Low	Required as part of UK building standards	Modern installation, work is considered reversible	Neutral	1608/PL/201/ Second - Existing/ Strip Out; 1608/PL/201/ Second - General Arrangement; 1608/PL/201/ Second - RCP	
Installation of new suspended ceiling systems and sound proofing where required. All new ceilings to compliment/reference original building interior materials/details.	Low	Required to improve this space.	Modern installation, work is considered reversible	Neutral	1608/PL/201/ Second - Existing/ Strip Out; 1608/PL/201/ Second - General Arrangement; 1608/PL/201/ Second - RCP	
Building A - Personnel Lift Lobby (floors 1-6)						
Removal of all cosmetic floor finishes. Existing timber parquet floor to be exposed, cleaned and made good where in good condition. Where not in acceptable condition parquet to be replaced by alternative, historically sympathetic floor finish.	Medium	Required to improve this space and make reference to the original features of the space. It should be noted that the replacement of parquet flooring is subject to condition of parquet, presence of asbestos, programme and cost.	The parquet floor is understood to be original, however its condition is unclear. Carpet will be carefully lifted to attempt to salvage flooring for reuse.	Medium Positive	1608/PL/201/ Second - Existing/ Strip Out; 1608/PL/201/ Second - General Arrangement; 1608/PL/201/ Second - RCP	23-24
Removal of all false ceilings to expose original. All plasterboard ceiling linings to be retained except in location required by new staircase. Installation of new fire linings/intumescent coatings. Care to be taken not to damage original features. New material installation should be sympathetic to existing building features where possible.	Medium	Required to improve this space. And reference the original features of the space.	Modern addition. This work aims to remove modern additions to the space to show the original design intention of the building.	Medium Positive	1608/PL/201/ Second - Existing/ Strip Out; 1608/PL/201/ Second - General Arrangement; 1608/PL/201/ Second - RCP	23-24
pendant, ceiling recessed and wall-mounted light fittings (LED/ Low energy use where possible) and new low-level sockets. Original feature light fittings to be refurbished and incorporated into proposed interior scheme.		Required to improve this space. And reference the original features of the space.	Modern addition. This work aims to remove modern additions to the space to show the original design intention of the building.	Medium Positive	1608/PL/201/ Second - Existing/ Strip Out; 1608/PL/201/ Second - General Arrangement; 1608/PL/201/ Second - RCP	23-24
Removal of all timber skirting trim to reveal original skirting detail. Terrazzo skirting to be cleaned and made good.	Medium	Required to improve this space. And reference the original features of the space.	The skirting is understood to be original, however its condition is unclear. Carpet will be carefully lifted to attempt to salvage flooring for reuse.	Medium Positive	1608/PL/201/ Second - Existing/ Strip Out; 1608/PL/201/ Second - General Arrangement; 1608/PL/201/ Second - RCP	23-24
Removal of all partitioning to adjoing office space. To be replaced by new fire doors, held open on retaining magnets.	Medium	Existing lighting life expired and new required to reconfiguration of room.	Modern addition and of limited heritage value.	Neutral	1608/PL/201/ Second - Existing/ Strip Out; 1608/PL/201/ Second - General Arrangement;	23-24
Removal of all partitioning to adjoing stairwell and replace by new glazed partitioning and fire door. All new furniture/partitioning to compliment/reference original building interior materials/details.	Medium	Windows overhauled to open for natural ventilation.	Modern addition and of limited heritage value.	Neutral	1608/PL/201/ Second - Existing/ Strip Out; 1608/PL/201/ Second - General Arrangement; 1608/PL/201/ Second - RCP	23-24
Installation of new media technology.	Medium	Windows overhauled to open for natural ventilation.	New works. Works will be reversible. See below for details	Neutral	1608/PL/201/ Second - Existing/ Strip Out; 1608/PL/201/ Second - General Arrangement;	23-24
Re-location of non-original feature radiators where necessary. Replacement of non- functioning radiators. All original feature radiators to be retained.	Low	Required to suit new layout.	Not considered to be an original feature. See below for details.	Neutral	1608/PL/201/ Second - Existing/ Strip Out; 1608/PL/201/ Second - General Arrangement; 1608/PL/201/ Second - RCP	23-24
Building A - Goods Lift Lobby - Grd Flr 6th Flr.						
	New office plan to be created using new partitioning systems and fixed furniture [ayout. All new inturture/partition] to compliment/reference original building interior materials/details. All original feature doors and partitions to be refurbished and left in situ or removed, stored safely and re-located into proposed interior scheme. Removal of all false ceilings to expose original. All plasterboard ceiling linings to be retained except in location required by new staticase. Installation of new fire linings/inturnescent coatings. Care to be taken not to damage original features. New material installation should be sympathetic to existing building features where nossible. Careful removal of all light fittings and small power to be replace by combination of pendant, ceiling recessed and wall-mounted light fittings (aLD/L) Low energy use where possible) and new low-level sockets. Original feature light fittings to be refurbished and incomporated into prososed interior scheme. Timber Window frames to be retained and made good where required. All non-original wall finishes to structural partitions to be removed - Walls to be repaired, reliend where necessary and painted. Care to be taken not to damage any original interior features. Demolition of slab to create new opening for new steel staircase. Edge of opening to be finished with powder coated mild steel cladding. Installation of steel staircases with the proposed material partition of the presence of the proposed material partition of the presence of the proposed propose	New office plan to be created using new partitioning systems and fixed furniture lapout. All new furniturely partitioning to compliment/reference original building interior materials/details. All original feature doors and partitions to be refurbished and left in situ or removed, stored safely and re-located into proposed interior scheme. Removal of all false ceilings to expose original. All plasterboard ceiling linings to be retained except it location required by new staticase. Installation of new fire instinction of all shift intings or be taken not to Suringe Original Features where the static and the static	New office plan to be created using new partitioning options and timed furnition in value or motived, stored safety and re-located risp options of the control of all times of the control of all time	Incomplication to the local control complete and principles and interest to the control contro	However the service and was to an experiment of the experiment of the control of	Security of the control of the contr

3.5.2							
	Removal of all false ceilings to expose original. All plasterboard ceiling linings to be	Low	Required to improve this space and reference the	This work aims to remove modern additions to the space to show the original design	Medium Positive	1608/PL/201/ Second - Existing/ Strip Out;	
	retained except in location required by new staircase. Installation of new fire	1	original features of the building.	intention of the building.		1608/PL/201/ Second - General Arrangement;	
	linings/intumescent coatings. Care to be taken not to damage original features.	1	<u> </u>			1608/PL/201/ Second - RCP	
	New material installation should be sympathetic to existing building features where		<u> </u>				
	possible.						
.5.3	Careful removal of all light fittings and small power to be replace by combination of	Low		Modern addition, considered to be reversible. See below for details.	Neutral	1608/PL/201/ Second - Existing/ Strip Out;	
	pendant, ceiling recessed and wall-mounted light fittings (LED/ Low energy use		layout.			1608/PL/201/ Second - General Arrangement;	
	where possible) and new low-level sockets. Original feature light fittings to be		<u> </u>			1608/PL/201/ Second - RCP	
	refurbished and incorporated into proposed interior scheme.			-		1000/81/801/9	10.40
3.5.4	Removal of all timber skirting trim to reveal original skirting detail. Terrazzo skirting	Medium	Required to improve this space and reference the	This work aims to remove modern additions to the space to show the original design	Medium Positive	1608/PL/201/ Second - Existing/ Strip Out;	42-43
	to be cleaned and made good.		original features of the building.	intention of the building.		1608/PL/201/ Second - General Arrangement;	
3.5.5	Installation of new media technology.	Low	Required to improve this space and to meet the	Modern addition, considered to be reversible. See below for details.	Neutral	1608/PL/201/ Second - RCP 1608/PL/201/ Second - Existing/ Strip Out;	-
5.5.5	installation of new media technology.	LOW	requirements of Bauer's business going forward.	iviouem addition, considered to be reversible. See below for details.	Neutrai	1608/PL/201/ Second - Existing Strip Out,	
			requirements of bader's business going forward.			1608/PL/201/ Second - RCP	
3.5.6	Re-location of non-original feature radiators where necessary. Replacement of non-	Low	Required to suit new layout and retain original building	Modern addition, not considered to be of heritage significance. Modern additions,	Neutral	1608/PL/201/ Second - Existing/ Strip Out;	
	functioning radiators. All original feature radiators to be retained.			considered to be reversible. See below for details.		1608/PL/201/ Second - General Arrangement;	
			<u> </u>			1608/PL/201/ Second - RCP	
3.6	Building A - Goods Lift						
3.6.1	Cleaned and made good.	Low	n/a	Works not considered to impact heritage significance	Neutral	1608/PL/201/ Second - Existing/ Strip Out;	n/a
			<u> </u>			1608/PL/201/ Second - General Arrangement;	
						1608/PL/201/ Second - RCP	
	5 11 1 A MA A MA				 		
3.7	Building A - Male and Female WC - All floors	Law	-/-	Mode not considered to impost boritons significance	Newtral	4COO/DL/2004/ Cassard - Fuinting/ Ctrip Out	2/2
3.7.1	Cleaned and made good.	Low	n/a	Works not considered to impact heritage significance	Neutral	1608/PL/201/ Second - Existing/ Strip Out;	n/a
			<u></u>			1608/PL/201/ Second - General Arrangement; 1608/PL/201/ Second - RCP	
			-			TOUO/PDZ01/ Second - KCP	+
3.8	Building A - Kitchens - All floors	 	+		 	+	+
3.8.1	Cleaned and made good.	Low	n/a	Works not considered to impact heritage significance	Neutral	1608/PL/201/ Second - Existing/ Strip Out;	n/a
			<u></u>	and the second s		1608/PL/201/ Second - General Arrangement;	
			<u></u>			1608/PL/201/ Second - RCP	
3.9	Fire Escape A - Grd Flr - Sixth Flr						
3.9.1	No scheduled works. Cleaned and made good.	Low	n/a	Works not considered to impact heritage significance	Neutral	1608/PL/201/ Second - Existing/ Strip Out;	n/a
			<u></u>			1608/PL/201/ Second - General Arrangement;	
						1608/PL/201/ Second - RCP	
		 _					
3.10	Fire Escape B - Grd Flr - Sixth Flr	<u> </u>					
3.10.1	No scheduled works. Cleaned and made good.	Low	n/a	Works not considered to impact heritage significance	Neutral	1608/PL/201/ Second - Existing/ Strip Out;	n/a
			<u> </u>			1608/PL/201/ Second - General Arrangement;	
						1608/PL/201/ Second - RCP	
3.11	Fire alarm		+		 	+	+
3.11.1	Remove fire detection and alarm devices (detectors, sounders and call points),	Low	Preparation for a new (category L1) fire detection and	These systems are considered to be modern additions and removal of these is not	Neutral	1608/PL/201/ Second - Existing/ Strip Out;	28-39
J	together with zone and sounder cabling.	Low		considered to impact the significance of the building. Cables mostly fixed to modern stud	Hodia	1608/PL/201/ Second - General Arrangement;	20 00
	togother with 2016 and obtined babing.			partitions which are also due to be removed. Where cables have previously been fixed to		1608/PL/201/ Second - RCP	
				solid partitions, these will be carefully removed and made good using like-for-like materials.		1000/1 E/201/ Occord Roll	
			<u> </u>	bolia partitorio, tricoc will be carorally fornoved and made good doing like for like materials.			
3.11.2	Install new zone / sounder wiring in red FP200 cabling in compliance with BS:5839.	Low	Installation of a new (category L1) fire detection and	Through laying cables within cable tray, the impact on the building fabric through	Neutral	1608/PL/201/ Second - Existing/ Strip Out;	
	Cable to be installed in galvanised cable tray affixed to building fabric by short			installation and subsequent maintenance will be limited.		1608/PL/201/ Second - General Arrangement;	
	lenaths of unistrut in keeping with proposed interior styling.		, , , , , ,	<u>'</u>		1608/PL/201/ Second - RCP	
3.11.3	Install white smoke detectors to ceiling adjacent to cable runs, affixed to galvanised	Low	Installation of a new (category L1) fire detection and	Wherever possible, integral sounder bases will be used under the detectors to reduce	Neutral	1608/PL/201/ Second - Existing/ Strip Out;	
	cable tray with stainless steel cable ties in compliance with BS:5839 and BS:7671		alarm system to replace existing life expired system.	visual impact.		1608/PL/201/ Second - General Arrangement;	
	amendment three (for the protection of firefighters). Wherever possible, integral		<u> </u>			1608/PL/201/ Second - RCP	
	sounder bases will be used under the detectors to reduce visual impact.		<u> </u>				
				T		1000/81/001/0	
3.11.4		Low	Installation of a new (category L1) fire detection and	These installations are required on original solid partitions. The minimum number of call	Low adverse	1608/PL/201/ Second - Existing/ Strip Out;	
	be made flush into walls with concealed cables, they will be surface mounted and			points required to meet building regulations will be installed. Installations will be	1	1608/PL/201/ Second - General Arrangement;	
	the cables concealed within galvanised steel conduit in keeping with proposed			undertaken using principles of minimal intervention using like-for-like materials wherever		1608/PL/201/ Second - RCP	
	interior styling.		the building. The exact locationswill be confirmed as part	possible.			
			of the contratcors design.				
3.12	Lighting					1	
	Lighting Existing luminaires will be removed at the same time as existing suspended	Low	of the contratcors design.	The existing lighting within the building is not considered to be original. Cables mostly fixed	Neutrai	1608/PL/201/ Second - Existing/ Strip Out;	22-26, 28-32, 34, 36-
		Low	of the contratcors design. Preparation for new energy efficient lighting scheme.	The existing lighting within the building is not considered to be original. Cables mostly fixed to modern stud partitions which are also due to be removed. Where cables have	Neutral	1608/PL/201/ Second - Existing/ Strip Out; 1608/PL/201/ Second - General Arrangement;	22-26, 28-32, 34, 36- 37
	Existing luminaires will be removed at the same time as existing suspended	Low	of the contratcors design. Preparation for new energy efficient lighting scheme.		Neutral		22-26, 28-32, 34, 36- 37
3.12.1	Existing luminaires will be removed at the same time as existing suspended ceilings.		of the contratcors design. Preparation for new energy efficient lighting scheme.	to modern stud partitions which are also due to be removed. Where cables have previously been fixed to solid partitons, these will be carefully removed and made good using like-for-like materials.		1608/PL/201/ Second - General Arrangement; 1608/PL/201/ Second - RCP	37
3.12.1	Existing luminaires will be removed at the same time as existing suspended	Low	of the contratcors design. Preparation for new energy efficient lighting scheme.	to modern stud partitions which are also due to be removed. Where cables have previously been fixed to solid partitons, these will be carefully removed and made good	Neutral Neutral	1608/PL/201/ Second - General Arrangement; 1608/PL/201/ Second - RCP 1608/PL/201/ Second - Existing/ Strip Out;	22-26, 28-32, 34, 36- 37 22-26, 28-32, 34, 36-
3.12.1	Existing luminaires will be removed at the same time as existing suspended ceilings.		of the contratcors design. Preparation for new energy efficient lighting scheme.	to modern stud partitions which are also due to be removed. Where cables have previously been fixed to solid partitons, these will be carefully removed and made good using like-for-like materials.		1608/PL/201/ Second - General Arrangement; 1608/PL/201/ Second - RCP 1608/PL/201/ Second - Existing/ Strip Out; 1608/PL/201/ Second - General Arrangement;	37
3.12.1	Existing luminaires will be removed at the same time as existing suspended ceilings. Remove all existing cabling, switches and connections to existing luminaires.	Low	of the contratcors design. Preparation for new energy efficient lighting scheme. Preparation for new energy efficient lighting scheme.	to modern stud partitions which are also due to be removed. Where cables have previously been fixed to solid partitons, these will be carefully removed and made good using like-for-like materials. Modern addition, not considered to be of heritage significance.	Neutral	1608/PL/201/ Second - General Arrangement; 1608/PL/201/ Second - RCP 1608/PL/201/ Second - Existing/ Strip Out; 1608/PL/201/ Second - General Arrangement; 1608/PL/201/ Second - RCP	37
3.12.1	Existing luminaires will be removed at the same time as existing suspended ceilings. Remove all existing cabling, switches and connections to existing luminaires. Install new galvanised lighting trunking affixed to structural soffit by concealed		of the contratcors design. Preparation for new energy efficient lighting scheme.	to modern stud partitions which are also due to be removed. Where cables have previously been fixed to solid partitons, these will be carefully removed and made good using like-for-like materials.		1608/PL/201/ Second - General Arrangement; 1608/PL/201/ Second - RCP 1608/PL/201/ Second - Existing/ Strip Out; 1608/PL/201/ Second - General Arrangement; 1608/PL/201/ Second - RCP 1608/PL/201/ Second - Existing/ Strip Out;	37
3.12.1	Existing luminaires will be removed at the same time as existing suspended ceilings. Remove all existing cabling, switches and connections to existing luminaires. Install new galvanised lighting trunking affixed to structural soffit by concealed screws. Install spurs to new lighting positions in galvanised conduit affixed to	Low	of the contratcors design. Preparation for new energy efficient lighting scheme. Preparation for new energy efficient lighting scheme.	to modern stud partitions which are also due to be removed. Where cables have previously been fixed to solid partitons, these will be carefully removed and made good using like-for-like materials. Modern addition, not considered to be of heritage significance.	Neutral	1608/PL/201/ Second - General Arrangement; 1608/PL/201/ Second - RCP 1608/PL/201/ Second - Existing/ Strip Out; 1608/PL/201/ Second - General Arrangement; 1608/PL/201/ Second - RCP 1608/PL/201/ Second - Existing/ Strip Out; 1608/PL/201/ Second - General Arrangement;	37
3.12.1	Existing luminaires will be removed at the same time as existing suspended ceilings. Remove all existing cabling, switches and connections to existing luminaires. Install new galvanised lighting trunking affixed to structural soffit by concealed screws. Install spurs to new lighting positions in galvanised conduit affixed to structural soffit using spacer bar saddles. Proposed lighting points to terminate in	Low	of the contratcors design. Preparation for new energy efficient lighting scheme. Preparation for new energy efficient lighting scheme.	to modern stud partitions which are also due to be removed. Where cables have previously been fixed to solid partitons, these will be carefully removed and made good using like-for-like materials. Modern addition, not considered to be of heritage significance.	Neutral	1608/PL/201/ Second - General Arrangement; 1608/PL/201/ Second - RCP 1608/PL/201/ Second - Existing/ Strip Out; 1608/PL/201/ Second - General Arrangement; 1608/PL/201/ Second - RCP 1608/PL/201/ Second - Existing/ Strip Out;	37
3.12.1	Existing luminaires will be removed at the same time as existing suspended ceilings. Remove all existing cabling, switches and connections to existing luminaires. Install new galvanised lighting trunking affixed to structural soffit by concealed screws. Install spurs to new lighting positions in galvanised conduit affixed to	Low	of the contratcors design. Preparation for new energy efficient lighting scheme. Preparation for new energy efficient lighting scheme.	to modern stud partitions which are also due to be removed. Where cables have previously been fixed to solid partitons, these will be carefully removed and made good using like-for-like materials. Modern addition, not considered to be of heritage significance.	Neutral	1608/PL/201/ Second - General Arrangement; 1608/PL/201/ Second - RCP 1608/PL/201/ Second - Existing/ Strip Out; 1608/PL/201/ Second - General Arrangement; 1608/PL/201/ Second - RCP 1608/PL/201/ Second - Existing/ Strip Out; 1608/PL/201/ Second - General Arrangement;	37
3.12.1 3.12.2 3.12.3	Existing luminaires will be removed at the same time as existing suspended ceilings. Remove all existing cabling, switches and connections to existing luminaires. Install new galvanised lighting trunking affixed to structural soffit by concealed screws. Install spurs to new lighting positions in galvanised conduit affixed to structural soffit using spacer bar saddles. Proposed lighting points to terminate in galvanised stop-end BESA box with domed lid and cable grommet.	Low	of the contratcors design. Preparation for new energy efficient lighting scheme. Preparation for new energy efficient lighting scheme. Preparation for new energy efficient lighting scheme.	to modern stud partitions which are also due to be removed. Where cables have previously been fixed to solid partitons, these will be carefully removed and made good using like-for-like materials. Modern addition, not considered to be of heritage significance. Modern addition, considered to be reversible.	Neutral Neutral	1608/PL/201/ Second - General Arrangement; 1608/PL/201/ Second - RCP 1608/PL/201/ Second - Existing/ Strip Out; 1608/PL/201/ Second - General Arrangement; 1608/PL/201/ Second - RCP 1608/PL/201/ Second - Existing/ Strip Out; 1608/PL/201/ Second - General Arrangement; 1608/PL/201/ Second - RCP	37
3.12.1 3.12.2 3.12.3	Existing luminaires will be removed at the same time as existing suspended ceilings. Remove all existing cabling, switches and connections to existing luminaires. Install new galvanised lighting trunking affixed to structural soffit by concealed screws. Install spurs to new lighting positions in galvanised conduit affixed to structural soffit using spacer bar saddles. Proposed lighting points to terminate in galvanised stop-end BESA box with domed lid and cable grommet. Install new low energy (LED) luminaires as appropriate throughout to achieve a	Low	of the contratcors design. Preparation for new energy efficient lighting scheme. Preparation for new energy efficient lighting scheme.	to modern stud partitions which are also due to be removed. Where cables have previously been fixed to solid partitons, these will be carefully removed and made good using like-for-like materials. Modern addition, not considered to be of heritage significance.	Neutral	1608/PL/201/ Second - General Arrangement; 1608/PL/201/ Second - RCP 1608/PL/201/ Second - Existing/ Strip Out; 1608/PL/201/ Second - General Arrangement; 1608/PL/201/ Second - RCP 1608/PL/201/ Second - Existing/ Strip Out; 1608/PL/201/ Second - General Arrangement; 1608/PL/201/ Second - RCP	37
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3.13.4	Install new containment system in keeping with proposed interior styling, incorporating galvanised steel trunking affixed to structural soffit using concealed screws, galvanised steel cable tray (affixed as before) and galvanised steel conduit (affixed as before). Containment system will run between the new distribution equipment and a suitable point to feed the small power and HVAC requirements for the second floor and the desk power requirements for the third floor. Cables serving the third floor will pass through holes drilled in the structural soffit to feed the desking above.		Installation of a new power installation to suit the new proposed layout.	Modern addition, considered to be reversible. All services will be visible, but this enables easy maintenance and replacement throughout the life of the plant and building.	Neutral	1608/PL/201/ Second - Existing/ Strip Out; 1608/PL/201/ Second - General Arrangement; 1608/PL/201/ Second - RCP
3.13.5	Sockets and accessories will be metal clad and either set flush into walls with concealed cabling, or surface mounted on a matching metal clad box with cables concealed in galvanised steel conduit affixed to the structure using spacer bar saddles. in keeping with proposed interior styling.	Low	Installation of a new power installation to suit the new proposed layout.	Power to be installed to original building structure, however this is considered to be reversible and of limited detriment to the overall significance of the building.	Low adverse	1608/PL/201/ Second - Existing/ Strip Out; 1608/PL/201/ Second - General Arrangement; 1608/PL/201/ Second - RCP
3.14	Ventilation					
3.14.1	Install new spiral wound galvanised steel ductwork between main riser (see separate explanation of rising ductwork) and fan coil units. Ductwork to be suspended from structural soffit by way of threaded rod affixed into structural soffit using an expanding anchor / chemical fixing, screwed through a galvanised split ring support.	Low	Installation of a new (compliant) ventilation system.	Modern addition, considered to be reversible.	Neutral	1608/PL/201/ Second - Existing/ Strip Out; 1608/PL/201/ Second - General Arrangement; 1608/PL/201/ Second - RCP
3.15	HVAC (Heating, Ventilation & Air Conditioning)					
3.15.1	Remove the existing wall mounted radiators and pipework (within the demise of the office accommodation only) up to the main (flow and return) risers situated within boxing.	Low	Preparation for a new energy efficient HVAC system.	Modern addition, not considered to be of heritage significance.	Neutral	1608/PL/201/ Second - Existing/ Strip Out; 25-27, 29-32, 34 1608/PL/201/ Second - General Arrangement; 1608/PL/201/ Second - RCP
3.15.2	Remove the existing (DX) air conditioning installations throughout, including ceiling and wall cassette units, concealed fan coil units, refrigeration pipework and outdoor condensing units.	Low	Preparation for a new energy efficient HVAC system.	Modern addition, not considered to be of heritage significance.	Neutral	1608/PL/201/ Second - Existing/ Strip Out; 25-27, 29-32, 34 1608/PL/201/ Second - General Arrangement; 1608/PL/201/ Second - RCP
3.15.3	Install new fan coil units suspended from structural soffit by way of threaded rod affixed into structural soffit using an expanding anchor / chemical fixing, screwed through an 'L' bracket on the fan coil unit with an isolating spring to prevent noise / vibration being transferred into the structure.	Low	Installation of a new energy efficient HVAC system.	Modern addition, considered to be reversible.	Neutral	1608/PL/201/ Second - Existing/ Strip Out; 1608/PL/201/ Second - General Arrangement; 1608/PL/201/ Second - RCP
3.15.4	Install new heating pipework (in keeping with proposed interior styling) from the main risers to each fan coil unit affixed to the structural soffit by way of munsens ring clip with either a back plate secured to the soffit with two screws, or threaded rod affixed into structural soffit using an expanding anchor / chemical fixing.	Low	Installation of a new energy efficient HVAC system.	Modern addition, considered to be reversible.	Neutral	1608/PL/201/ Second - Existing/ Strip Out; 1608/PL/201/ Second - General Arrangement; 1608/PL/201/ Second - RCP
3.15.5	Install new condenser water pipework (in keeping with proposed interior styling) from each fan coil unit to the new main risers (see separate explanation of risers) affixed to the structural soffit by way of munsens ring clip with either a back plate secured to the soffit with two screws, or threaded rod affixed into structural soffit using an expanding another / chemical fixing	Low	Installation of a new energy efficient HVAC system.	Modern addition, considered to be reversible.	Neutral	1608/PL/201/ Second - Existing/ Strip Out; 1608/PL/201/ Second - General Arrangement; 1608/PL/201/ Second - RCP
3.15.6	Install new condensate drain pipework (in keeping with proposed interior styling) from each fan coil unit to a suitable local drainage point, affixed to the structural soffit by way of munsens ring clip with either a back plate secured to the soffit with two screws, or threaded rod affixed into structural soffit using an expanding anchor / chemical fixing.	Low	Installation of a new energy efficient HVAC system.	Modern addition, considered to be reversible.	Neutral	1608/PL/201/ Second - Existing/ Strip Out; 1608/PL/201/ Second - General Arrangement; 1608/PL/201/ Second - RCP
3.16	CIS (Communications & Information Systems)					
3.16.1	Remove the existing data network in its entirety including all cables, fixings, outlets and patch panels / racks.	Low	Preparation for provision of CIS to accommodate business needs.	Modern addition, not considered to be of heritage significance.	Neutral	1608/PL/201/ Second - Existing/ Strip Out; 37, 39 1608/PL/201/ Second - General Arrangement; 1608/PL/201/ Second - RCP
3.16.2	Install new patch cabinet in riser 'C'.	Low	Preparation for provision of CIS to accommodate business needs.	Modern addition, considered to be reversible.	Neutral	1608/PL/201/ Second - Existing/ Strip Out; 1608/PL/201/ Second - General Arrangement; 1608/PL/201/ Second - RCP
3.16.3	Install new data cables (backbone) between the patch cabinet in riser 'C' and the communications room on level three, via the riser (see separate explanation of riser). Cables will be strapped to a galvanised cable tray affixed to the building fabric (as previously described).	Low	Provision of CIS to accommodate business needs.	Modern addition, considered to be reversible.	Neutral	1608/PL/201/ Second - Existing/ Strip Out; 1608/PL/201/ Second - General Arrangement; 1608/PL/201/ Second - RCP
3.16.4	Install a dedicated galvanised steel cable tray to carry the CIS cables to serve the second and third floors. The cable tray will be affixed to the structural soffit as described previously. Cables will be strapped to the cable tray and those serving the third floor will pass through holes drilled in the structural soffit to feed the desking above.	Low	Provision of CIS to accommodate business needs.	Modern addition, considered to be reversible.	Neutral	1608/PL/201/ Second - Existing/ Strip Out; 1608/PL/201/ Second - General Arrangement; 1608/PL/201/ Second - RCP

HIA REF	AREA/ ITEM OF WORK	HERITAGE SIGNIFICANCE	REQUIREMENT FOR THE WORKS	MITIGATION OF HERITAGE IMPACT	HERITAGE IMPACT	CORRESPONDING DOCUMENTATION	PHOTOGRAPH RE
4.0	THIRD FLOOR						
4.1	Building A - Main Circulation Staircase - Grd Flr - Sixth Flr					1000/71/001/71/11/5 / 1/1/10/10/10	00.04
4.1.1	Removal of existing carpet floor finish. Original terrazzo floor finish to be refurbished and made good. In areas where repair to existing features is required, details will need to be approved prior to installation.	Medium	Required to improve this space. And reference the original features of the space.	The staircase is an important feature of the building. This work aims to remove modern additions to the space to show the original design intention of the building.	Medium Positive	1608/PL/301/ Third - Existing/ Strip Out; 1608/PL/301/ Third - General Arrangement; and 1608/PL/301/ Third - RCP	20-24
4.1.2	Removal of all timber skirting trim to reveal original skirting detail. Terrazzo skirting to be cleaned and made good. Care to be taken not to damage original features.	Medium	Required to improve this space. And reference the original features of the space.	The staircase is an important feature of the building. This work aims to remove modern additions to the space to show the original design intention of the building.	Medium Positive	1608/PL/301/ Third - Existing/ Strip Out; 1608/PL/301/ Third - General Arrangement; and 1608/PL/301/ Third - RCP	20-24
4.1.3	Removal of all false ceilings to expose original. All plasterboard ceiling linings to be retained except in location required by new staircase. Installation of new fire linings/intumescent coatings. Care to be taken not to damage original features. New material installation should be sympathetic to existing building features where possible.	Low	Required to improve this space. And reference the original features of the space.	The staircase is an important feature of the building. This work aims to remove modern additions to the space to show the original design intention of the building.	Medium Positive	1608/PL/301/ Third - Existing/ Strip Out; 1608/PL/301/ Third - General Arrangement; and 1608/PL/301/ Third - RCP	20-24
4.1.4	Careful removal of stained timber trim to top of low-level terrazzo open stringer to reveal original feature stringer.	Medium	Required to improve this space. And reference the original features of the space.	The staircase is an important feature of the building. This work aims to remove modern additions to the space to show the original design intention of the building.	Medium Positive	1608/PL/301/ Third - Existing/ Strip Out; 1608/PL/301/ Third - General Arrangement; and 1608/PL/301/ Third - RCP	20-24
4.1.5	Careful removal of all light fittings and small power to be replace by combination of pendant, ceiling recessed and wall-mounted light fittings (LED/ Low energy use where possible) and new low-level sockets. Original feature light fittings to be refurbished and incorporated into proposed interior scheme.	Low	Existing lighting life expired and new required to reconfiguration of room.	Not considered to be an original feature. See below for details.	Neutral	1608/PL/301/ Third - Existing/ Strip Out; 1608/PL/301/ Third - General Arrangement; and 1608/PL/301/ Third - RCP	20-24
4.1.6	Metal framed windows to be retained and made good where required.	Medium	Windows overhauled to open for natural ventilation.	These windows are considered part of the 1937 building, overhaul and repair will improve the aesthetics of this space and extend the life of this building element	Low positive	1608/PL/301/ Third - Existing/ Strip Out; 1608/PL/301/ Third - General Arrangement; and 1608/PL/301/ Third - RCP	20-24
4.1.7	Timber Window frames to be retained and made good where required.	Medium	Windows overhauled to open for natural ventilation.	These windows are considered part of the 1937 building, overhaul and repair will improve the aesthetics of this space and extend the life of this building element	Low positive	1608/PL/301/Third - Existing/ Strip Out; 1608/PL/301/Third - General Arrangement; and 1608/PL/301/Third - RCP	20-24
4.1.8	Relocation of all electrical fittings and M&E and fire services to be reinstated to proposed electrical and M&E and fire layout	Low	Required to suit new layout.	Not considered to be an original feature. See below for details.	Neutral	1608/PL/301/ Third - Existing/ Strip Out; 1608/PL/301/ Third - General Arrangement; and 1608/PL/301/ Third - RCP	
4.1.9	Installation of new media technology.	Low	Required to suit new layout.	New works. Works will be reversible. See below for details	Neutral	1608/PL/301/ Third - Existing/ Strip Out; 1608/PL/301/ Third - General Arrangement; and 1608/PL/301/ Third - RCP	20-24
4.2	Buildings A & B - Office Space - 3rd - 6th Flrs.						
4.2.1	Relocation of all electrical fittings and M&E and fire services to be reinstated to proposed electrical, M&E and fire layouts.	Low	Existing M&E configuration no longer fit for purpose. Up to date M&E installation required to conform to current British standards	Not considered to be an original feature. See below for details.	Neutral	1608/PL/301/ Third - Existing/ Strip Out; 1608/PL/301/ Third - General Arrangement; and 1608/PL/301/ Third - RCP	25-39
4.2.2	Removal of all cosmetic floor finishes. Existing timber parquet floor to be exposed, cleaned and made good where in good condition. Where not in acceptable condition parquet to be replaced by alternative, historically sympathetic floor finish.	Medium	Required to improve this space and make reference to the original features of the space. It should be noted that the replacement of parquet flooring is subject to condition of parquet, presence of asbestos, programme	This work aims to remove modern additions to the space to show the original design intention of the building.	Medium Positive	1608/PL/301/ Third - Existing/ Strip Out; 1608/PL/301/ Third - General Arrangement; and 1608/PL/301/ Third - RCP	25-39
4.2.3	Removal of all existing non-structural, non-original feature partitions and doors. New office plan to be created using new partitioning systems and fixed furniture layout. All new furniture/partitioning to compliment/reference original building interior materials/details. All original feature doors and partitions to be refurbished and left in situ or removed, stored safely and re-located into proposed interior scheme.	Low	and cost. Required to suit new layout.	These are modern additions and are of limited heritage significance. These are demountable partitions and therefore can be easily removed. Any damage that does occur to partitions should be carefull yrepaired using like-for-like materials.	Low Positive	1608/PL/301/ Third - Existing/ Strip Out; 1608/PL/301/ Third - General Arrangement; and 1608/PL/301/ Third - RCP	25-39
4.2.4	Removal of all false ceilings to expose original. All plasterboard ceiling linings to be retained except in location required by new staircase. Installation of new fire linings/intumescent coatings. Care to be taken not to damage original features. New material installation should be sympathetic to existing building features where possible.	Low	Required to improve this space. And reference the original features of the space.	The staircase is an important feature of the building. This work aims to remove modern additions to the space to show the original design intention of the building.	Medium Positive	1608/PL/301/ Third - Existing/ Strip Out; 1608/PL/301/ Third - General Arrangement; and 1608/PL/301/ Third - RCP	25-39
4.2.5	Careful removal of all light fittings and small power to be replace by combination of pendant, ceiling recessed and wall-mounted light fittings (LED/ Low energy use where possible) and new low-level sockets. Original feature light fittings to be refurbished and incorporated into proposed interior scheme.	Low	Existing lighting life expired and new required suit new layout.	Modern installation, work is considered reversible. M&E details below.	Low positive	1608/PL/301/ Third - Existing/ Strip Out; 1608/PL/301/ Third - General Arrangement; and 1608/PL/301/ Third - RCP	25-39
4.2.6	Timber Window frames to be retained and made good where required	Medium	Windows overhauled to open for natural ventilation.	These windows are considered part of the 1937 building, overhaul and repair will improve the aesthetics of this space and extend the life of this building element	Low positive	1608/PL/301/ Third - Existing/ Strip Out; 1608/PL/301/ Third - General Arrangement; and 1608/PL/301/ Third - RCP	25-39
4.2.7	Metal framed windows to be retained and made good where required.	Medium	Windows overhauled to open for natural ventilation.	These windows are considered part of the 1937 building, overhaul and repair will improve the aesthetics of this space and extend the life of this building element	Low positive	1608/PL/301/ Third - Existing/ Strip Out; 1608/PL/301/ Third - Existing/ Strip Out; 1608/PL/301/ Third - General Arrangement; and 1608/PL/301/ Third - RCP	25-39
4.2.8	All non-original wall finishes to structural partitions to be removed - Walls to be repaired, relined where necessary and painted. Care to be taken not to damage any original interior features.	Low	Reconfiguration is required to improve head height dimensions, in problematic areas along circulation routes.	Considered to be a later addition. All areas will be made good using like-for-like materials following strip out if required	Low Positive	1608/PL/301/ Third - Existing/ Strip Out; 1608/PL/301/ Third - General Arrangement; and 1608/PL/301/ Third - RCP	25-39
4.2.9	Non-original feature cladding to original feature ducting to be removed and replace where required by new proposed M&E layout. Care to be taken not to damage any original features. In areas where repair to existing features is required, details will need to be approved prior to installation.	Low	Required to improve this space and reference the original features of the building.	Modern additions, not considered to impact heritage	Neutral	1608/PL/301/ Third - Existing/ Strip Out; 1608/PL/301/ Third - General Arrangement; and 1608/PL/301/ Third - RCP	25-39
4.2.10	Removal of all non-original cladding to interior walls and columns to reveal original features. All walls to be repainted. Care to be taken not to damage any original interior features.	Low	Required to suit new layout and retain original building features.	Modern installation, not considered to be of historic significance	Neutral	1608/PL/301/ Third - Existing/ Strip Out; 1608/PL/301/ Third - General Arrangement; and 1608/PL/301/ Third - RCP	25-39
4.2.11	Re-location of non-original feature radiators where necessary. Replacement of non- functioning radiators. All original feature radiators to be retained.	Low	Required to suit new layout and retain original building features.	This work aims to remove modern additions to the space to show the original design intention of the building. Ensures retention of existing cast iron radiators	Neutral	1608/PL/301/ Third - Existing/ Strip Out; 1608/PL/301/ Third - General Arrangement; and 1608/PL/301/ Third - RCP	25-39
4.2.12	All vertical power/IT columns to be removed.	Low	Required to suit new layout.	Modern installation, not considered to be of historic significance	Neutral	1608/PL/301/ Third - Existing/ Strip Out; 1608/PL/301/ Third - General Arrangement; and 1608/PL/301/ Third - RCP	25-39
4.2.13	Installation of new skirting board.	Low	Required to improve this space.	Modern installation, work is considered reversible. M&E details below.	Neutral	1608/PL/301/ Third - Existing/ Strip Out; 1608/PL/301/ Third - General Arrangement; and 1608/PL/301/ Third - RCP	25-39
4.2.14	Installation of new media technology.	Low	Required to improve this space and to meet the requirements of Bauer's business going forward.	Modern installation, work is considered reversible	Neutral	1608/PL/301/ Third - Existing/ Strip Out; 1608/PL/301/ Third - General Arrangement; and 1608/PL/301/ Third - RCP	25-39
4.2.15	Relocation of all electrical fittings and M&E and fire services to be reinstated to proposed electrical, M&E and fire layouts.	Low	to date M&E installation required to conform to current British standards	Modern installation, work is considered reversible. M&E details below.	Neutral	1608/PL/301/ Third - Existing/ Strip Out; 1608/PL/301/ Third - General Arrangement; and 1608/PL/301/ Third - RCP	25-39
4.2.16	Demolition of slab to create opening for riser (1st FIr - Roof). Care to be taken not to damage original features. New material installation should be sympathetic to existing building features where possible.	Medium	Existing M&E configuration no longer fit for purpose. Up to date M&E installation required to conform to current British standards	This proposals involves the creation of an opening through the historic building fabric. This is considered necessary in order to enable M&E to be installed within the building. The minimum possible opening will be provided in order to limit damage to the building fabric.	Low adverse	1608/PL/301/ Third - Existing/ Strip Out; 1608/PL/301/ Third - General Arrangement; and 1608/PL/301/ Third - RCP	25-39

4.2.17	Installation of new suspended ceiling systems and sound proofing where required. All new ceilings to compliment/reference original building interior materials/details.	Low	Required to improve this space.	Modern installation, work is considered reversible	Neutral	1608/PL/301/ Third - Existing/ Strip Out; 1608/PL/301/ Third - General Arrangement; and 1608/PL/301/ Third - RCP	25-39
4.2.18	Installation of new fire linings and sound proofing, required around new slab openings. New material installation should be sympathetic to existing building features where possible.	Low	Required as part of UK building standards	Enables protection of building fabric against risk of fire	Low Positive	1608/PL/301/ Third - Existing/ Strip Out; 1608/PL/301/ Third - General Arrangement; and 1608/PL/301/ Third - RCP	25-39
4.3	Building A - Personnel Lift Lobby (floors 1-6)						
4.3.1	Removal of all cosmetic floor finishes. Existing timber parquet floor to be exposed, cleaned and made good where in good condition. Where not in acceptable condition parquet to be replaced by alternative, historically sympathetic floor finish.	Medium	Required to improve this space and make reference to the original features of the space. It should be noted that the replacement of parquet flooring is subject to condition of parquet, presence of asbestos, programme and cost.	The parquet floor is understood to be original, however its condition is unclear. Carpet will be carefully lifted to attempt to salvage flooring for reuse.	Medium Positive	1608/PL/301/ Third - Existing/ Strip Out; 1608/PL/301/ Third - General Arrangement; and 1608/PL/301/ Third - RCP	23-24
4.3.2	Removal of all false ceilings to expose original. All plasterboard ceiling linings to be retained except in location required by new staircase. Installation of new fire linings/intumescent coatings. Care to be taken not to damage original features. New material installation should be sympathetic to existing building features where possible.	Medium	Required to improve this space. And reference the original features of the space.	Modern addition. This work aims to remove modern additions to the space to show the original design intention of the building.	Medium Positive	1608/PL/301/ Third - Existing/ Strip Out; 1608/PL/301/ Third - General Arrangement; and 1608/PL/301/ Third - RCP	23-24
4.3.3	Careful removal of all light fittings and small power to be replace by combination of pendant, ceiling recessed and wall-mounted light fittings (LED/ Low energy use where possible) and new low-level sockets. Original feature light fittings to be refurbished and incorporated into proposed interior scheme.	Low	Required to improve this space. And reference the original features of the space.	Modern addition. This work aims to remove modern additions to the space to show the original design intention of the building.	Medium Positive	1608/PL/301/ Third - Existing/ Strip Out; 1608/PL/301/ Third - General Arrangement; and 1608/PL/301/ Third - RCP	23-24
4.3.4	Removal of all timber skirting trim to reveal original skirting detail. Terrazzo skirting to be cleaned and made good.	Medium	Required to improve this space. And reference the original features of the space.	The skirting is understood to be original, however its condition is unclear. Carpet will be carefully lifted to attempt to salvage flooring for reuse.	Medium Positive	1608/PL/301/ Third - Existing/ Strip Out; 1608/PL/301/ Third - General Arrangement; and 1608/PL/301/ Third - RCP	23-24
4.3.5	Removal of all partitioning to adjoing office space. To be replaced by new fire doors, held open on retaining magnets.	Medium	Existing lighting life expired and new required to reconfiguration of room.	Modern addition and of limited heritage value.	Neutral	1608/PL/301/ Third - Existing/ Strip Out; 1608/PL/301/ Third - General Arrangement; and 1608/PL/301/ Third - RCP	23-24
4.3.6	Removal of all partitioning to adjoing stairwell and replace by new glazed partitioning and fire door. All new furniture/partitioning to compliment/reference original building interior materials/details.	Medium	Windows overhauled to open for natural ventilation.	Modern addition and of limited heritage value.	Neutral	1608/PL/301/Third - Existing/ Strip Out; 1608/PL/301/ Third - General Arrangement; and 1608/PL/301/ Third - RCP	23-24
4.3.7	Installation of new media technology.	Medium	Windows overhauled to open for natural ventilation.	New works. Works will be reversible. See below for details	Neutral	1608/PL/301/ Third - Ref 1608/PL/301/ Third - Existing/ Strip Out; 1608/PL/301/ Third - RCP	23-24
4.3.8	Re-location of non-original feature radiators where necessary. Replacement of non- functioning radiators. All original feature radiators to be retained.	Low	Required to suit new layout.	Not considered to be an original feature. See below for details.	Neutral	1608/PL/301/Third - Existing/ Strip Out; 1608/PL/301/Third - General Arrangement; and 1608/PL/301/Third - RCP	23-24
4.4	Building A - Goods Lift Lobby - Grd Flr 6th Flr.						
4.4.1	Removal of all cosmetic floor finishes. Existing timber parquet floor to be exposed, cleaned and made good where in good condition. Where not in acceptable condition parquet to be replaced by alternative, historically sympathetic floor finish.	Medium	Required to improve this space and make reference to the original features of the space. It should be noted that the replacement of parquet flooring is subject to condition of parquet, presence of asbestos, programme	This work aims to remove modern additions to the space to show the original design intention of the building.	Medium Positive	1608/PL/301/ Third - Existing/ Strip Out; 1608/PL/301/ Third - General Arrangement; and 1608/PL/301/ Third - RCP	42-43
4.4.2	Removal of all false ceilings to expose original. All plasterboard ceiling linings to be retained except in location required by new staircase. Installation of new fire linings/intumescent coatings. Care to be taken not to damage original features. New material installation should be sympathetic to existing building features where possible.	Low	and cost. Required to improve this space and reference the original features of the building.	This work aims to remove modern additions to the space to show the original design intention of the building.	Medium Positive	1608/PL/301/ Third - Existing/ Strip Out; 1608/PL/301/ Third - General Arrangement; and 1608/PL/301/ Third - RCP	
4.4.3	Careful removal of all light fittings and small power to be replace by combination of pendant, ceiling recessed and wall-mounted light fittings (LED/ Low energy use where possible) and new low-level sockets. Original feature light fittings to be refurbished and	Low	Existing lighting life expired and new required suit new layout.	Modern addition, considered to be reversible. See below for details.	Neutral	1608/PL/301/ Third - Existing/ Strip Out; 1608/PL/301/ Third - General Arrangement; and 1608/PL/301/ Third - RCP	
4.4.4	incorporated into proposed interior scheme. Removal of all timber skirting trim to reveal original skirting detail. Terrazzo skirting to be cleaned and made good.	Medium	Required to improve this space and reference the original features of the building.	This work aims to remove modern additions to the space to show the original design intention of the building.	Medium Positive	1608/PL/301/ Third - Existing/ Strip Out; 1608/PL/301/ Third - General Arrangement; and 1608/PL/301/ Third - RCP	42-43
4.4.5	Installation of new media technology.	Low	Required to improve this space and to meet the requirements of Bauer's business going forward.	Modern addition, considered to be reversible. See below for details.	Neutral	1608/PL/301/Third - Existing/ Strip Out; 1608/PL/301/Third - General Arrangement; and 1608/PL/301/Third - RCP	
4.4.6	Re-location of non-original feature radiators where necessary. Replacement of non- functioning radiators. All original feature radiators to be retained.	Low	Required to suit new layout and retain original building features.	Modern addition, not considered to be of heritage significance. Modern additions, considered to be reversible. See below for details.	Neutral	1608/PL/301/ Third - Existing/ Strip Out; 1608/PL/301/ Third - General Arrangement; and 1608/PL/301/ Third - RCP	
4.5	Building A - Goods Lift						
4.5.1	Cleaned and made good.	Low	n/a	Works not considered to impact heritage significance	Neutral	1608/PL/301/ Third - Existing/ Strip Out; 1608/PL/301/ Third - General Arrangement; and 1608/PL/301/ Third - RCP	n/a
4.6 4.6.1	Building A - Male and Female WC - All floors Cleaned and made good.	Low	n/a	Works not considered to impact heritage significance	Neutral	1608/PL/301/ Third - Existing/ Strip Out; 1608/PL/301/ Third - General Arrangement; and 1608/PL/301/ Third - RCP	n/a
4.7	Building A - Kitchens - All floors	1			1		
4.7.1	Cleaned and made good.	Low	n/a	Works not considered to impact heritage significance	Neutral	1608/PL/301/ Third - Existing/ Strip Out; 1608/PL/301/ Third - General Arrangement; and 1608/PL/301/ Third - RCP	n/a
4.8	Fire Escape A - Grd Flr - Sixth Flr						
4.8.1	No scheduled works. Cleaned and made good.	Low	n/a	Works not considered to impact heritage significance	Neutral	1608/PL/301/ Third - Existing/ Strip Out; 1608/PL/301/ Third - General Arrangement; and 1608/PL/301/ Third - RCP	n/a
4.9	Fire Escape B - Grd Flr - Sixth Flr						
4.9.1	No scheduled works. Cleaned and made good.	Low	n/a	Works not considered to impact heritage significance	Neutral	1608/PL/301/ Third - Existing/ Strip Out; 1608/PL/301/ Third - General Arrangement; and 1608/PL/301/ Third - RCP	n/a
4.10 4.10.1	Fire alarm Remove fire detection and alarm devices (detectors, sounders and call points), together with zone and sounder cabling.	Low	Preparation for a new (category L1) fire detection and alarm system to replace existing life expired system.	These systems are considered to be modern additions and removal of these is not considered to impact the significance of the building. Cables mostly fixed to modern stud	Neutral	1608/PL/301/ Third - Existing/ Strip Out; 1608/PL/301/ Third - General Arrangement; and	28-39

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4.10.2	Install new zone / sounder wiring in red FP200 cabling in compliance with BS:5839. Cable to be installed in galvanised cable tray affixed to building fabric by short lengths of unistrut in keeping with proposed interior styling.	Low	Installation of a new (category L1) fire detection and alarm system to replace existing life expired system.	Through laying cables within cable tray, the impact on the building fabric through installation and subsequent maintenance will be limited.	Neutral	1608/PL/301/ Third - Existing/ Strip Out; 1608/PL/301/ Third - General Arrangement; and 1608/PL/301/ Third - RCP	
4.10.3	Install white smoke detectors to ceiling adjacent to cable runs, affixed to galvanised cable tray with stainless steel cable ties in compliance with BS:5839 and BS:7671 amendment three (for the protection of firefighters). Wherever possible, integral sounder bases will be used under the detectors to reduce visual impact.	Low	Installation of a new (category L1) fire detection and alarm system to replace existing life expired system.	Wherever possible, integral sounder bases will be used under the detectors to reduce visual impact.	Neutral	1608/PL/301/Third - Existing/ Strip Out; 1608/PL/301/ Third - General Arrangement; and 1608/PL/301/ Third - RCP	
4.10.4	Install red manual call points as appropriate throughout. Where call points cannot be made flush into walls with concealed cables, they will be surface mounted and the cables concealed within galvanised steel conduit in keeping with proposed interior styling.	Low	Installation of a new (category L1) fire detection and alarm system to replace existing life expired system These installations are required on exit points throughout the building. The exact locationswill be confirmed as part of the contratcors design.	These installations are required on original solid partitions. The minimum number of call points required to meet building regulations will be installed. Installations will be undertaken using principles of minimal intervention using like-for-like materials wherever possible.	Low adverse	1608/PL/301/ Third - Existing/ Strip Out; 1608/PL/301/ Third - General Arrangement; and 1608/PL/301/ Third - RCP	
4.11	Lighting						
4.11.1	Existing luminaires will be removed at the same time as existing suspended ceilings.	Low	Preparation for new energy efficient lighting scheme.	The existing lighting within the building is not considered to be original. Cables mostly fixed to modern stud partitions which are also due to be removed. Where cables have previously been fixed to solid partitions, these will be carefully removed and made good using like-for-like materials.	Neutral	1608/PL/301/ Third - Existing/ Strip Out; 1608/PL/301/ Third - General Arrangement; and 1608/PL/301/ Third - RCP	22-26, 28-32, 34, 36- 37
4.11.2	Remove all existing cabling, switches and connections to existing luminaires.	Low	Preparation for new energy efficient lighting scheme.	Modern addition, not considered to be of heritage significance.	Neutral	1608/PL/301/ Third - Existing/ Strip Out; 1608/PL/301/ Third - General Arrangement; and 1608/PL/301/ Third - RCP	22-26, 28-32, 34, 36- 37
4.11.3	Install new galvanised lighting trunking affixed to structural soffit by concealed screws. Install spurs to new lighting positions in galvanised conduit affixed to structural soffit using spacer bar saddles. Proposed lighting points to terminate in galvanised stop-end BESA box with domed lid and cable grommet.	Low	Preparation for new energy efficient lighting scheme.	Modern addition, considered to be reversible.	Neutral	1608/PL/301/Third - Existing/ Strip Out; 1608/PL/301/ Third - General Arrangement; and 1608/PL/301/ Third - RCP	
4.11.4	Install new low energy (LED) luminaires as appropriate throughout to achieve a uniform 350-500 lux depending on proposed working environment. New luminaires to be suspended from structural soffit on catenary wire with concealed screw fixings in shroud. Emergency luminaires will be incorporated into general lighting as appropriate top meet the requirements of 85:5266.	Low	Installation of a new energy efficient lighting scheme.	Modern addition, considered to be reversible.	Neutral	1608/PL/301/ Third - Existing/ Strip Out; 1608/PL/301/ Third - General Arrangement; and 1608/PL/301/ Third - RCP	
4.11.5	Luminaires will have PIR switching with detectors mounted in galvanised stop-end BESA box, affixed to structural soffit via concealed screws. Detectors to be located adjacent to galvanised lighting trunking, or on spurs using galvanised conduit affixed to structural soffit using spacer bar saddles in keeping with proposed interior styling.	Low	Installation of a new energy efficient lighting scheme.	Modern addition, considered to be reversible.	Neutral	1608/PL/301/ Third - Existing/ Strip Out; 1608/PL/301/ Third - General Arrangement; and 1608/PL/301/ Third - RCP	
4.12	Power				+		+
4.12.1	Existing small power arrangements will be removed in their entirety, including all containment, power poles and skirting trunking.	Low	Preparation for a new power installation to suit the new proposed layout.	Modern addition, not considered to be of heritage significance.	Neutral	1608/PL/301/ Third - Existing/ Strip Out; 1608/PL/301/ Third - General Arrangement; and	23-39
4.12.2	Distribution boards (North & South risers) will be removed in their entirety. Sub-mains cabling will be carefully set aside for re-use after careful evaluation by a qualified and suitably experienced organisation.	Low	Preparation for a new power installation to suit the new proposed layout.	Modern addition, not considered to be of heritage significance.	Neutral	1608/PL/301/ Third - RCP 1608/PL/301/ Third - Existing/ Strip Out; 1608/PL/301/ Third - General Arrangement; and 1608/PL/301/ Third - RCP	23-39
4.12.3	Install new steel cased distribution boards in the North and South risers to accommodate the revised power requirements of the proposed new layout. Distribution boards will be compliant with BS:7671 amendment three.	Low	Installation of a new power installation to suit the new proposed layout.	Modern addition, considered to be reversible.	Neutral	1608/PL/301/ Third - RCP 1608/PL/301/ Third - Existing/ Strip Out; 1608/PL/301/ Third - General Arrangement; and 1608/PL/301/ Third - RCP	
4.12.4	Install new containment system in keeping with proposed interior styling, incorporating galvanised steel trunking affixed to structural soffit using concealed screws, galvanised steel cable tray (affixed as before) and galvanised steel conduit (affixed as before). Containment system will run between the new distribution equipment and a suitable point to feed the small power and HVAC requirements for the third floor and the desk power requirements for the fourth floor. Cables serving the fourth floor will pass through holes drilled in the structural soffit to feed the desking above.	Low	Installation of a new power installation to suit the new proposed layout.	Modern addition, considered to be reversible. All services will be visible, but this enables easy maintenance and replacement throughout the life of the plant and building.	Neutral	1608/PL/301/ Third - Existing/ Strip Out; 1608/PL/301/ Third - General Arrangement; and 1608/PL/301/ Third - RCP	
4.12.5	Sockets and accessories will be metal clad and either set flush into walls with concealed cabling, or surface mounted on a matching metal clad box with cables concealed in galvanised steel conduit affixed to the structure using spacer bar saddles, in keeping with proposed interior styling.	Low	Installation of a new power installation to suit the new proposed layout.	Power to be installed to original building structure, however this is considered to be reversible and of limited detriment to the overall significance of the building.	Low adverse	1608/PL/301/ Third - Existing/ Strip Out; 1608/PL/301/ Third - General Arrangement; and 1608/PL/301/ Third - RCP	
4 13	Ventilation						
4.13.1	Install new spiral wound galvanised steel ductwork between main riser (see separate explanation of rising ductwork) and fan coil units. Ductwork to be suspended from structural soffit by way of threaded rod affixed into structural soffit using an expanding anchor / chemical fixing. screwed through a galvanised split ring support.	Low	Installation of a new (compliant) ventilation system.	Modern addition, considered to be reversible.	Neutral	1608/PL/301/ Third - Existing/ Strip Out; 1608/PL/301/ Third - General Arrangement; and 1608/PL/301/ Third - RCP	
4.14	HVAC (Heating, Ventilation & Air Conditioning)						1
4.14.1	Remove the existing wall mounted radiators and pipework (within the demise of the office accommodation only) up to the main (flow and return) risers situated within boxing.	Low	Preparation for a new energy efficient HVAC system.	Modern addition, not considered to be of heritage significance.	Neutral	1608/PL/301/ Third - Existing/ Strip Out; 1608/PL/301/ Third - General Arrangement; and 1608/PL/301/ Third - RCP	25-27, 29-32, 34
4.14.2	Remove the existing (DX) air conditioning installations throughout, including ceiling and wall cassette units, concealed fan coil units, refrigeration pipework and outdoor condensing units	Low	Preparation for a new energy efficient HVAC system.	Modern addition, not considered to be of heritage significance.	Neutral	1608/PL/301/ Third - Existing/ Strip Out; 1608/PL/301/ Third - General Arrangement; and 1608/PL/301/ Third - RCP	25-27, 29-32, 34
4.14.3	Install new fan coil units suspended from structural soffit by way of threaded rod affixed into structural soffit using an expanding anchor / chemical fixing, screwed through an 'L' bracket on the fan coil unit with an isolating spring to prevent noise / vibration being transferred into the structure.		Installation of a new energy efficient HVAC system.	Modern addition, considered to be reversible.	Neutral	1608/PL/301/Third - Existing/ Strip Out; 1608/PL/301/ Third - General Arrangement; and 1608/PL/301/ Third - RCP	
4.14.4	Install new heating pipework (in keeping with proposed interior styling) from the main risers to each fan coil unit affixed to the structural soffit by way of munsens ring clip with either a back plate secured to the soffit with two screws, or threaded rod affixed into structural soffit using an expanding anchor / chemical fixing.		Installation of a new energy efficient HVAC system.	Modern addition, considered to be reversible.	Neutral	1608/PL/301/ Third - Existing/ Strip Out; 1608/PL/301/ Third - General Arrangement; and 1608/PL/301/ Third - RCP	
4.14.5	Install new condenser water pipework (in keeping with proposed interior styling) from each fan coil unit to the new main risers (see separate explanation of risers) affixed to the structural soffit by way of munsens ring clip with either a back plate secured to the soffit with two screws, or threaded rod affixed into structural soffit using an expanding anchor / chemical fixing.	Low	Installation of a new energy efficient HVAC system.	Modern addition, considered to be reversible.	Neutral	1608/PL/301/ Third - Existing/ Strip Out; 1608/PL/301/ Third - General Arrangement; and 1608/PL/301/ Third - RCP	
4.14.6	Install new condensate drain pipework (in keeping with proposed interior styling) from each fan coil unit to a suitable local drainage point, affixed to the structural soffit by way of munsens ring clip with either a back plate secured to the soffit with two screws, or threaded rod affixed into structural soffit using an expanding anchor / chemical fixing.		Installation of a new energy efficient HVAC system.	Modern addition, considered to be reversible.	Neutral	1608/PL/301/ Third - Existing/ Strip Out; 1608/PL/301/ Third - General Arrangement; and 1608/PL/301/ Third - RCP	
4.15	CIS (Communications & Information Systems)	L	<u> </u>		<u> </u>	1	1

4.15.1	Remove the existing data network in its entirety including all cables, fixings, outlets and patch panels / racks.	Low	Preparation for provision of CIS to accommodate business needs.	Modern addition, not considered to be of heritage significance.	Neutral	1608/PL/301/ Third - Existing/ Strip Out; 37, 39 1608/PL/301/ Third - General Arrangement; and 1608/PL/301/ Third - RCP
.15.2	Install new patch cabinet in riser 'C'.	Low	Preparation for provision of CIS to accommodate business needs.	Modern addition, considered to be reversible.	Neutral	1608/PL/301/ Third - Existing/ Strip Out; 1608/PL/301/ Third - General Arrangement; and 1608/PL/301/ Third - RCP
.15.3	Install new data cables (backbone) between the patch cabinet in riser 'C' and the communications room on level three, via the riser (see separate explanation of riser). Cables will be strapped to a galvanised cable tray affixed to the building fabric (as previously described).	Low	Provision of CIS to accommodate business needs.	Modern addition, considered to be reversible.	Neutral	1608/PL/301/ Third - Existing/ Strip Out; 1608/PL/301/ Third - General Arrangement; and 1608/PL/301/ Third - RCP
.15.4	Install a dedicated galvanised steel cable tray to carry the CIS cables to serve the first and second floors. The cable tray will be affixed to the structural soffit as described previously. Cables will be strapped to the cable tray and those serving the fourth floor will pass throug holes drilled in the structural soffit to feed the desking above.		Provision of CIS to accommodate business needs.	Modern addition, considered to be reversible.	Neutral	1608/PL/301/ Third - Existing/ Strip Out; 1608/PL/301/ Third - General Arrangement; and 1608/PL/301/ Third - RCP

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HIA REF	AREA/ ITEM OF WORK	HERITAGE SIGNIFICANCE	REQUIREMENT FOR THE WORKS	MITIGATION OF HERITAGE IMPACT	HERITAGE IMPACT	CORRESPONDING DOCUMENTATION	PHOTOGRAPH RE
5.00	FOURTH FLOOR						
5.1	Building A - Main Circulation Staircase - Grd Flr - Sixth Flr						
5.1.1	Removal of existing carpet floor finish. Original terrazzo floor finish to be refurbished and made good. In areas where repair to existing features is required, details will need to be approved prior to installation.	Medium	Required to improve this space. And reference the original features of the space.	The staircase is an important feature of the building. This work aims to remove modern additions to the space to show the original design intention of the building.	Medium Positive	1608/PL/401/ Fourth - Existing/ Strip Out; 1608/PL/401/ Fourth - General Arrangement: 1608/PL/401/ Fourth - RCP	20-24
5.1.2	Removal of all timber skirting trim to reveal original skirting detail. Terrazzo skirting to be cleaned and made good. Care to be taken not to damage original features.	Medium	Required to improve this space. And reference the original features of the space.	The staircase is an important feature of the building. This work aims to remove modern additions to the space to show the original design intention of the building.	Medium Positive	1608/PL/401/ Fourth - Existing/ Strip Out; 1608/PL/401/ Fourth - General	20-24
5.1.3	Removal of all false ceilings to expose original. All plasterboard ceiling linings to be retained except in location required by new staircase. Installation of new fire linings/intumescent coatings. Care to be taken not to damage original features. New material installation should be sympathetic to existing building features where possible.	Low	Required to improve this space. And reference the original features of the space.	The staircase is an important feature of the building. This work aims to remove modern additions to the space to show the original design intention of the building.	Medium Positive	Arrangement; 1608/PL/401/ Fourth - RCP 1608/PL/401/ Fourth - Existing/ Strip Out; 1608/PL/401/ Fourth - General Arrangement; 1608/PL/401/ Fourth - RCP	20-24
5.1.4	Careful removal of stained timber trim to top of low-level terrazzo open stringer to reveal original feature stringer.	Medium	Required to improve this space. And reference the original features of the space.	The staircase is an important feature of the building. This work aims to remove modern additions to the space to show the original design intention of the building.	Medium Positive	1608/PL/401/ Fourth - Existing/ Strip Out; 1608/PL/401/ Fourth - General Arrangement; 1608/PL/401/ Fourth - RCP	20-24
5.1.5	Careful removal of all light fittings and small power to be replace by combination of pendant, ceiling recessed and wall-mounted light fittings (LED/ Low energy use where possible) and new low-level sockets. Original feature light fittings to be refurbished and incorporated into proposed interior scheme.	Low	Existing lighting life expired and new required to reconfiguration of room.	Not considered to be an original feature. See below for details.	Neutral	1608/PL/401/ Fourth - Existing/ Strip Out; 1608/PL/401/ Fourth - General Arrangement; 1608/PL/401/ Fourth - RCP	20-24
5.1.6	Metal framed windows to be retained and made good where required.	Medium	Windows overhauled to open for natural ventilation.	These windows are considered part of the 1937 building, overhaul and repair will improve the aesthetics of this space and extend the life of this building element	Low positive	1608/PL/401/ Fourth - Existing/ Strip Out; 1608/PL/401/ Fourth - General Arrangement: 1608/PL/401/ Fourth - RCP	20-24
5.1.7	Timber Window frames to be retained and made good where required.	Medium	Windows overhauled to open for natural ventilation.	These windows are considered part of the 1937 building, overhaul and repair will improve the aesthetics of this space and extend the life of this building element	Low positive	1608/PL/401/ Fourth - Existing/ Strip Out; 1608/PL/401/ Fourth - General Arrangement; 1608/PL/401/ Fourth - RCP	20-24
5.1.8	Relocation of all electrical fittings and M&E and fire services to be reinstated to proposed electrical and M&E and fire layout	Low	Required to suit new layout.	Not considered to be an original feature. See below for details.	Neutral	1608/PL/401/ Fourth - Existing/ Strip Out; 1608/PL/401/ Fourth - General Arrangement; 1608/PL/401/ Fourth - RCP	
5.1.9	Installation of new media technology.	Low	Required to suit new layout.	New works. Works will be reversible. See below for details	Neutral	1608/PL/401/ Fourth - Existing/ Strip Out; 1608/PL/401/ Fourth - General Arrangement; 1608/PL/401/ Fourth - RCP	20-24
5.2	Buildings A & B - Office Space - 3rd - 6th Flrs.						
5.2.1	Relocation of all electrical fittings and M&E and fire services to be reinstated to proposed electrical, M&E and fire layouts.	Low	Existing M&E configuration no longer fit for purpose. Up to date M&E installation required to conform to current British standards	Not considered to be an original feature. See below for details.	Neutral	1608/PL/401/ Fourth - Existing/ Strip Out; 1608/PL/401/ Fourth - General Arrangement; 1608/PL/401/ Fourth - RCP	25-39
5.2.2	Removal of all cosmetic floor finishes. Existing timber parquet floor to be exposed, cleaned and made good where in good condition. Where not in acceptable condition parquet to be replaced by alternative, historically sympathetic floor finish.	Medium	Required to improve this space and make reference to the original features of the space. It should be noted that the replacement of parquet flooring is subject to condition of parquet, presence of asbestos, programme and cost.	This work aims to remove modern additions to the space to show the original design intention of the building.	Medium Positive	1608/PL/401/ Fourth - Existing/ Strip Out; 1608/PL/401/ Fourth - General Arrangement; 1608/PL/401/ Fourth - RCP	25-39
5.2.3	Removal of all existing non-structural, non-original feature partitions and doors. New office plan to be created using new partitioning systems and fixed furniture layout. All new furniture/partitioning to compliment/reference original building interior materials/details. All original feature doors and partitions to be refurbished and left in situ or removed, stored safely and re-located into proposed interior scheme.	Low	Required to suit new layout.	These are modern additions and are of limited heritage significance. These are demountable partitons and therefore can be easily removed. Any damage that does occur to partitions should be carefull yrepaired using like-for-like materials.	Low Positive	1608/PL/401/ Fourth - Existing/ Strip Out; 1608/PL/401/ Fourth - General Arrangement; 1608/PL/401/ Fourth - RCP	25-39
5.2.4	Removal of all false ceilings to expose original. All plasterboard ceiling linings to be retained except in location required by new staircase. Installation of new fire linings/intumescent coatings. Care to be taken not to damage original features. New material installation should be sympathetic to existing building features where possible.	Low	Required to improve this space. And reference the original features of the space.	The staircase is an important feature of the building. This work aims to remove modern additions to the space to show the original design intention of the building.	Medium Positive	1608/PL/401/ Fourth - Existing/ Strip Out; 1608/PL/401/ Fourth - General Arrangement; 1608/PL/401/ Fourth - RCP	25-39
5.2.5	Careful removal of all light fittings and small power to be replace by combination of pendant, ceiling recessed and wall-mounted light fittings (LED/ Low energy use where possible) and new low-level sockets. Original feature light fittings to be refurbished and incorporated into proposed interior scheme	Low	Existing lighting life expired and new required suit new layout.	Modern installation, work is considered reversible. M&E details below.	Low positive	1608/PL/401/ Fourth - Existing/ Strip Out; 1608/PL/401/ Fourth - General Arrangement; 1608/PL/401/ Fourth - RCP	25-39
5.2.6	Timber Window frames to be retained and made good where required	Medium	Windows overhauled to open for natural ventilation.	These windows are considered part of the 1937 building, overhaul and repair will improve the aesthetics of this space and extend the life of this building element	Low positive	1608/PL/401/ Fourth - Existing/ Strip Out; 1608/PL/401/ Fourth - General Arrangement; 1608/PL/401/ Fourth - RCP	25-39
5.2.7	Metal framed windows to be retained and made good where required.	Medium	Windows overhauled to open for natural ventilation.	These windows are considered part of the 1937 building, overhaul and repair will improve the aesthetics of this space and extend the life of this building element	Low positive	1608/PL/401/ Fourth - Existing/ Strip Out; 1608/PL/401/ Fourth - General Arrangement; 1608/PL/401/ Fourth - RCP	25-39
5.2.8	All non-original wall finishes to structural partitions to be removed - Walls to be repaired, relined where necessary and painted. Care to be taken not to damage any original interior features.	Low	Reconfiguration is required to improve head height dimensions, in problematic areas along circulation	Considered to be a later addition. All areas will be made good using like-for-like materials following strip out if required	Low Positive	1608/PL/401/ Fourth - Existing/ Strip Out; 1608/PL/401/ Fourth - General Arrangement; 1608/PL/401/ Fourth - RCP	25-39
5.2.9	Non-original feature cladding to original feature ducting to be removed and replace where required by new proposed M&E layout. Care to be taken not to damage any original features. In areas where repair to existing features is required, details will need to be approved prior to installation.	Low	Required to improve this space and reference the original features of the building.	Modern additions, not considered to impact heritage	Neutral	1608/PL/401/ Fourth - Existing/ Strip Out; 1608/PL/401/ Fourth - General Arrangement; 1608/PL/401/ Fourth - RCP	25-39
5.2.10	Removal of all non-original cladding to interior walls and columns to reveal original features. All walls to be repainted. Care to be taken not to damage any original interior features.	Low	Required to suit new layout and retain original building features.	Modern installation, not considered to be of historic significance	Neutral	1608/PL/401/ Fourth - Existing/ Strip Out; 1608/PL/401/ Fourth - General Arrangement; 1608/PL/401/ Fourth - RCP	25-39
5.2.11	Re-location of non-original feature radiators where necessary. Replacement of non-functioning radiators. All original feature radiators to be retained.	Low	Required to suit new layout and retain original building features.	This work aims to remove modern additions to the space to show the original design intention of the building. Ensures retention of existing cast iron radiators	Neutral	1608/PL/401/ Fourth - Existing/ Strip Out; 1608/PL/401/ Fourth - General Arrangement; 1608/PL/401/ Fourth - RCP	25-39
5.2.12	All vertical power/IT columns to be removed.	Low	Required to suit new layout.	Modern installation, not considered to be of historic significance	Neutral	1608/PL/401/ Fourth - Existing/ Strip Out; 1608/PL/401/ Fourth - General Arrangement; 1608/PL/401/ Fourth - RCP	25-39
5.2.13	Installation of new skirting board.	Low	Required to improve this space.	Modern installation, work is considered reversible. M&E details below.	Neutral	1608/PL/401/ Fourth - Existing/ Strip Out; 1608/PL/401/ Fourth - General Arrangement; 1608/PL/401/ Fourth - RCP	25-39
5.2.15	Installation of new media technology.	Low	Required to improve this space and to meet the requirements of Bauer's business going forward.	Modern installation, work is considered reversible	Neutral	1608/PL/401/ Fourth - Existing/ Strip Out; 1608/PL/401/ Fourth - General Arrangement; 1608/PL/401/ Fourth - RCP	25-39
5.2.15	Relocation of all electrical fittings and M&E and fire services to be reinstated to proposed electrical, M&E and fire layouts.	Low	Existing M&E configuration no longer fit for purpose. Up to date M&E installation required to conform to current British standards	Modern installation, work is considered reversible. M&E details below.	Neutral	1608/PL/401/ Fourth - Existing/ Strip Out; 1608/PL/401/ Fourth - General Arrangement; 1608/PL/401/ Fourth - RCP	25-39
5.2.16	Demolition of slab to create opening for riser (1st FIr - Roof). Care to be taken not to damage original features. New material installation should be sympathetic to existing building features where possible.	Medium		This proposals involves the creation of an opening through the historic building fabric. This is considered necessary in order to enable M&E to be installed within the building. The minimum possible opening will be provided in order to limit damage to the building fabric.	Low adverse	1608/PL/401/ Fourth - Existing/ Strip Out; 1608/PL/401/ Fourth - General Arrangement; 1608/PL/401/ Fourth - RCP	25-39

5.2.17	Installation of new suspended ceiling systems and sound proofing where required. All new ceilings to compliment/reference original building interior materials/details.	Low	Required to improve this space.	Modern installation, work is considered reversible	Neutral	1608/PL/401/ Fourth - Existing/ Strip Out; 1608/PL/401/ Fourth - General Arrangement; 1608/PL/401/ Fourth - RCP	25-39
5.2.18	Installation of new fire linings and sound proofing, required around new slab openings. New material installation should be sympathetic to existing building features where possible.	Low	Required as part of UK building standards	Enables protection of building fabric against risk of fire	Low Positive	1608/PL/401/ Fourth - Existing/ Strip Out; 1608/PL/401/ Fourth - General Arrangement: 1608/PL/401/ Fourth - RCP	25-39
5.3 5.3.1	Building A - Personnel Lift Lobby (floors 1-6) Removal of all cosmetic floor finishes. Existing timber parquet floor to be exposed, cleaned and made good where in good condition. Where not in acceptable condition parquet to be replaced by alternative, historically sympathetic floor finish.	Medium	Required to improve this space and make reference to the original features of the space. It should be noted that the replacement of parquet flooring is subject to condition of parquet, presence of asbestos, programme	The parquet floor is understood to be original, however its condition is unclear. Carpet will be carefully lifted to attempt to salvage flooring for reuse.	Medium Positive	1608/PL/401/ Fourth - Existing/ Strip Out; 1608/PL/401/ Fourth - General Arrangement; 1608/PL/401/ Fourth - RCP	23-24
5.3.2	Removal of all false ceilings to expose original. All plasterboard ceiling linings to be retained except in location required by new staircase. Installation of new fire linings/intumescent coatings. Care to be taken not to damage original features. New material installation should be	Medium	and cost. Required to improve this space. And reference the original features of the space.	Modern addition. This work aims to remove modern additions to the space to show the original design intention of the building.	Medium Positive	1608/PL/401/ Fourth - Existing/ Strip Out; 1608/PL/401/ Fourth - General Arrangement; 1608/PL/401/ Fourth - RCP	23-24
5.3.3	sympathetic to existing building features where possible. Careful removal of all light fittings and small power to be replace by combination of pendant, ceiling recessed and wall-mounted light fittings (LED/ Low energy use where possible) and new low-level sockets. Original feature light fittings to be refurbished and incorporated into proposed	Low	Required to improve this space. And reference the original features of the space.	Modern addition. This work aims to remove modern additions to the space to show the original design intention of the building.	Medium Positive	1608/PL/401/ Fourth - Existing/ Strip Out; 1608/PL/401/ Fourth - General Arrangement; 1608/PL/401/ Fourth - RCP	23-24
5.3.4	interior scheme. Removal of all timber skirting trim to reveal original skirting detail. Terrazzo skirting to be cleaned and made good.	Medium	Required to improve this space. And reference the original features of the space.	The skirting is understood to be original, however its condition is unclear. Carpet will be carefully lifted to attempt to salvage flooring for reuse.	Medium Positive	1608/PL/401/ Fourth - Existing/ Strip Out; 1608/PL/401/ Fourth - General	23-24
5.3.5	Removal of all partitioning to adjoing office space. To be replaced by new fire doors, held open on retaining magnets.	Medium	Existing lighting life expired and new required to reconfiguration of room.	Modern addition and of limited heritage value.	Neutral	Arrangement: 1608/PL/401/ Fourth - RCP 1608/PL/401/ Fourth - Existing/ Strip Out; 1608/PL/401/ Fourth - General Arrangement: 1608/PL/401/ Fourth - RCP	23-24
5.3.6	Removal of all partitioning to adjoing stairwell and replace by new glazed partitioning and fire door. All new furniture/partitioning to compliment/reference original building interior materials/details.	Medium	Windows overhauled to open for natural ventilation.	Modern addition and of limited heritage value.	Neutral	Arrangement; 1008/PL/401/ Fourth - RCP 1608/PL/401/ Fourth - Existing/ Strip Out; 1608/PL/401/ Fourth - General Arrangement; 1608/PL/401/ Fourth - RCP	23-24
5.3.7	Installation of new media technology.	Medium	Windows overhauled to open for natural ventilation.	New works. Works will be reversible. See below for details	Neutral	Arrangement; 1008/PL/401/ Fourth - RCP 1608/PL/401/ Fourth - Existing/ Strip Out; 1608/PL/401/ Fourth - General Arrangement; 1608/PL/401/ Fourth - RCP	23-24
5.3.8	Re-location of non-original feature radiators where necessary. Replacement of non-functioning radiators. All original feature radiators to be retained.	Low	Required to suit new layout.	Not considered to be an original feature. See below for details.	Neutral	1608/PL/401/ Fourth - Existing/ Strip Out; 1608/PL/401/ Fourth - General Arrangement; 1608/PL/401/ Fourth - RCP	23-24
5.4	Building A - Goods Lift Lobby - Grd Flr 6th Flr.					1000/01/101/5	10.10
5.4.1	Removal of all cosmetic floor finishes. Existing timber parquet floor to be exposed, cleaned and made good where in good condition. Where not in acceptable condition parquet to be replaced by alternative, historically sympathetic floor finish.	Medium	Required to improve this space and make reference to the original features of the space. It should be noted that the replacement of parquet flooring is subject to condition of parquet, presence of asbestos, programme and cost.	This work aims to remove modern additions to the space to show the original design intention of the building.	Medium Positive	1608/PL/401/ Fourth - Existing/ Strip Out; 1608/PL/401/ Fourth - General Arrangement; 1608/PL/401/ Fourth - RCP	42-43
5.4.2	Removal of all false ceilings to expose original. All plasterboard ceiling linings to be retained except in location required by new staircase. Installation of new fire linings/intumescent coatings. Care to be taken not to damage original features. New material installation should be sympathetic to existing building features where possible.	Low	Required to improve this space and reference the original features of the building.	This work aims to remove modern additions to the space to show the original design intention of the building.	Medium Positive	1608/PL/401/ Fourth - Existing/ Strip Out; 1608/PL/401/ Fourth - General Arrangement; 1608/PL/401/ Fourth - RCP	
5.4.3	Careful removal of all light fittings and small power to be replace by combination of pendant, ceiling recessed and wall-mounted light fittings (LED/ Low energy use where possible) and new low-level sockets. Original feature light fittings to be refurbished and incorporated into proposed interior scheme.	Low	Existing lighting life expired and new required suit new layout.	Modern addition, considered to be reversible. See below for details.	Neutral	1608/PL/401/ Fourth - Existing/ Strip Out; 1608/PL/401/ Fourth - General Arrangement; 1608/PL/401/ Fourth - RCP	
5.4.4	Removal of all timber skirting trim to reveal original skirting detail. Terrazzo skirting to be cleaned and made good.	Medium	Required to improve this space and reference the original features of the building.	This work aims to remove modern additions to the space to show the original design intention of the building.	Medium Positive	1608/PL/401/ Fourth - Existing/ Strip Out; 1608/PL/401/ Fourth - General Arrangement; 1608/PL/401/ Fourth - RCP	42-43
5.4.5	Installation of new media technology.	Low	Required to improve this space and to meet the requirements of Bauer's business going forward.	Modern addition, considered to be reversible. See below for details.	Neutral	1608/PL/401/ Fourth - Existing/ Strip Out; 1608/PL/401/ Fourth - General Arrangement; 1608/PL/401/ Fourth - RCP	
5.4.6	Re-location of non-original feature radiators where necessary. Replacement of non-functioning radiators. All original feature radiators to be retained.	Low	Required to suit new layout and retain original building features.	Modern addition, not considered to be of heritage significance. Modern additions, considered to be reversible. See below for details.	Neutral	1608/PL/401/ Fourth - Existing/ Strip Out; 1608/PL/401/ Fourth - General Arrangement; 1608/PL/401/ Fourth - RCP	
5.5	Building A - Goods Lift	1	+		+		-
5.5.1	Cleaned and made good.	Low	n/a	Works not considered to impact heritage significance	Neutral	1608/PL/401/ Fourth - Existing/ Strip Out; 1608/PL/401/ Fourth - General Arrangement; 1608/PL/401/ Fourth - RCP	n/a
	B. W.Co. A. Mala and Econolis Mic. All C	-			1	1	-
5.6 5.6.1	Building A - Male and Female WC - All floors Cleaned and made good.	Low	n/a	Works not considered to impact heritage significance	Neutral	1608/PL/401/ Fourth - Existing/ Strip Out; 1608/PL/401/ Fourth - General Arrangement; 1608/PL/401/ Fourth - RCP	n/a
5.7	Building A - Kitchens - All floors						
5.7.1	Cleaned and made good.	Low	n/a	Works not considered to impact heritage significance	Neutral	1608/PL/401/ Fourth - Existing/ Strip Out; 1608/PL/401/ Fourth - General Arrangement; 1608/PL/401/ Fourth - RCP	n/a
5.8	Fire Escape A - Grd Flr - Sixth Flr						
5.8.1	No scheduled works. Cleaned and made good.	Low	n/a	Works not considered to impact heritage significance	Neutral	1608/PL/401/ Fourth - Existing/ Strip Out; 1608/PL/401/ Fourth - General Arrangement; 1608/PL/401/ Fourth - RCP	n/a
5.9	Fire Escape B - Grd Flr - Sixth Flr	1	<u> </u>		1		1
5.9.1	No scheduled works. Cleaned and made good.	Low	n/a	Works not considered to impact heritage significance	Neutral	1608/PL/401/ Fourth - Existing/ Strip Out; 1608/PL/401/ Fourth - General Arrangement; 1608/PL/401/ Fourth - RCP	n/a
5.10	Fire alarm	1	†		†		<u> </u>
5.10.1	Remove fire detection and alarm devices (detectors, sounders and call points), together with zone and sounder cabling.	Low	Preparation for a new (category L1) fire detection and alarm system to replace existing life expired system.	These systems are considered to be modern additions and removal of these is not considered to impact the significance of the building. Cables mostly fixed to modern stud partitions which are also due to be removed. Where cables have previously been fixed to solid partitions, these will be carefully removed and made good using like-for-like materials	Neutral	1608/PL/401/ Fourth - Existing/ Strip Out; 1608/PL/401/ Fourth - General Arrangement; 1608/PL/401/ Fourth - RCP	28-39
5.10.2	Install new zone / sounder wiring in red FP200 cabling in compliance with BS:5839. Cable to be installed in galvanised cable tray affixed to building fabric by short lengths of unistrut in keeping with proposed interior styling.	Low	Installation of a new (category L1) fire detection and alarm system to replace existing life expired system.	Through laying cables within cable tray, the impact on the building fabric through installation and subsequent maintenance will be limited.	Neutral	1608/PL/401/ Fourth - Existing/ Strip Out; 1608/PL/401/ Fourth - General Arrangement; 1608/PL/401/ Fourth - RCP	

5.10.3	Install white smoke detectors to ceiling adjacent to cable runs, affixed to galvanised cable tray with stainless steel cable ties in compliance with BS:5839 and BS:7671 amendment three (for the protection of firefighters). Wherever possible, integral sounder bases will be used under the	Low	Installation of a new (category L1) fire detection and alarm system to replace existing life expired system.	Wherever possible, integral sounder bases will be used under the detectors to reduce visual impact.	Neutral	1608/PL/401/ Fourth - Existing/ Strip Out; 1608/PL/401/ Fourth - General Arrangement; 1608/PL/401/ Fourth - RCP	
5.10.4	detectors to reduce visual impact. Install red manual call points as appropriate throughout. Where call points cannot be made flush into walls with concealed cables, they will be surface mounted and the cables concealed within galvanised steel conduit in keeping with proposed interior styling.	Low	Installation of a new (category L1) fire detection and alarm system to replace existing life expired system These installations are required on exit points throughout the building. The exact locationswill be confirmed as part of the contratcors design.	These installations are required on original solid partitions. The minimum number of call points required to meet building regulations will be installed. Installations will be undertaken using principles of minimal intervention using like-for-like materials wherever possible.	Low adverse	1608/PL/401/ Fourth - Existing/ Strip Out; 1608/PL/401/ Fourth - General Arrangement; 1608/PL/401/ Fourth - RCP	
5.11	Lighting						
5.11.1	Existing luminaires will be removed at the same time as existing suspended ceilings.	Low	Preparation for new energy efficient lighting scheme.	The existing lighting within the building is not considered to be original. Cables mostly fixed to modern stud partitions which are also due to be removed. Where cables have previously been fixed to solid partitions, these will be carefully removed and made good using like-for-like materials.	Neutral	1608/PL/401/ Fourth - Existing/ Strip Out; 1608/PL/401/ Fourth - General Arrangement; 1608/PL/401/ Fourth - RCP	22-26, 28-32, 34, 36- 37
5.11.2	Remove all existing cabling, switches and connections to existing luminaires.	Low	Preparation for new energy efficient lighting scheme.	Modern addition, not considered to be of heritage significance.	Neutral	1608/PL/401/ Fourth - Existing/ Strip Out; 1608/PL/401/ Fourth - General Arrangement; 1608/PL/401/ Fourth - RCP	22-26, 28-32, 34, 36- 37
5.11.3	Install new galvanised lighting trunking affixed to structural soffit by concealed screws. Install spurs to new lighting positions in galvanised conduit affixed to structural soffit using spacer bar saddles. Proposed lighting points to terminate in galvanised stop-end BESA box with domed lid and cable grommet.	Low	Preparation for new energy efficient lighting scheme.	Modern addition, considered to be reversible.	Neutral	1608/PL/401/ Fourth - Existing/ Strip Out; 1608/PL/401/ Fourth - General Arrangement; 1608/PL/401/ Fourth - RCP	
5.11.4	Install new low energy (LED) luminaires as appropriate throughout to achieve a uniform 350-500 lux depending on proposed working environment. New luminaires to be suspended from structural soffit on catenary wire with concealed screw fixings in shroud. Emergency luminaires will be incorporated into general lighting as appropriate top meet the requirements of BS:5266.	Low	Installation of a new energy efficient lighting scheme.	Modern addition, considered to be reversible.	Neutral	1608/PL/401/ Fourth - Existing/ Strip Out; 1608/PL/401/ Fourth - General Arrangement; 1608/PL/401/ Fourth - RCP	
5.11.5	Luminaires will have PIR switching with detectors mounted in galvanised stop-end BESA box, affixed to structural soffit via concealed screws. Detectors to be located adjacent to galvanised lighting trunking, or on spurs using galvanised conduit affixed to structural soffit using spacer bar saddles in keeping with proposed interior styling.	Low	Installation of a new energy efficient lighting scheme.	Modern addition, considered to be reversible.	Neutral	1608/PL/401/ Fourth - Existing/ Strip Out; 1608/PL/401/ Fourth - General Arrangement; 1608/PL/401/ Fourth - RCP	
5.12	Power				 		
5.12.1	Existing small power arrangements will be removed in their entirety, including all containment, power poles and skirting trunking.	Low	Preparation for a new power installation to suit the new proposed layout.	Modern addition, not considered to be of heritage significance.	Neutral	1608/PL/401/ Fourth - Existing/ Strip Out; 1608/PL/401/ Fourth - General Arrangement; 1608/PL/401/ Fourth - RCP	23-39
5.12.2	Distribution boards (North & South risers) will be removed in their entirety. Sub-mains cabling will be carefully set aside for re-use after careful evaluation by a qualified and suitably experienced organisation.	Low	Preparation for a new power installation to suit the new proposed layout.	Modern addition, not considered to be of heritage significance.	Neutral	1608/PL/401/ Fourth - Existing/ Strip Out; 1608/PL/401/ Fourth - General Arrangement; 1608/PL/401/ Fourth - RCP	23-39
5.12.3	Install new steel cased distribution boards in the North and South risers to accommodate the revised power requirements of the proposed new layout. Distribution boards will be compliant with BS:7671 amendment three.	Low	Installation of a new power installation to suit the new proposed layout.	Modern addition, considered to be reversible.	Neutral	1608/PL/401/ Fourth - Existing/ Strip Out; 1608/PL/401/ Fourth - General Arrangement; 1608/PL/401/ Fourth - RCP	
5.12.4	Install new containment system in keeping with proposed interior styling, incorporating galvanised steel trunking affixed to structural soffit using concealed screws, galvanised steel cable tray (affixed as before) and galvanised steel conduit (affixed as before). Containment system will run between the new distribution equipment and a suitable point to feed the small power and HVAC requirements for the fourth floor and the desk power requirements for the fifth floor. Cables serving the fifth floor will pass through holes drilled in the structural soffit to feed the desking above.	Low	Installation of a new power installation to suit the new proposed layout.	Modern addition, considered to be reversible. All services will be visible, but this enables easy maintenance and replacement throughout the life of the plant and building.	Neutral	1608/PL/401/ Fourth - Existing/ Strip Out; 1608/PL/401/ Fourth - General Arrangement; 1608/PL/401/ Fourth - RCP	
5.12.5	Sockets and accessories will be metal clad and either set flush into walls with concealed cabling, or surface mounted on a matching metal clad box with cables concealed in galvanised steel conduit affixed to the structure using spacer bar saddles, in keeping with proposed interior styling.	Low	Installation of a new power installation to suit the new proposed layout.	Power to be installed to original building structure, however this is considered to be reversible and of limited detriment to the overall significance of the building.	Low adverse	1608/PL/401/ Fourth - Existing/ Strip Out; 1608/PL/401/ Fourth - General Arrangement; 1608/PL/401/ Fourth - RCP	
5.13	Ventilation						
5.13.1	Install new spiral wound galvanised steel ductwork between main riser (see separate explanation of rising ductwork) and fan coil units. Ductwork to be suspended from structural soffit by way of threaded rod affixed into structural soffit using an expanding anchor / chemical fixing, screwed through a galvanised split ring support.	Low	Installation of a new (compliant) ventilation system.	Modern addition, considered to be reversible.	Neutral	1608/PL/401/ Fourth - Existing/ Strip Out; 1608/PL/401/ Fourth - General Arrangement; 1608/PL/401/ Fourth - RCP	
5.14	HVAC (Heating, Ventilation & Air Conditioning)						
5.14.1	Remove the existing wall mounted radiators and pipework (within the demise of the office accommodation only) up to the main (flow and return) risers situated within boxing.	Low	Preparation for a new energy efficient HVAC system.	Modern addition, not considered to be of heritage significance.	Neutral	1608/PL/401/ Fourth - Existing/ Strip Out; 1608/PL/401/ Fourth - General Arrangement; 1608/PL/401/ Fourth - RCP	25-27, 29-32, 34
5.14.2	Remove the existing (DX) air conditioning installations throughout, including ceiling and wall cassette units, concealed fan coil units, refrigeration pipework and outdoor condensing units.	Low	Preparation for a new energy efficient HVAC system.	Modern addition, not considered to be of heritage significance.	Neutral	1608/PL/401/ Fourth - Existing/ Strip Out; 1608/PL/401/ Fourth - General Arrangement; 1608/PL/401/ Fourth - RCP	25-27, 29-32, 34
5.14.3	Install new fan coil units suspended from structural soffit by way of threaded rod affixed into structural soffit using an expanding anchor / chemical fixing, screwed through an 'L' bracket on the fan coil unit with an isolating spring to prevent noise / vibration being transferred into the structure.	Low	Installation of a new energy efficient HVAC system.	Modern addition, considered to be reversible.	Neutral	1608/PL/401/ Fourth - Existing/ Strip Out; 1608/PL/401/ Fourth - General Arrangement; 1608/PL/401/ Fourth - RCP	
5.14.4	Install new heating pipework (in keeping with proposed interior styling) from the main risers to each fan coil unit affixed to the structural soffit by way of munsens ring clip with either a back plate secured to the soffit with two screws, or threaded rod affixed into structural soffit using an expanding anchor / chemical fixing.	Low	Installation of a new energy efficient HVAC system.	Modern addition, considered to be reversible.	Neutral	1608/PL/401/ Fourth - Existing/ Strip Out; 1608/PL/401/ Fourth - General Arrangement; 1608/PL/401/ Fourth - RCP	
5.14.5	Install new condenser water pipework (in keeping with proposed interior styling) from each fan coil unit to the new main risers (see separate explanation of risers) affixed to the structural soffit by way of munsens ring clip with either a back plate secured to the soffit with two screws, or threaded rod affixed into structural soffit using an expanding anchor / chemical fixing.	Low	Installation of a new energy efficient HVAC system.	Modern addition, considered to be reversible.	Neutral	1608/PL/401/ Fourth - Existing/ Strip Out; 1608/PL/401/ Fourth - General Arrangement; 1608/PL/401/ Fourth - RCP	
5.14.6	Install new condensate drain pipework (in keeping with proposed interior styling) from each fan coil unit to a suitable local drainage point, affixed to the structural soffit by way of munsens ring clip with either a back plate secured to the soffit with two screws, or threaded rod affixed into structural soffit using an expanding anchor / chemical fixing.	Low	Installation of a new energy efficient HVAC system.	Modern addition, considered to be reversible.	Neutral	1608/PL/401/ Fourth - Existing/ Strip Out; 1608/PL/401/ Fourth - General Arrangement; 1608/PL/401/ Fourth - RCP	
5.15	CIS (Communications & Information Systems)						
5.15.1	Remove the existing data network in its entirety including all cables, fixings, outlets and patch panels / racks.	Low	Preparation for provision of CIS to accommodate business needs.	Modern addition, not considered to be of heritage significance.	Neutral	1608/PL/401/ Fourth - Existing/ Strip Out; 1608/PL/401/ Fourth - General Arrangement; 1608/PL/401/ Fourth - RCP	37, 39
5.15.2	Install new patch cabinet in riser 'C'.	Low	Preparation for provision of CIS to accommodate business needs.	Modern addition, considered to be reversible.	Neutral	1608/PL/401/ Fourth - Existing/ Strip Out; 1608/PL/401/ Fourth - General Arrangement; 1608/PL/401/ Fourth - RCP	

.15.3	Install new data cables (backbone) between the patch cabinet in riser 'C' and the communications room on level three, via the riser (see separate explanation of riser). Cables will be strapped to a galvanised cable tray affixed to the building fabric (as previously described).	Low	Provision of CIS to accommodate business needs.	Modern addition, considered to be reversible.	Neutral	1608/PL/401/ Fourth - Existing/ Strip Out; 1608/PL/401/ Fourth - General Arrangement; 1608/PL/401/ Fourth - RCP
5.15.4	Install a dedicated galvanised steel cable tray to carry the CIS cables to serve the first and second floors. The cable tray will be affixed to the structural soffit as described previously. Cables will be strapped to the cable tray and those serving the fifth floor will pass through holes drilled in the structural soffit to feed the desking above.	Low	Provision of CIS to accommodate business needs.	Modern addition, considered to be reversible.	Neutral	1608/PL/401/ Fourth - Existing/ Strip Out; 1608/PL/401/ Fourth - General Arrangement; 1608/PL/401/ Fourth - RCP

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HIA REF	AREA/ITEM OF WORK	HERITAGE SIGNIFICANCE	REQUIREMENT FOR THE WORKS MITIGATION OF HERITAGE IMPACT	HERITAGE IMPACT	CORRESPONDING DOCUMENTATION PHOTOGRAPH REF COMMENTS APPENDIX C
6.00	FIFTH FLOOR	1			+ + + + + + + + + + + + + + + + + + + +
6.1 6.1.1	Building A - Main Circulation Staircase - Grd Flr - Sixth Flr Removal of existing carpet floor finish. Original terrazzo floor finish to be refurbished and made good. In areas where repair to existing features is required, details will need to be approved prior to installation.	Medium	Required to improve this space. And reference the original features of the space. The staircase is an important feature of the building. This work aims to remove modern additions to the space to show the original design intention of the building.	Medium Positive	1608/PL/501/ Fifth - Existing/ Strip Out; 1608/PL/501/ 20-24 Fifth - General Arrangement; and 1608/PL/501/ Fifth - RCP
6.1.2	Removal of all timber skirting trim to reveal original skirting detail. Terrazzo skirting to be cleaned and made good. Care to be taken not to damage original features.	Medium	Required to improve this space. And reference the original features of the space. The staircase is an important feature of the building. This work aims to remove modern additions to the space to show the original design intention of the building.	Medium Positive	1608/PL/501/ Fifth - Existing/ Strip Out; 1608/PL/501/ Fifth - General Arrangement; and 1608/PL/501/ Fifth - RCP
6.1.3	Removal of all false ceilings to expose original. Care to be taken not to damage original features. New material installation should be sympathetic to existing building features where possible.	Low	Required to improve this space. And reference the original features of the space. The staircase is an important feature of the building. This work aims to remove modern additions to the space to show the original design intention of the building.	Medium Positive	1608/PL/501/ Fifth - Existing/ Strip Out; 1608/PL/501/ 20-24 Fifth - General Arrangement; and 1608/PL/501/ Fifth - RCP
6.1.4	Careful removal of stained timber trim to top of low-level terrazzo open stringer to reveal original feature stringer.	Medium	Required to improve this space. And reference the original features of the space. The staircase is an important feature of the building. This work aims to remove modern additions to the space to show the original design intention of the building.	Medium Positive	1608/PL/501/ Fifth - Existing/ Strip Out; 1608/PL/501/ 20-24 Fifth - General Arrangement; and 1608/PL/501/ Fifth - RCP
6.1.5	Careful removal of all light fittings and small power to be replace by combination of pendant, ceiling recessed and wall-mounted light fittings (LED/ Low energy use where possible) and new low-level sockets. Original feature light fittings to be refurbished and incorporated into proposed interior scheme.	Low	Existing lighting life expired and new required to reconfiguration of room. Not considered to be an original feature. See below for details.	Neutral	1608/PL/501/ Fifth - Existing/ Strip Out; 1608/PL/501/ Fifth - General Arrangement; and 1608/PL/501/ Fifth - RCP
6.1.6	Metal framed windows to be retained and made good where required.	Medium	Windows overhauled to open for natural ventilation. These windows are considered part of the 1937 building, overhaul and repair will improve the aesthetics of this space and extend the life of this building element	Low positive	1608/PL/501/ Fifth - Existing/ Strip Out; 1608/PL/501/ 20-24 Fifth - General Arrangement; and 1608/PL/501/ Fifth - RCP
6.1.7	Timber Window frames to be retained and made good where required.	Medium	Windows overhauled to open for natural ventilation. These windows are considered part of the 1937 building, overhaul and repair will improve the aesthetics of this space and extend the life of this building element	Low positive	1608/PL/501/ Fifth - Existing/ Strip Out; 1608/PL/501/ 20-24 Fifth - General Arrangement; and 1608/PL/501/ Fifth - RCP
6.1.8	Relocation of all electrical fittings and M&E and fire services to be reinstated to proposed electrical and M&E and fire layout	Low	Required to suit new layout. Not considered to be an original feature. See below for details.	Neutral	1608/PL/501/ Fifth - Existing/ Strip Out; 1608/PL/501/ Fifth - General Arrangement; and 1608/PL/501/ Fifth - RCP
6.1.9	Installation of new media technology.	Low	Required to suit new layout. New works. Works will be reversible. See below for details	Neutral	1608/PL/501/ Fifth - Existing/ Strip Out; 1608/PL/501/ Fifth - General Arrangement; and 1608/PL/501/ Fifth - RCP
6.2	Buildings A & B - Office Space - 3rd - 6th Flrs.				
6.2.1	Relocation of all electrical fittings and M&E and fire services to be reinstated to proposed electrical, M&E and fire layouts.	Low	Existing M&E configuration no longer fit for purpose. Up to date M&E installation required to conform to current British standards	Neutral	1608/PL/501/ Fifth - Existing/ Strip Out; 1608/PL/501/ 25-39 Fifth - General Arrangement; and 1608/PL/501/ Fifth - RCP
6.2.2	Removal of all cosmetic floor finishes. Existing timber parquet floor to be exposed, cleaned and made good where in good condition. Where not in acceptable condition parquet to be replaced by alternative, historically sympathetic floor finish.	Medium	Required to improve this space and make reference to the original features of the space. It should be noted that the replacement of parquet flooring is subject to condition of parquet, presence of asbestos, programme and cost.	Medium Positive	1608/PL/501/ Fifth - Existing/ Strip Out; 1608/PL/501/ 25-39 Fifth - General Arrangement; and 1608/PL/501/ Fifth - RCP
6.2.3	Removal of all existing non-structural, non-original feature partitions and doors. New office plan to be created using new partitioning systems and fixed furniture layout. All new furniture/partitioning to compliment/reference original building interior materials/details. All original feature doors and partitions to be refurbished and left in situ or removed, stored safely and re-located into proposed interior scheme.	Low	Required to suit new layout. These are modern additions and are of limited heritage significance. These are demountable partitions and therefore can be easily removed. Any damage that does occu to partitions should be carefull yrepaired using like-for-like materials.	Low Positive	1608/PL/501/ Fifth - Existing/ Strip Out; 1608/PL/501/ Fifth - General Arrangement; and 1608/PL/501/ Fifth - RCP
6.2.4	Removal of all false ceilings to expose original. Care to be taken not to damage original features. New material installation should be sympathetic to existing building features where nossible	Low	Required to improve this space. And reference the original features of the space. The staircase is an important feature of the building. This work aims to remove modern additions to the space to show the original design intention of the building.	Medium Positive	1608/PL/501/ Fifth - Existing/ Strip Out; 1608/PL/501/ Fifth - General Arrangement; and 1608/PL/501/ Fifth -
6.2.5	Careful removal of all light fittings and small power to be replace by combination of pendant, ceiling recessed and wall-mounted light fittings (LED/ Low energy use where possible) and new low-level sockets. Original feature light fittings to be refurbished and incorporated into	Low	Existing lighting life expired and new required suit new layout. Modern installation, work is considered reversible. M&E details below.	Low positive	1608/PL/501/ Fifth - Existing/ Strip Out; 1608/PL/501/ Fifth - General Arrangement; and 1608/PL/501/ Fifth - RCP
6.2.6	proposed interior scheme. Timber Window frames to be retained and made good where required	Medium	Windows overhauled to open for natural ventilation. These windows are considered part of the 1937 building, overhaul and repair will improve the aesthetics of this space and extend the life of this building element	Low positive	1608/PL/501/ Fifth - Existing/ Strip Out; 1608/PL/501/ Fifth - General Arrangement; and 1608/PL/501/ Fifth -
6.2.7	Metal framed windows to be retained and made good where required.	Medium	Windows overhauled to open for natural ventilation. These windows are considered part of the 1937 building, overhaul and repair will improve the aesthetics of this space and extend the life of this building element	Low positive	1608/PL/501/ Fifth - Existing/ Strip Out; 1608/PL/501/ 25-39 Fifth - General Arrangement; and 1608/PL/501/ Fifth -
6.2.8	All non-original wall finishes to structural partitions to be removed - Walls to be repaired, relined where necessary and painted. Care to be taken not to damage any original interior features.	Low	Reconfiguration is required to improve head height dimensions, in problematic areas along circulation routes. Considered to be a later addition. All areas will be made good using like-for-like materials dimensions, in problematic areas along circulation routes.	Low Positive	1608/PL/501/ Fifth - Existing/ Strip Out; 1608/PL/501/ Fifth - General Arrangement; and 1608/PL/501/ Fifth - BCP
6.2.9	Non-original feature cladding to original feature ducting to be removed and replace where required by new proposed M&E layout. Care to be taken not to damage any original features. In areas where repair to existing features is required, details will need to be approved prior to installation.	Low	Required to improve this space and reference the original Modern additions, not considered to impact heritage features of the building.	Neutral	1608/PL/501/ Fifth - Existing/ Strip Out; 1608/PL/501/ Fifth - General Arrangement; and 1608/PL/501/ Fifth - RCP
6.2.10	Removal of all non-original cladding to interior walls and columns to reveal original features. All walls to be repainted. Care to be taken not to damage any original interior features.	Low	Required to suit new layout and retain original building features. Modern installation, not considered to be of historic significance features.	Neutral	1608/PL/501/ Fifth - Existing/ Strip Out; 1608/PL/501/ 25-39 Fifth - General Arrangement; and 1608/PL/501/ Fifth -
6.2.11	Re-location of non-original feature radiators where necessary. Replacement of non- functioning radiators. All original feature radiators to be retained.	Low	Required to suit new layout and retain original building features. This work aims to remove modern additions to the space to show the original design intention of the building. Ensures retention of existing cast iron radiators	Neutral	1608/PL/501/ Fifth - Existing/ Strip Out; 1608/PL/501/ 25-39 Fifth - General Arrangement; and 1608/PL/501/ Fifth -
6.2.12	All vertical power/IT columns to be removed.	Low	Required to suit new layout. Modern installation, not considered to be of historic significance	Neutral	1608/PL/501/ Fifth - Existing/ Strip Out; 1608/PL/501/ Fifth - General Arrangement; and 1608/PL/501/ Fifth -
6.2.13	Installation of new skirting board.	Low	Required to improve this space. Modern installation, work is considered reversible. M&E details below.	Neutral	1608/PL/501/ Fifth - Existing/ Strip Out; 1608/PL/501/ 25-39 Fifth - General Arrangement; and 1608/PL/501/ Fifth -
6.2.14	Installation of new media technology.	Low	Required to improve this space and to meet the requirements of Bauer's business going forward. Modern installation, work is considered reversible	Neutral	1608/PL/501/ Fifth - Existing/ Strip Out; 1608/PL/501/ 25-39 Fifth - General Arrangement; and 1608/PL/501/ Fifth -
6.2.15	Relocation of all electrical fittings and M&E and fire services to be reinstated to proposed electrical, M&E and fire layouts.	Low	Existing M&E configuration no longer fit for purpose. Up to date M&E installation required to conform to current British standards	Neutral	1608/PL/501/ Fifth - Existing/ Strip Out; 1608/PL/501/ 25-39 Fifth - General Arrangement; and 1608/PL/501/ Fifth -
6.2.16	Demolition of slab to create opening for riser (1st FIr - Roof). Care to be taken not to damage original features. New material installation should be sympathetic to existing building features where possible.		Existing M&E configuration no longer fit for purpose. Up to date M&E installation required to conform to current British standards This proposals involves the creation of an opening through the historic building fabric. This considered necessary in order to enable M&E to be installed within the building. The minimum possible opening will be provided in order to limit damage to the building fabric.	S Low adverse	1608/PL/501/ Fifth - Existing/ Strip Out; 1608/PL/501/ Fifth - General Arrangement; and 1608/PL/501/ Fifth - RCP
6.2.17	Installation of new suspended ceiling systems and sound proofing where required. All new ceilings to compliment/reference original building interior materials/details.	Low	Required to improve this space. Modern installation, work is considered reversible	Neutral	1608/PL/501/ Fifth - Existing/ Strip Out; 1608/PL/501/ 25-39 Fifth - General Arrangement; and 1608/PL/501/ Fifth -
6.2.18	Installation of new fire linings and sound proofing, required around new slab openings. New material installation should be sympathetic to existing building features where possible.	Low	Required as part of UK building standards Enables protection of building fabric against risk of fire	Low Positive	RCP 1608/PL/501/ Fifth - Existing/ Strip Out; 1608/PL/501/ Fifth - General Arrangement; and 1608/PL/501/ Fifth - RCP
6.3	Building A - Personnel Lift Lobby (floors 1-6)	1			+
6.3.1	Removal of all cosmetic floor finishes. Existing timber parquet floor to be exposed, cleaned and made good where in good condition. Where not in acceptable condition parquet to be replaced by alternative, historically sympathetic floor finish.	Medium	Required to improve this space and make reference to the original features of the space. It should be noted that the replacement of parquet flooring is subject to condition of parquet, presence of asbestos, programme and cost.	Medium Positive	1608/PL/501/ Fifth - Existing/ Strip Out; 1608/PL/501/ Fifth - General Arrangement; and 1608/PL/501/ Fifth - RCP
6.3.2	Removal of all false ceilings to expose original ceiling finish Care to be taken not to damage original features. New material installation should be sympathetic to existing building features where possible		Required to improve this space. And reference the original features of the space. Modern addition. This work aims to remove modern additions to the space to show the original features of the space.	Medium Positive	1608/PL/501/ Fifth - Existing/ Strip Out; 1608/PL/501/ 23-24 Fifth - General Arrangement; and 1608/PL/501/ Fifth -

6.3.3	Careful removal of all light fittings and small power to be replace by combination of pendant,	Low	Required to improve this space. And reference the	Modern addition. This work aims to remove modern additions to the space to show the	Medium Positive	1608/PL/501/ Fifth - Existing/ Strip Out; 1608/PL/501/	23-24
	ceiling recessed and wall-mounted light fittings (LED/ Low energy use where possible) and new low-level sockets. Original feature light fittings to be refurbished and incorporated into		original features of the space.	original design intention of the building.		Fifth - General Arrangement; and 1608/PL/501/ Fifth - RCP	
6.3.4	proposed interior scheme. Removal of all timber skirting trim to reveal original skirting detail. Terrazzo skirting to be cleaned and made good.	Medium	Required to improve this space. And reference the original features of the space.	The skirting is understood to be original, however its condition is unclear. Carpet will be carefully lifted to attempt to salvage flooring for reuse.	Medium Positive	1608/PL/501/ Fifth - Existing/ Strip Out; 1608/PL/501/ Fifth - General Arrangement; and 1608/PL/501/ Fifth -	23-24
6.3.5	Removal of all partitioning to adjoing office space. To be replaced by new fire doors, held open on retaining magnets.	Medium	Existing lighting life expired and new required to reconfiguration of room.	Modern addition and of limited heritage value.	Neutral	RCP 1608/PL/501/ Fifth - Existing/ Strip Out; 1608/PL/501/ Fifth - General Arrangement; and 1608/PL/501/ Fifth -	23-24
6.3.6	Removal of all partitioning to adjoing stairwell and replace by new glazed partitioning and fire door. All new furniture/partitioning to compliment/reference original building interior	Medium	Windows overhauled to open for natural ventilation.	Modern addition and of limited heritage value.	Neutral	RCP 1608/PL/501/ Fifth - Existing/ Strip Out; 1608/PL/501/ Fifth - General Arrangement; and 1608/PL/501/ Fifth - RCP	23-24
6.3.7	materials/details. Installation of new media technology.	Medium	Windows overhauled to open for natural ventilation.	New works. Works will be reversible. See below for details	Neutral	1608/PL/501/ Fifth - Existing/ Strip Out; 1608/PL/501/ Fifth - General Arrangement; and 1608/PL/501/ Fifth -	23-24
5.3.8	Re-location of non-original feature radiators where necessary. Replacement of non-functioning radiators. All original feature radiators to be retained.	Low	Required to suit new layout.	Not considered to be an original feature. See below for details.	Neutral	RCP 1608/PL/501/ Fifth - Existing/ Strip Out; 1608/PL/501/ Fifth - General Arrangement; and 1608/PL/501/ Fifth - RCP	23-24
` 4	Building A - Goods Lift Lobby - Grd Flr 6th Flr.						
.4.1	Removal of all cosmetic floor finishes. Existing timber parquet floor to be exposed, cleaned	Medium	Required to improve this space and make reference to	This work aims to remove modern additions to the space to show the original design	Medium Positive	1608/PL/501/ Fifth - Existing/ Strip Out; 1608/PL/501/	42-43
	and made good where in good condition. Where not in acceptable condition parquet to be replaced by alternative, historically sympathetic floor finish.		the original features of the space. It should be noted that the replacement of parquet flooring is subject to condition of parquet, presence of asbestos, programme and cost.	intention of the building.		Fifth - General Arrangement; and 1608/PL/501/ Fifth - RCP	
5.4.2	Removal of all false ceilings to expose original ceiling finish. Care to be taken not to damage original features. New material installation should be sympathetic to existing building features where possible.		Required to improve this space and reference the original features of the building.	This work aims to remove modern additions to the space to show the original design intention of the building.	Medium Positive	1608/PL/501/ Fifth - Existing/ Strip Out; 1608/PL/501/ Fifth - General Arrangement; and 1608/PL/501/ Fifth - RCP	
i.4.3	Careful removal of all light fittings and small power to be replace by combination of pendant, ceiling recessed and wall-mounted light fittings (LED/ Low energy use where possible) and new low-level sockets. Original feature light fittings to be refurbished and incorporated into proposed interior scheme	Low	Existing lighting life expired and new required suit new layout.	Modern addition, considered to be reversible. See below for details.	Neutral	1608/PL/501/ Fifth - Existing/ Strip Out; 1608/PL/501/ Fifth - General Arrangement; and 1608/PL/501/ Fifth - RCP	
6.4.4	Removal of all timber skirting trim to reveal original skirting detail. Terrazzo skirting to be cleaned and made good.	Medium	Required to improve this space and reference the original features of the building.	This work aims to remove modern additions to the space to show the original design intention of the building.	Medium Positive	1608/PL/501/ Fifth - Existing/ Strip Out; 1608/PL/501/ Fifth - General Arrangement; and 1608/PL/501/ Fifth - RCP	42-43
6.4.5	Installation of new media technology.	Low	Required to improve this space and to meet the requirements of Bauer's business going forward.	Modern addition, considered to be reversible. See below for details.	Neutral	1608/PL/501/ Fifth - Existing/ Strip Out; 1608/PL/501/ Fifth - General Arrangement; and 1608/PL/501/ Fifth - RCP	
6.4.6	Re-location of non-original feature radiators where necessary. Replacement of non-	Low	Required to suit new layout and retain original building	Modern addition, not considered to be of heritage significance. Modern additions,	Neutral	1608/PL/501/ Fifth - Existing/ Strip Out; 1608/PL/501/	
	functioning radiators. All original feature radiators to be retained.		features.	considered to be reversible. See below for details.		Fifth - General Arrangement; and 1608/PL/501/ Fifth - RCP	
6.5 6.5.1	Building A - Goods Lift	1		Washington and the impact to rite and the imp	Marriage	ACCOUNT FOR Fifth Friedrick Chicago Contra ACCOUNT FOR	
0.5.1	Cleaned and made good.	Low	n/a	Works not considered to impact heritage significance	Neutral	1608/PL/501/ Fifth - Existing/ Strip Out; 1608/PL/501/ Fifth - General Arrangement; and 1608/PL/501/ Fifth - RCP	IIVa
5.6	Building A - Male and Female WC - All floors						
5.6.1	Cleaned and made good.	Low	n/a	Works not considered to impact heritage significance	Neutral	1608/PL/501/ Fifth - Existing/ Strip Out; 1608/PL/501/ Fifth - General Arrangement; and 1608/PL/501/ Fifth - RCP	n/a
6.7	Building A - Kitchens - All floors						
.7.1	Cleaned and made good.	Low	n/a	Works not considered to impact heritage significance	Neutral	1608/PL/501/ Fifth - Existing/ Strip Out; 1608/PL/501/ Fifth - General Arrangement; and 1608/PL/501/ Fifth - RCP	n/a
. 0	Fire Escape A - Grd Fir - Sixth Fir						
5.8.1	No scheduled works. Cleaned and made good.	Low	n/a	Works not considered to impact heritage significance	Neutral	1608/PL/501/ Fifth - Existing/ Strip Out; 1608/PL/501/ Fifth - General Arrangement; and 1608/PL/501/ Fifth - RCP	n/a
	Fig. France D. On J. Fig. Obj. J. Fig.						
5.9.1	Fire Escape B - Grd Fir - Sixth Fir No scheduled works. Cleaned and made good.	Low	n/a	Works not considered to impact heritage significance	Neutral	1608/PL/501/ Fifth - Existing/ Strip Out; 1608/PL/501/	n/a
						Fifth - General Arrangement; and 1608/PL/501/ Fifth - RCP	
.10	Fire alarm	Low	Proporation for a new (set-result 4) for the set	These systems are considered to be readers additions as I was all of the constants.	Noutral	4000/DI /504/ Eith Friedrick Oct 4000/DI /504/	29.20
5.10.1	Remove fire detection and alarm devices (detectors, sounders and call points), together with zone and sounder cabling.	Low	Preparation for a new (category L1) fire detection and alarm system to replace existing life expired system.	These systems are considered to be modern additions and removal of these is not considered to impact the significance of the building. Cables mostly fixed to modern stud partitions which are also due to be removed. Where cables have previously been fixed to solid partitons, these will be carefully removed and made good using like-for-like materials.	Neutral	1608/PL/501/ Fifth - Existing/ Strip Out; 1608/PL/501/ Fifth - General Arrangement; and 1608/PL/501/ Fifth - RCP	28-39
5.10.2	Install new zone / sounder wiring in red FP200 cabling in compliance with BS:5839. Cable to be installed in galvanised cable tray affixed to building fabric by short lengths of unistrut in keeping with proposed interior styling.	Low	Installation of a new (category L1) fire detection and alarm system to replace existing life expired system.	Through laying cables within cable tray, the impact on the building fabric through installation and subsequent maintenance will be limited.	Neutral	1608/PL/501/ Fifth - Existing/ Strip Out; 1608/PL/501/ Fifth - General Arrangement; and 1608/PL/501/ Fifth - RCP	
3.10.3	Install white smoke detectors to ceiling adjacent to cable runs, affixed to galvanised cable tray with stainless steel cable ties in compliance with BS:5839 and BS:7671 amendment three (for the protection of firefighters). Wherever possible, integral sounder bases will be used under the detectors to reduce, visual impact.		Installation of a new (category L1) fire detection and alarm system to replace existing life expired system.	Wherever possible, integral sounder bases will be used under the detectors to reduce visual impact.	Neutral	1608/PL/501/ Fifth - Existing/ Strip Out; 1608/PL/501/ Fifth - General Arrangement; and 1608/PL/501/ Fifth - RCP	
6.10.4	Install red manual call points as appropriate throughout. Where call points cannot be made	Low	Installation of a new (category L1) fire detection and	These installations are required on original solid partitions. The minimum number of call	Low adverse	1608/PL/501/ Fifth - Existing/ Strip Out; 1608/PL/501/	
	flush into walls with concealed cables, they will be surface mounted and the cables concealed within galvanised steel conduit in keeping with proposed interior styling.		alarm system to replace existing life expired system. These installations are required on exit points throughout the building. The exact locationswill be confirmed as part of the contratcors design.	points required to meet building regulations will be installed. Installations will be undertaken using principles of minimal intervention using like-for-like materials wherever possible.		Fifth - General Arrangement; and 1608/PL/501/ Fifth - RCP	
6.11	Lighting						
.11.1	Existing luminaires will be removed at the same time as existing suspended ceilings.	Low	Preparation for new energy efficient lighting scheme.	The existing lighting within the building is not considered to be original. Cables mostly fixed to modern stud partitions which are also due to be removed. Where cables have previously been fixed to solid partitions, these will be carefully removed and made good using like-for-	Neutral	1608/PL/501/ Fifth - Existing/ Strip Out; 1608/PL/501/ Fifth - General Arrangement; and 1608/PL/501/ Fifth - RCP	
5.11.2	Remove all existing cabling, switches and connections to existing luminaires.	Low	Preparation for new energy efficient lighting scheme.	like materials. Modern addition, not considered to be of heritage significance.	Neutral	1608/PL/501/ Fifth - Existing/ Strip Out; 1608/PL/501/ Fifth - General Arrangement; and 1608/PL/501/ Fifth - RCP	37
3.11.3	Install new galvanised lighting trunking affixed to structural soffit by concealed screws. Install spurs to new lighting positions in galvanised conduit affixed to structural soffit using spacer bar saddles. Proposed lighting points to terminate in galvanised stop-end BESA box with domed lid and cable grommet	Low	Preparation for new energy efficient lighting scheme.	Modern addition, considered to be reversible.	Neutral	1608/PL/501/ Fifth - Existing/ Strip Out; 1608/PL/501/ Fifth - General Arrangement; and 1608/PL/501/ Fifth - RCP	
5.11.4	Install new low energy (LED) luminaires as appropriate throughout to achieve a uniform 350-500 lux depending on proposed working environment. New luminaires to be suspended from structural soffit on catenary wire with concealed screw fixings in shroud. Emergency		Installation of a new energy efficient lighting scheme.	Modern addition, considered to be reversible.	Neutral	1608/PL/501/ Fifth - Existing/ Strip Out; 1608/PL/501/ Fifth - General Arrangement; and 1608/PL/501/ Fifth - RCP	
	luminaires will be incorporated into general lighting as appropriate top meet the requirements of BS:5266		i			1	

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5.11.5	Luminaires will have PIR switching with detectors mounted in galvanised stop-end BESA box,	Low	Installation of a new energy efficient lighting scheme.	Modern addition, considered to be reversible.	Neutral	1608/PL/501/ Fifth - Existing/ Strip Out; 1608/PL/501/		
	affixed to structural soffit via concealed screws. Detectors to be located adjacent to		0, 0 0			Fifth - General Arrangement; and 1608/PL/501/ Fifth -		
	galvanised lighting trunking, or on spurs using galvanised conduit affixed to structural soffit					RCP		
	using spacer bar saddles in keeping with proposed interior styling.							
5.12	Power							
5.12.1	Existing small power arrangements will be removed in their entirety, including all containment,	Low	Preparation for a new power installation to suit the new	Modern addition, not considered to be of heritage significance.	Neutral	1608/PL/501/ Fifth - Existing/ Strip Out; 1608/PL/501/	23-39	
	power poles and skirting trunking.		proposed layout.			Fifth - General Arrangement; and 1608/PL/501/ Fifth -		
	i i					RCP		
5.12.2	Distribution boards (North & South risers) will be removed in their entirety. Sub-mains cabling	Low	Preparation for a new power installation to suit the new	Modern addition, not considered to be of heritage significance.	Neutral	1608/PL/501/ Fifth - Existing/ Strip Out; 1608/PL/501/	23-39	
	will be carefully set aside for re-use after careful evaluation by a qualified and suitably		proposed layout.			Fifth - General Arrangement; and 1608/PL/501/ Fifth -		
5.12.3	Install new steel cased distribution boards in the North and South risers to accommodate the	I ow	Installation of a new power installation to suit the new	Modern addition, considered to be reversible.	Neutral	1608/PL/501/ Fifth - Existing/ Strip Out; 1608/PL/501/		
	revised power requirements of the proposed new layout. Distribution boards will be compliant	20.1	proposed layout.		riodilai	Fifth - General Arrangement; and 1608/PL/501/ Fifth -		
	with BS:7671 amendment three.					RCP		
5.12.4	Install new containment system in keeping with proposed interior styling, incorporating	Low	Installation of a new power installation to suit the new	Modern addition, considered to be reversible. All services will be visible, but this enables	Neutral	1608/PL/501/ Fifth - Existing/ Strip Out; 1608/PL/501/		
	galvanised steel trunking affixed to structural soffit using concealed screws, galvanised steel		proposed layout.	easy maintenance and replacement throughout the life of the plant and building.		Fifth - General Arrangement; and 1608/PL/501/ Fifth -		
	cable tray (affixed as before) and galvanised steel conduit (affixed as before). Containment					RCP		
	system will run between the new distribution equipment and a suitable point to feed the small power and HVAC requirements for the fifth floor and the desk power requirements for the							
	sixth floor. Cables serving the sixth floor will pass through holes drilled in the structural soffit							
	to feed the desking above.							
	-					1000 Pt (501 Ft) 101 0 101 10	-	
6.12.5	Sockets and accessories will be metal clad and either set flush into walls with concealed	Low	Installation of a new power installation to suit the new	Power to be installed to original building structure, however this is considered to be	Low adverse	1608/PL/501/ Fifth - Existing/ Strip Out; 1608/PL/501/		
	cabling, or surface mounted on a matching metal clad box with cables concealed in galvanised steel conduit affixed to the structure using spacer bar saddles, in keeping with		proposed layout.	reversible and of limited detriment to the overall significance of the building.		Fifth - General Arrangement; and 1608/PL/501/ Fifth -		
	proposed interior styling							
5.13	Ventilation					1000 (5) (501 (5) (5) (6) (6)		
5.13.1	Install new spiral wound galvanised steel ductwork between main riser (see separate	Low	Installation of a new (compliant) ventilation system.	Modern addition, considered to be reversible.	Neutral	1608/PL/501/ Fifth - Existing/ Strip Out; 1608/PL/501/		
	explanation of rising ductwork) and fan coil units. Ductwork to be suspended from structural soffit by way of threaded rod affixed into structural soffit using an expanding anchor /					Fifth - General Arrangement; and 1608/PL/501/ Fifth - RCP		
	chemical fixing, screwed through a galvanised split ring support.					ROP		
5.14	HVAC (Heating, Ventilation & Air Conditioning)							
5.14.1	Remove the existing wall mounted radiators and pipework (within the demise of the office	Low	Preparation for a new energy efficient HVAC system.	Modern addition, not considered to be of heritage significance.	Neutral	1608/PL/501/ Fifth - Existing/ Strip Out; 1608/PL/501/	25-27, 29-32, 34	
	accommodation only) up to the main (flow and return) risers situated within boxing.					Fifth - General Arrangement; and 1608/PL/501/ Fifth -		
5.14.2	Remove the existing (DX) air conditioning installations throughout, including ceiling and wall	Low	Preparation for a new energy efficient HVAC system.	Modern addition, not considered to be of heritage significance.	Neutral	1608/PL/501/ Fifth - Existing/ Strip Out; 1608/PL/501/	25-27, 29-32, 34	
	cassette units, concealed fan coil units, refrigeration pipework and outdoor condensing units.		3,			Fifth - General Arrangement; and 1608/PL/501/ Fifth -	, , , , , ,	
						RCP		
5.14.3	Install new fan coil units suspended from structural soffit by way of threaded rod affixed into	Low	Installation of a new energy efficient HVAC system.	Modern addition, considered to be reversible.	Neutral	1608/PL/501/ Fifth - Existing/ Strip Out; 1608/PL/501/		
	structural soffit using an expanding anchor / chemical fixing, screwed through an 'L' bracket on the fan coil unit with an isolating spring to prevent noise / vibration being transferred into					Fifth - General Arrangement; and 1608/PL/501/ Fifth - RCP		
	the structure					ROF		
3.14.4	Install new heating pipework (in keeping with proposed interior styling) from the main risers to	Low	Installation of a new energy efficient HVAC system.	Modern addition, considered to be reversible.	Neutral	1608/PL/501/ Fifth - Existing/ Strip Out; 1608/PL/501/		
	each fan coil unit affixed to the structural soffit by way of munsens ring clip with either a back					Fifth - General Arrangement; and 1608/PL/501/ Fifth -		
	plate secured to the soffit with two screws, or threaded rod affixed into structural soffit using					RCP		
3.14.5	an expanding anchor / chemical fixing. Install new condenser water pipework (in keeping with proposed interior styling) from each	Low	Installation of a new energy efficient HVAC system.	Modern addition, considered to be reversible.	Neutral	1608/PL/501/ Fifth - Existing/ Strip Out; 1608/PL/501/		
0	fan coil unit to the new main risers (see separate explanation of risers) affixed to the			modern addition, contributed to be reversible.		Fifth - General Arrangement; and 1608/PL/501/ Fifth -		
	structural soffit by way of munsens ring clip with either a back plate secured to the soffit with					RCP		
	two screws, or threaded rod affixed into structural soffit using an expanding anchor / chemical							
116	fixing	Low	Installation of a new energy officient LIVAC austra-	Madara addition, considered to be reversible	Neutral	1609/DL/501/ Eifth Eviction/ Strip Out: 4609/DL/504/	1	
5.14.6	Install new condensate drain pipework (in keeping with proposed interior styling) from each fan coil unit to a suitable local drainage point, affixed to the structural soffit by way of	LOW	Installation of a new energy efficient HVAC system.	Modern addition, considered to be reversible.	INCUIIAI	1608/PL/501/ Fifth - Existing/ Strip Out; 1608/PL/501/ Fifth - General Arrangement; and 1608/PL/501/ Fifth -		
	munsens ring clip with either a back plate secured to the soffit with two screws, or threaded					RCP		
	rod affixed into structural soffit using an expanding anchor / chemical fixing.					-		
	<u> </u>							
	CIS (Communications & Information Systems)	 			+		1	
5.15.1	CIS (Communications & Information Systems) Remove the existing data network in its entirety including all cables, fixings, outlets and patch	Low	Preparation for provision of CIS to accommodate	Modern addition, not considered to be of heritage significance.	Neutral	1608/PL/501/ Fifth - Existing/ Strip Out; 1608/PL/501/	37. 39	
			business needs.	and the state of t		Fifth - General Arrangement; and 1608/PL/501/ Fifth -	,	
	panels / racks.					RCP		
				The Annual of Addition of the annual development of the Company of	Neutral	1608/PL/501/ Fifth - Existing/ Strip Out; 1608/PL/501/		
6.15.2	Install new patch cabinet in riser 'C'.	Low	Preparation for provision of CIS to accommodate	Modern addition, considered to be reversible.	Ivedital			
i.15.2		Low	Preparation for provision of CIS to accommodate business needs.	Inflorer addition, considered to be reversible.	Ivedital	Fifth - General Arrangement; and 1608/PL/501/ Fifth -		
	Install new patch cabinet in riser 'C'.	Low	business needs.			Fifth - General Arrangement; and 1608/PL/501/ Fifth - RCP		
6.15.2 6.15.3		Low		Modern addition, considered to be reversible. Modern addition, considered to be reversible.	Neutral	Fifth - General Arrangement; and 1608/PL/501/ Fifth -		
	Install new patch cabinet in riser 'C'. Install new data cables (backbone) between the patch cabinet in riser 'C' and the	Low	business needs.			Fifth - General Arrangement; and 1608/PL/501/ Fifth - RCP 1608/PL/501/ Fifth - Existing/ Strip Out; 1608/PL/501/		
6.15.3	Install new patch cabinet in riser 'C'. Install new data cables (backbone) between the patch cabinet in riser 'C' and the communications room on level three, via the riser (see separate explanation of riser). Cables will be strapped to a galvanised cable tray affixed to the building fabric (as previously described)	Low	business needs. Provision of CIS to accommodate business needs.	Modern addition, considered to be reversible.	Neutral	Fifth - General Arrangement; and 1608/PL/501/ Fifth - RCP 1608/PL/501/ Fifth - Existing/ Strip Out; 1608/PL/501/ Fifth - General Arrangement; and 1608/PL/501/ Fifth - RCP		
	Install new patch cabinet in riser 'C'. Install new data cables (backbone) between the patch cabinet in riser 'C' and the communications room on level three, via the riser (see separate explanation of riser). Cables will be strapped to a galvanised cable tray affixed to the building fabric (as previously described) Install a dedicated galvanised steel cable tray to carry the CIS cables to serve the first and	Low	business needs.			Fifth - General Arrangement; and 1608/PL/501/ Fifth - RCP 1608/PL/501/ Fifth - Existing/ Strip Out; 1608/PL/501/ Fifth - General Arrangement; and 1608/PL/501/ Fifth - RCP		
6.15.3	Install new patch cabinet in riser 'C'. Install new data cables (backbone) between the patch cabinet in riser 'C' and the communications room on level three, via the riser (see separate explanation of riser). Cables will be strapped to a galvanised cable tray affixed to the building fabric (as previously described)	Low	business needs. Provision of CIS to accommodate business needs.	Modern addition, considered to be reversible.	Neutral	Fifth - General Arrangement; and 1608/PL/501/ Fifth - RCP 1608/PL/501/ Fifth - Existing/ Strip Out; 1608/PL/501/ Fifth - General Arrangement; and 1608/PL/501/ Fifth - RCP		

HIA REF	AREA/ ITEM OF WORK	HERITAGE SIGNIFICANCE	REQUIREMENT FOR THE WORKS	MITIGATION OF HERITAGE IMPACT	HERITAGE IMPACT	CORRESPONDING DOCUMENTATION	PHOTOGRAPH RE APPENDIX C
7.0	SIXTH FLOOR						
7.0 7.1	Building A - Main Circulation Staircase - Grd Flr - Sixth Flr						
7.1.1	Removal of existing carpet floor finish. Original terrazzo floor finish to be refurbished and made good. In areas where repair to existing features is required, details will need to be approved prior to installation.	Medium	Required to improve this space. And reference the original features of the space.	The staircase is an important feature of the building. This work aims to remove modern additions to the space to show the original design intention of the building.	Medium Positive	1608/PL/601/ Sixth - Existing/ Strip out; 1608/PL/601/ Sixth - General Arrangement; 1608/PL/601/ Sixth - RCP	20-24
7.1.2	Removal of all timber skirting trim to reveal original skirting detail. Terrazzo skirting to be cleaned and made good. Care to be taken not to damage original features.	Medium	Required to improve this space. And reference the original features of the space.	The staircase is an important feature of the building. This work aims to remove modern additions to the space to show the original design intention of the building.	Medium Positive	1608/PL/601/ Sixth - Existing/ Strip out; 1608/PL/601/ Sixth - General Arrangement;	20-24
7.1.3	Removal of all false ceilings to expose original. Care to be taken not to damage original features. New material installation should be sympathetic to existing building features	Low	Required to improve this space. And reference the original features of the space.	The staircase is an important feature of the building. This work aims to remove modern additions to the space to show the original design intention of the building.	Medium Positive	1608/PL/601/ Sixth - RCP 1608/PL/601/ Sixth - Existing/ Strip out; 1608/PL/601/ Sixth - General Arrangement;	20-24
7.1.4	where possible. Careful removal of stained timber trim to top of low-level terrazzo open stringer to reveal original feature stringer.	Medium	Required to improve this space. And reference the original features of the space.	The staircase is an important feature of the building. This work aims to remove modern additions to the space to show the original design intention of the building.	Medium Positive	1608/PL/601/ Sixth - RCP 1608/PL/601/ Sixth - Existing/ Strip out; 1608/PL/601/ Sixth - General Arrangement; 1608/PL/601/ Sixth - RCP	20-24
7.1.5	Careful removal of all light fittings and small power to be replace by combination of pendant, ceiling recessed and wall-mounted light fittings (LED/ Low energy use where possible) and new low-level sockets. Original feature light fittings to be refurbished and incorporated into proposed interior scheme.	Low	Existing lighting life expired and new required to reconfiguration of room.	Not considered to be an original feature. See below for details.	Neutral	1608/PL/601/ Sixth - RCP 1608/PL/601/ Sixth - Existing/ Strip out; 1608/PL/601/ Sixth - General Arrangement; 1608/PL/601/ Sixth - RCP	20-24
7.1.6	Metal framed windows to be retained and made good where required.	Medium	Windows overhauled to open for natural ventilation.	These windows are considered part of the 1937 building, overhaul and repair will improve the aesthetics of this space and extend the life of this building element	Low positive	1608/PL/601/ Sixth - Existing/ Strip out; 1608/PL/601/ Sixth - General Arrangement; 1608/PL/601/ Sixth - RCP	20-24
7.1.7	Timber Window frames to be retained and made good where required.	Medium	Windows overhauled to open for natural ventilation.	These windows are considered part of the 1937 building, overhaul and repair will improve the aesthetics of this space and extend the life of this building element	Low positive	1608/PL/601/ Sixth - RCF 1608/PL/601/ Sixth - Existing/ Strip out; 1608/PL/601/ Sixth - General Arrangement; 1608/PL/601/ Sixth - RCP	20-24
7.1.8	Relocation of all electrical fittings and M&E and fire services to be reinstated to proposed electrical and M&E and fire layout	Low	Required to suit new layout.	Not considered to be an original feature. See below for details.	Neutral	1608/PL/601/ Sixth - Existing/ Strip out; 1608/PL/601/ Sixth - General Arrangement; 1608/PL/601/ Sixth - RCP	
7.1.9	Installation of new media technology.	Low	Required to suit new layout.	New works. Works will be reversible. See below for details	Neutral	1608/PL/601/ Sixth - Existing/ Strip out; 1608/PL/601/ Sixth - Existing/ Strip out; 1608/PL/601/ Sixth - General Arrangement; 1608/PL/601/ Sixth - RCP	20-24
7.2	Buildings A & B - Office Space - 3rd - 6th Flrs.						
7.2.1	Relocation of all electrical fittings and M&E and fire services to be reinstated to proposed electrical, M&E and fire layouts.	Low	Existing M&E configuration no longer fit for purpose. Up to date M&E installation required to conform to current British standards	Not considered to be an original feature. See below for details.	Neutral	1608/PL/601/ Sixth - Existing/ Strip out; 1608/PL/601/ Sixth - General Arrangement; 1608/PL/601/ Sixth - RCP	25-39
7.2.2	Removal of all cosmetic floor finishes. Existing timber parquet floor to be exposed, cleaned and made good where in good condition. Where not in acceptable condition parquet to be replaced by alternative, historically sympathetic floor finish.	Medium	Required to improve this space and make reference to the original features of the space. It should be noted that the replacement of parquet flooring is subject to condition of parquet, presence of asbestos, programme and cost.	This work aims to remove modern additions to the space to show the original design intention of the building.	Medium Positive	1608/PL/601/ Sixth - Existing/ Strip out; 1608/PL/601/ Sixth - Existing/ Strip out; 1608/PL/601/ Sixth - General Arrangement; 1608/PL/601/ Sixth - RCP	25-39
7.2.3	Removal of all existing non-structural, non-original feature partitions and doors. New office plan to be created using new partitioning systems and fixed furniture layout. All new furniture/partitioning to compliment/reference original building interior materials/details. All original feature doors and partitions to be refurbished and left in situ or removed, stored safely and re-located into proposed interior scheme.	Low	Required to suit new layout.	These are modern additions and are of limited heritage significance. These are demountable partitons and therefore can be easily removed. Any damage that does occur to partitions should be carefull yrepaired using like-for-like materials.	Low Positive	1608/PL/601/ Sixth - Existing/ Strip out; 1608/PL/601/ Sixth - General Arrangement; 1608/PL/601/ Sixth - RCP	25-39
7.2.4	Removal of all false ceilings to expose original. New material installation should be sympathetic to existing building features where possible.	Low	Required to improve this space. And reference the original features of the space.	The staircase is an important feature of the building. This work aims to remove modern additions to the space to show the original design intention of the building.	Medium Positive	1608/PL/601/ Sixth - Existing/ Strip out; 1608/PL/601/ Sixth - General Arrangement; 1608/PL/601/ Sixth - RCP	25-39
7.2.5	Careful removal of all light fittings and small power to be replace by combination of pendant, ceiling recessed and wall-mounted light fittings (LED/ Low energy use where possible) and new low-level sockets. Original feature light fittings to be refurbished and incorporated into proposed interior scheme.	Low	Existing lighting life expired and new required suit new layout.	Modern installation, work is considered reversible. M&E details below.	Low positive	1608/PL/601/ Sixth - Existing/ Strip out; 1608/PL/601/ Sixth - General Arrangement; 1608/PL/601/ Sixth - RCP	25-39
7.2.6	Timber Window frames to be retained and made good where required	Medium	Windows overhauled to open for natural ventilation.	These windows are considered part of the 1937 building, overhaul and repair will improve the aesthetics of this space and extend the life of this building element	Low positive	1608/PL/601/ Sixth - Existing/ Strip out; 1608/PL/601/ Sixth - General Arrangement; 1608/PL/601/ Sixth - RCP	25-39
7.2.7	Metal framed windows to be retained and made good where required.	Medium	Windows overhauled to open for natural ventilation.	These windows are considered part of the 1937 building, overhaul and repair will improve the aesthetics of this space and extend the life of this building element	Low positive	1608/PL/601/ Sixth - Existing/ Strip out; 1608/PL/601/ Sixth - General Arrangement; 1608/PL/601/ Sixth - RCP	25-39
7.2.8	All non-original wall finishes to structural partitions to be removed - Walls to be repaired, relined where necessary and painted. Care to be taken not to damage any original interior features.	Low	Reconfiguration is required to improve head height dimensions, in problematic areas along circulation routes.	Considered to be a later addition. All areas will be made good using like-for-like materials following strip out if required	Low Positive	1608/PL/601/ Sixth - Existing/ Strip out; 1608/PL/601/ Sixth - General Arrangement; 1608/PL/601/ Sixth - RCP	25-39
7.2.9	Non-original feature cladding to original feature ducting to be removed and replace where required by new proposed M&E layout. Care to be taken not to damage any original features. In areas where repair to existing features is required, details will need to be approved prior to installation.	Low	Required to improve this space and reference the original features of the building.	Modern additions, not considered to impact heritage	Neutral	1608/PL/601/ Sixth - Existing/ Strip out; 1608/PL/601/ Sixth - General Arrangement; 1608/PL/601/ Sixth - RCP	25-39
7.2.10	Removal of all non-original cladding to interior walls and columns to reveal original features All walls to be repainted. Care to be taken not to damage any original interior features.	Low	Required to suit new layout and retain original building features.	Modern installation, not considered to be of historic significance	Neutral	1608/PL/601/ Sixth - Existing/ Strip out; 1608/PL/601/ Sixth - General Arrangement; 1608/PL/601/ Sixth - RCP	25-39
7.2.11	Re-location of non-original feature radiators where necessary. Replacement of non- functioning radiators. All original feature radiators to be retained.	Low	Required to suit new layout and retain original building features.	This work aims to remove modern additions to the space to show the original design intention of the building. Ensures retention of existing cast iron radiators	Neutral	1608/PL/601/ Sixth - Existing/ Strip out; 1608/PL/601/ Sixth - General Arrangement; 1608/PL/601/ Sixth - RCP	25-39
7.2.12	All vertical power/IT columns to be removed.	Low	Required to suit new layout.	Modern installation, not considered to be of historic significance	Neutral	1608/PL/601/ Sixth - Existing/ Strip out; 1608/PL/601/ Sixth - General Arrangement; 1608/PL/601/ Sixth - RCP	25-39
7.2.13	Installation of new skirting board.	Low	Required to improve this space.	Modern installation, work is considered reversible. M&E details below.	Neutral	1608/PL/601/ Sixth - Existing/ Strip out; 1608/PL/601/ Sixth - General Arrangement; 1608/PL/601/ Sixth - RCP	25-39
7.2.14	Installation of new media technology.	Low	Required to improve this space and to meet the requirements of Bauer's business going forward.	Modern installation, work is considered reversible	Neutral	1608/PL/601/ Sixth - Existing/ Strip out; 1608/PL/601/ Sixth - General Arrangement; 1608/PL/601/ Sixth - RCP	25-39
7.2.15	Relocation of all electrical fittings and M&E and fire services to be reinstated to proposed electrical, M&E and fire layouts.	Low	to date M&E installation required to conform to current British standards	Modern installation, work is considered reversible. M&E details below.	Neutral	1608/PL/601/ Sixth - Existing/ Strip out; 1608/PL/601/ Sixth - General Arrangement; 1608/PL/601/ Sixth - RCP	25-39
7.2.16	Demolition of slab to create opening for riser (1st FIr - Roof). Care to be taken not to damage original features. New material installation should be sympathetic to existing building features where possible.	Medium	Existing M&E configuration no longer fit for purpose. Up to date M&E installation required to conform to current British standards	This proposals involves the creation of an opening through the historic building fabric. This is considered necessary in order to enable M&E to be installed within the building. The minimum possible opening will be provided in order to limit damage to the building fabric.		1608/PL/601/ Sixth - Existing/ Strip out; 1608/PL/601/ Sixth - General Arrangement; 1608/PL/601/ Sixth - RCP	25-39
7.2.17	Installation of new suspended ceiling systems and sound proofing where required. All new ceilings to compliment/reference original building interior materials/details.	Low	Required to improve this space.	Modern installation, work is considered reversible	Neutral	1608/PL/601/ Sixth - Existing/ Strip out; 1608/PL/601/ Sixth - General Arrangement; 1608/PL/601/ Sixth - RCP	25-39

'.2.18	Installation of new fire linings and sound proofing, required around new slab openings. New material installation should be sympathetic to existing building features where possible.	Low	Required as part of UK building standards	Enables protection of building fabric against risk of fire	Low Positive	1608/PL/601/ Sixth - Existing/ Strip out; 1608/PL/601/ Sixth - General Arrangement; 1608/PL/601/ Sixth - RCP	25-39
3						1608/PL/601/ SIXth - RCP	
.1	Building A - Personnel Lift Lobby (floors 1-6) Removal of all cosmetic floor finishes. Existing timber parquet floor to be exposed, cleaned	Modium	Paguirad to improve this cases and make reference to	The parquet floor is understood to be original, however its condition is unclear. Carnet will	Medium Positive	1609/DL/601/ Sixth Existing/ Strip out:	23-24
l	and made good where in good condition. Where not in acceptable condition parquet to be replaced by alternative, historically sympathetic floor finish.	Medium	Required to improve this space and make reference to the original features of the space. It should be noted that the replacement of parquet flooring is subject to condition of parquet, presence of asbestos, programme and cost.	The parquet floor is understood to be original, however its condition is unclear. Carpet will be carefully lifted to attempt to salvage flooring for reuse.	Medium Positive	1608/PL/601/ Sixth - Existing/ Strip out; 1608/PL/601/ Sixth - General Arrangement; 1608/PL/601/ Sixth - RCP	23-24
2	Removal of all false ceilings to expose original ceiling finish. Care to be taken not to damage original features. New material installation should be sympathetic to existing building features where possible.	Medium	Required to improve this space. And reference the original features of the space.	Modern addition. This work aims to remove modern additions to the space to show the original design intention of the building.	Medium Positive	1608/PL/601/ Sixth - Existing/ Strip out; 1608/PL/601/ Sixth - General Arrangement; 1608/PL/601/ Sixth - RCP	23-24
3	Careful removal of all light fittings and small power to be replace by combination of pendant, ceiling recessed and wall-mounted light fittings (LED/ Low energy use where possible) and new low-level sockets. Original feature light fittings to be refurbished and incorporated into proposed interior scheme.	Low	Required to improve this space. And reference the original features of the space.	Modern addition. This work aims to remove modern additions to the space to show the original design intention of the building.	Medium Positive	1608/PL/601/ Sixth - Existing/ Strip out; 1608/PL/601/ Sixth - General Arrangement; 1608/PL/601/ Sixth - RCP	23-24
1	Removal of all timber skirting trim to reveal original skirting detail. Terrazzo skirting to be cleaned and made good.	Medium	Required to improve this space. And reference the original features of the space.	The skirting is understood to be original, however its condition is unclear. Carpet will be carefully lifted to attempt to salvage flooring for reuse.	Medium Positive	1608/PL/601/ Sixth - Existing/ Strip out; 1608/PL/601/ Sixth - General Arrangement; 1608/PL/601/ Sixth - RCP	23-24
5	Removal of all partitioning to adjoing office space. To be replaced by new fire doors, held open on retaining magnets.	Medium	Existing lighting life expired and new required to reconfiguration of room.	Modern addition and of limited heritage value.	Neutral	1608/PL/601/ Sixth - Existing/ Strip out; 1608/PL/601/ Sixth - General Arrangement; 1608/PL/601/ Sixth - RCP	23-24
6	Removal of all partitioning to adjoing stairwell and replace by new glazed partitioning and fire door. All new furniture/partitioning to compliment/reference original building interior materials/details.	Medium	Windows overhauled to open for natural ventilation.	Modern addition and of limited heritage value.	Neutral	1608/PL/601/ Sixth - Existing/ Strip out; 1608/PL/601/ Sixth - General Arrangement; 1608/PL/601/ Sixth - RCP	23-24
7	Installation of new media technology.	Medium	Windows overhauled to open for natural ventilation.	New works. Works will be reversible. See below for details	Neutral	1608/PL/601/ Sixth - Existing/ Strip out; 1608/PL/601/ Sixth - General Arrangement; 1608/PL/601/ Sixth - RCP	23-24
8	Re-location of non-original feature radiators where necessary. Replacement of non-functioning radiators. All original feature radiators to be retained.	Low	Required to suit new layout.	Not considered to be an original feature. See below for details.	Neutral	1608/PL/601/ Sixth - Existing/ Strip out; 1608/PL/601/ Sixth - General Arrangement; 1608/PL/601/ Sixth - RCP	23-24
	D 11 12 14 10 14 14 14 14 14 14 14 14 14 14 14 14 14						
	Building A - Goods Lift Lobby - Grd Fir 6th Fir. Removal of all cosmetic floor finishes. Existing timber parquet floor to be exposed, cleaned and made good where in good condition. Where not in acceptable condition parquet to be replaced by alternative, historically sympathetic floor finish.	Medium	Required to improve this space and make reference to the original features of the space. It should be noted that the replacement of parquet flooring is subject to condition of parquet, presence of asbestos, programme	This work aims to remove modern additions to the space to show the original design intention of the building.	Medium Positive	1608/PL/601/ Sixth - Existing/ Strip out; 1608/PL/601/ Sixth - General Arrangement; 1608/PL/601/ Sixth - RCP	42-43
2	Removal of all false ceilings to expose original ceiling finish. Care to be taken not to damage original features. New material installation should be sympathetic to existing building features where possible.	Low	and cost. Required to improve this space and reference the original features of the building.	This work aims to remove modern additions to the space to show the original design intention of the building.	Medium Positive	1608/PL/601/ Sixth - Existing/ Strip out; 1608/PL/601/ Sixth - General Arrangement; 1608/PL/601/ Sixth - RCP	
1	Careful removal of all light fittings and small power to be replace by combination of pendant, ceiling recessed and wall-mounted light fittings (LED/ Low energy use where possible) and new low-level sockets. Original feature light fittings to be refurbished and incorporated into proposed interior scheme.	Low	Existing lighting life expired and new required suit new layout.	Modern addition, considered to be reversible. See below for details.	Neutral	1608/PL/601/ Sixth - Existing/ Strip out; 1608/PL/601/ Sixth - General Arrangement; 1608/PL/601/ Sixth - RCP	
ļ	Removal of all timber skirting trim to reveal original skirting detail. Terrazzo skirting to be cleaned and made good.	Medium	Required to improve this space and reference the original features of the building.	This work aims to remove modern additions to the space to show the original design intention of the building.	Medium Positive	1608/PL/601/ Sixth - Existing/ Strip out; 1608/PL/601/ Sixth - General Arrangement; 1608/PL/601/ Sixth - RCP	42-43
5	Installation of new media technology.	Low	Required to improve this space and to meet the requirements of Bauer's business going forward.	Modern addition, considered to be reversible. See below for details.	Neutral	1608/PL/601/ Sixth - Existing/ Strip out; 1608/PL/601/ Sixth - General Arrangement; 1608/PL/601/ Sixth - RCP	
6	Re-location of non-original feature radiators where necessary. Replacement of non- functioning radiators. All original feature radiators to be retained.	Low	Required to suit new layout and retain original building features.	Modern addition, not considered to be of heritage significance. Modern additions, considered to be reversible. See below for details.	Neutral	1608/PL/601/ Sixth - Existing/ Strip out; 1608/PL/601/ Sixth - General Arrangement; 1608/PL/601/ Sixth - RCP	
	Building A - Goods Lift						
	Cleaned and made good.	Low	n∕a	Works not considered to impact heritage significance	Neutral	1608/PL/601/ Sixth - Existing/ Strip out; 1608/PL/601/ Sixth - General Arrangement; 1608/PL/601/ Sixth - RCP	n/a
	Building A - Male and Female WC - All floors						
	Cleaned and made good.	Low	n/a	Works not considered to impact heritage significance	Neutral	1608/PL/601/ Sixth - Existing/ Strip out; 1608/PL/601/ Sixth - General Arrangement; 1608/PL/601/ Sixth - RCP	n/a
	Building A - Kitchens - All floors						
	Cleaned and made good.	Low	n/a	Works not considered to impact heritage significance	Neutral	1608/PL/601/ Sixth - Existing/ Strip out; 1608/PL/601/ Sixth - General Arrangement; 1608/PL/601/ Sixth - RCP	n/a
	Fire Escape A - Grd Flr - Sixth Flr						
	No scheduled works. Cleaned and made good.	Low	n/a	Works not considered to impact heritage significance	Neutral	1608/PL/601/ Sixth - Existing/ Strip out; 1608/PL/601/ Sixth - General Arrangement; 1608/PL/601/ Sixth - RCP	n/a
	Fire Escape B - Grd Flr - Sixth Flr	 					
	No scheduled works. Cleaned and made good.	Low	n/a	Works not considered to impact heritage significance	Neutral	1608/PL/601/ Sixth - Existing/ Strip out; 1608/PL/601/ Sixth - General Arrangement; 1608/PL/601/ Sixth - RCP	n/a
	Fire alarm	1	+				
1	Remove fire detection and alarm devices (detectors, sounders and call points), together with zone and sounder cabling.	Low	Preparation for a new (category L1) fire detection and alarm system to replace existing life expired system.	These systems are considered to be modern additions and removal of these is not considered to impact the significance of the building. Cables mostly fixed to modern stud partitions which are also due to be removed. Where cables have previously been fixed to solid partitions, these will be carefully removed and made good using like-for-like materials.	Neutral	1608/PL/601/ Sixth - Existing/ Strip out; 1608/PL/601/ Sixth - General Arrangement; 1608/PL/601/ Sixth - RCP	28-39
.2	Install new zone / sounder wiring in red FP200 cabling in compliance with BS:5839. Cable to be installed in galvanised cable tray affixed to building fabric by short lengths of unistrut in keeping with proposed interior styling.	Low	Installation of a new (category L1) fire detection and alarm system to replace existing life expired system.	Through laying cables within cable tray, the impact on the building fabric through installation and subsequent maintenance will be limited.	Neutral	1608/PL/601/ Sixth - Existing/ Strip out; 1608/PL/601/ Sixth - General Arrangement; 1608/PL/601/ Sixth - RCP	
0.3	Install white smoke detectors to ceiling adjacent to cable runs, affixed to galvanised cable tray with stainless steel cable ties in compliance with BS:5839 and BS:7671 amendment three (for the protection of firefighters). Wherever possible, integral sounder bases will be used under the detectors to reduce visual impact.	LOW	Installation of a new (category L1) fire detection and alarm system to replace existing life expired system.	Wherever possible, integral sounder bases will be used under the detectors to reduce visual impact.	Low adverse	1608/PL/601/ Sixth - Existing/ Strip out; 1608/PL/601/ Sixth - General Arrangement; 1608/PL/601/ Sixth - RCP	

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7.10.4	Install red manual call points as appropriate throughout. Where call points cannot be made flush into walls with concealed cables, they will be surface mounted and the cables concealed within galvanised steel conduit in keeping with proposed interior styling.	Low		These installations are required on original solid partitions. The minimum number of call points required to meet building regulations will be installed. Installations will be undertaken using principles of minimal intervention using like-for-like materials wherever possible.	Low adverse	1608/PL/601/ Sixth - Existing/ Strip out; 1608/PL/601/ Sixth - General Arrangement; 1608/PL/601/ Sixth - RCP	
7.11 7.11.1	Lighting Existing luminaires will be removed at the same time as existing suspended ceilings.	Low	Preparation for new energy efficient lighting scheme.	The existing lighting within the building is not considered to be original. Cables mostly fixed to modern stud partitions which are also due to be removed. Where cables have previously been fixed to solid partitons, these will be carefully removed and made good using like-for-like materials.	Neutral	1608/PL/601/ Sixth - Existing/ Strip out; 1608/PL/601/ Sixth - General Arrangement; 1608/PL/601/ Sixth - RCP	22-26, 28-32, 34, 36- 37
7.11.2	Remove all existing cabling, switches and connections to existing luminaires.	Low	Preparation for new energy efficient lighting scheme.	Modern addition, not considered to be of heritage significance.	Neutral	1608/PL/601/ Sixth - Existing/ Strip out; 1608/PL/601/ Sixth - General Arrangement; 1608/PL/601/ Sixth - RCP	22-26, 28-32, 34, 36- 37
7.11.3	Install new galvanised lighting trunking affixed to structural soffit by concealed screws. Install spurs to new lighting positions in galvanised conduit affixed to structural soffit using spacer bar saddles. Proposed lighting points to terminate in galvanised stop-end BESA box with domed lid and cable grommet.	Low	Preparation for new energy efficient lighting scheme.	Modern addition, considered to be reversible.	Neutral	1608/PL/601/ Sixth - Existing/ Strip out; 1608/PL/601/ Sixth - General Arrangement; 1608/PL/601/ Sixth - RCP	
7.11.4	Install new low energy (LED) luminaires as appropriate throughout to achieve a uniform 350 500 lux depending on proposed working environment. New luminaires to be suspended from structural soffit on catenary wire with concealed screw fixings in shroud. Emergency luminaires will be incorporated into general lighting as appropriate top meet the requirements of BS:5266.	·Low	Installation of a new energy efficient lighting scheme.	Modern addition, considered to be reversible.	Neutral	1608/PL/601/ Sixth - Existing/ Strip out; 1608/PL/601/ Sixth - General Arrangement; 1608/PL/601/ Sixth - RCP	
7.11.5	Luminaires will have PIR switching with detectors mounted in galvanised stop-end BESA box, affixed to structural soffit via concealed screws. Detectors to be located adjacent to galvanised lighting trunking, or on spurs using galvanised conduit affixed to structural soffit using spacer bar saddles in keeping with proposed interior styling.	Low	Installation of a new energy efficient lighting scheme.	Modern addition, considered to be reversible.	Neutral	1608/PL/601/ Sixth - Existing/ Strip out; 1608/PL/601/ Sixth - General Arrangement; 1608/PL/601/ Sixth - RCP	
7.12	Power						
7.12.1	Existing small power arrangements will be removed in their entirety, including all containment, power poles and skirting trunking.	Low	proposed layout.	Modern addition, not considered to be of heritage significance.	Neutral	1608/PL/601/ Sixth - Existing/ Strip out; 1608/PL/601/ Sixth - General Arrangement; 1608/PL/601/ Sixth - RCP	23-39
7.12.2	Distribution boards (North & South risers) will be removed in their entirety. Sub-mains cabling will be carefully set aside for re-use after careful evaluation by a qualified and suitably experienced organisation.	Low	proposed layout.	Modern addition, not considered to be of heritage significance.	Neutral	1608/PL/601/ Sixth - Existing/ Strip out; 1608/PL/601/ Sixth - General Arrangement; 1608/PL/601/ Sixth - RCP	23-39
7.12.3	Install new steel cased distribution boards in the North and South risers to accommodate the revised power requirements of the proposed new layout. Distribution boards will be compliant with BS:7671 amendment three.	Low	Installation of a new power installation to suit the new proposed layout.	Modern addition, considered to be reversible.	Neutral	1608/PL/601/ Sixth - Existing/ Strip out; 1608/PL/601/ Sixth - General Arrangement; 1608/PL/601/ Sixth - RCP	
7.12.4	Install new containment system in keeping with proposed interior styling, incorporating galvanised steel trunking affixed to structural soffit using concealed screws, galvanised steel cable tray (affixed as before) and galvanised steel conduit (affixed as before). Containment system will run between the new distribution equipment and a suitable point to feed the small power and HVAC requirements for the fifth floor and the desk power requirements for the sixth floor. Cables serving the sixth floor will pass through holes drilled in the structural soffit to feed the desking above.	Low	Installation of a new power installation to suit the new proposed layout.	Modern addition, considered to be reversible. All services will be visible, but this enables easy maintenance and replacement throughout the life of the plant and building.	Neutral	1608/PL/601/ Sixth - Existing/ Strip out; 1608/PL/601/ Sixth - General Arrangement; 1608/PL/601/ Sixth - RCP	
7.12.5	Sockets and accessories will be metal clad and either set flush into walls with concealed cabling, or surface mounted on a matching metal clad box with cables concealed in galvanised steel conduit affixed to the structure using spacer bar saddles, in keeping with proposed interior styling.	Low	Installation of a new power installation to suit the new proposed layout.	Power to be installed to original building structure, however this is considered to be reversible and of limited detriment to the overall signifciance of the building.	Low adverse	1608/PL/601/ Sixth - Existing/ Strip out; 1608/PL/601/ Sixth - General Arrangement; 1608/PL/601/ Sixth - RCP	
7.13	Ventilation						
7.13.1	Install new spiral wound galvanised steel ductwork between main riser (see separate explanation of rising ductwork) and fan coil units. Ductwork to be suspended from structural soffit by way of threaded rod affixed into structural soffit using an expanding anchor / chemical fixing, screwed through a galvanised split ring support.	Low	Installation of a new (compliant) ventilation system.	Modern addition, considered to be reversible.	Neutral	1608/PL/601/ Sixth - Existing/ Strip out; 1608/PL/601/ Sixth - General Arrangement; 1608/PL/601/ Sixth - RCP	
7.14	HVAC (Heating, Ventilation & Air Conditioning)						
7.14.1	Remove the existing wall mounted radiators and pipework (within the demise of the office accommodation only) up to the main (flow and return) risers situated within boxing.	Low	Preparation for a new energy efficient HVAC system.	Modern addition, not considered to be of heritage significance.	Neutral	1608/PL/601/ Sixth - Existing/ Strip out; 1608/PL/601/ Sixth - General Arrangement; 1608/PL/601/ Sixth - RCP	25-27, 29-32, 34
7.14.2	Remove the existing (DX) air conditioning installations throughout, including ceiling and wall cassette units, concealed fan coil units, refrigeration pipework and outdoor condensing units.		Preparation for a new energy efficient HVAC system.	Modern addition, not considered to be of heritage significance.	Neutral	1608/PL/601/ Sixth - Existing/ Strip out; 1608/PL/601/ Sixth - General Arrangement; 1608/PL/601/ Sixth - RCP	25-27, 29-32, 34
7.14.3	Install new fan coil units suspended from structural soffit by way of threaded rod affixed into structural soffit using an expanding anchor / chemical fixing, screwed through an 'L' bracket on the fan coil unit with an isolating spring to prevent noise / vibration being transferred into the structure.	Low	Installation of a new energy efficient HVAC system.	Modern addition, considered to be reversible.	Neutral	1608/PL/601/ Sixth - Existing/ Strip out; 1608/PL/601/ Sixth - General Arrangement; 1608/PL/601/ Sixth - RCP	
7.14.4	Install new heating pipework (in keeping with proposed interior styling) from the main risers to each fan coil unit affixed to the structural soffit by way of munsens ring clip with either a back plate secured to the soffit with two screws, or threaded rod affixed into structural soffit		Installation of a new energy efficient HVAC system.	Modern addition, considered to be reversible.	Neutral	1608/PL/601/ Sixth - Existing/ Strip out; 1608/PL/601/ Sixth - General Arrangement; 1608/PL/601/ Sixth - RCP	
7.14.5	using an expanding anchor / chemical fixing. Install new condenser water pipework (in keeping with proposed interior styling) from each fan coil unit to the new main risers (see separate explanation of risers) affixed to the structural soffit by way of munsens ring clip with either a back plate secured to the soffit with two screws, or threaded rod affixed into structural soffit using an expanding anchor /	Low	Installation of a new energy efficient HVAC system.	Modern addition, considered to be reversible.	Neutral	1608/PL/601/ Sixth - Existing/ Strip out; 1608/PL/601/ Sixth - General Arrangement; 1608/PL/601/ Sixth - RCP	
7.14.6	chemical fixing. Install new condensate drain pipework (in keeping with proposed interior styling) from each fan coil unit to a suitable local drainage point, affixed to the structural soffit by way of munsens ring clip with either a back plate secured to the soffit with two screws, or threaded rod affixed into structural soffit using an expanding anchor / chemical fixing.		Installation of a new energy efficient HVAC system.	Modern addition, considered to be reversible.	Neutral	1608/PL/601/ Sixth - Existing/ Strip out; 1608/PL/601/ Sixth - General Arrangement; 1608/PL/601/ Sixth - RCP	
7 15	CIS (Communications & Information Systems)				+		+
7.15 7.15.1	Remove the existing data network in its entirety including all cables, fixings, outlets and patch panels / racks.	Low	Preparation for provision of CIS to accommodate business needs.	Modern addition, not considered to be of heritage significance.	Neutral	1608/PL/601/ Sixth - Existing/ Strip out; 1608/PL/601/ Sixth - General Arrangement; 1608/PL/601/ Sixth - RCP	37, 39
7.15.2	Install new patch cabinet in riser 'C'.	Low	Preparation for provision of CIS to accommodate business needs.	Modern addition, considered to be reversible.	Neutral	1608/PL/601/ Sixth - Existing/ Strip out; 1608/PL/601/ Sixth - General Arrangement; 1608/PL/601/ Sixth - RCP	

15.3	Install new data cables (backbone) between the patch cabinet in riser 'C' and the communications room on level three, via the riser (see separate explanation of riser). Cables will be strapped to a galvanised cable tray affixed to the building fabric (as previously described).	Low	Provision of CIS to accommodate business needs.	Modern addition, considered to be reversible.	Neutral	1608/PL/601/ Sixth - Existing/ Strip out; 1608/PL/601/ Sixth - General Arrangement; 1608/PL/601/ Sixth - RCP
7.15.4	Install a dedicated galvanised steel cable tray to carry the CIS cables to serve the first and second floors. The cable tray will be affixed to the structural soffit as described previously. Cables will be strapped to the cable tray and those serving the sixth floor will pass through holes drilled in the structural soffit to feed the desking above.		Provision of CIS to accommodate business needs.	Modern addition, considered to be reversible.	Neutral	1608/PL/601/ Sixth - Existing/ Strip out; 1608/PL/601/ Sixth - General Arrangement; 1608/PL/601/ Sixth - RCP

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HIA REF	AREA/ ITEM OF WORK	HERITAGE SIGNIFICANCE	REQUIREMENT FOR THE WORKS	MITIGATION OF HERITAGE IMPACT	HERITAGE IMPACT	CORRESPONDING DOCUMENTATION	PHOTOGRAPH REF APPENDIX C
3.0	ROOF						
B.1	Fire alarm						
8.1.1	Install new zone / sounder wiring in red FP200 cabling in compliance with BS:5839. Cable to be installed in galvanised cable tray affixed to building fabric by short lengths of unistrut in keeping with proposed interior styling.	Low	Installation of a new (category L1) fire detection and alarm system to replace existing life expired system.	Modern addition, considered to be reversible.	Neutral		4-7
8.1.2	Install weatherproof fire alarm sounders affixed to building fabric in compliance with BS:5839 and BS:7671 amendment three (for the protection of firefighters).	Low	Installation of a new (category L1) fire detection and alarm system to replace existing life expired system.	Modern addition, considered to be reversible.	Neutral		4-7
8.1.3	Install white smoke detectors in electrical switch room and (goods) lift motor room to ceilings, affixed to building fabric in compliance with BS:5839 and BS:7671 amendment three (for the protection of firefighters).	Low	Installation of a new (category L1) fire detection and alarm system to replace existing life expired system.	Modern addition, considered to be reversible.	Neutral		4-7
8.1.4	Install red manual call points as appropriate throughout. Call points will be surface mounted and the cables affixed to building fabric in compliance with BS:5839 and BS:7671 amendment three (for the protection of firefighters).	Low	Installation of a new (category L1) fire detection and alarm system to replace existing life expired system.	Modern addition, considered to be reversible.	Neutral		4-7
8.2	Lighting						
8.2.1	Existing luminaires will be retained.	Low	N/A	N/A	Neutral		n/a
8.3	Power						
8.3.1	Existing small power arrangements will be retained.	Low	N/A	N/A	Neutral		n/a
8.4	Ventilation						
8.4.1	Remove the existing air handling units serving the 1930's space. Remove the existing galvanised steel supply and extract ductwork, from AHU's to the roof plant room above riser 'A'.	Low	Preparation for a new (compliant) ventilation system.	The existing AHUS are considered to be modern additions and are not considered to be of historic merit.	Neutral		4-7
8.4.2	Install new AHU on big foot / unistrut support frame adjacent to riser 'A' to serve 1930's space. Install new galvanised steel supply and return air ducts between the existing ducts in the roof plant room and the air handling unit. New ducts to be lagged with mineral fibre batts and PIB external weatherproof wrap.	Low	Installation of a new (compliant) ventilation system.	Modern addition which reuses existing openings, considered to be reversible.	Neutral		4-7
8.4.3	Install new AHU on big foot / unistrut support frame adjacent to riser 'B' to serve floors 1-6 of the 1960's space. Install new galvanised steel supply and return air ducts between the new riser ducts and the air handling unit. New ducts to be lagged with mineral fibre batts and PIB external weatherproof wrap.	Low	Installation of a new (compliant) ventilation system.	Modern addition which reuses existing openings, considered to be reversible.	Neutral		4-7
8.4.4	Install new AHU on big foot / unistrut support frame adjacent to riser 'B' to serve the social hub (GF) of the 1960's space. Install new galvanised steel supply and return air ducts between the new riser ducts and the air handling unit. New ducts to be lagged with mineral fibre batts and PIB external weatherproof wrap.	Low	Installation of a new (compliant) ventilation system.	Modern addition which reuses existing openings, considered to be reversible.	Neutral		4-7
8.5	HVAC (Heating, Ventilation & Air Conditioning)						
8.5.1	Remove the existing wall AC outdoor units located on existing plant decks one & two, excepting the two units on plant deck one, which serves the RNIB space in the basement and will be retained.	Low	Preparation for a new energy efficient HVAC system.	The existing AHUS are considered to be modern additions and are not considered to be of historic merit.	Neutral		4-7
8.5.2	Remove all redundant heating pipework from point of exit of existing riser.	Low	Preparation for a new energy efficient HVAC system.	The existing AHUS are considered to be modern additions and are not considered to be of historic merit.	Neutral		4-7
8.5.3	Install new heating pipework from new riser 'B' to the air handling units serving the social hub and floors 1-6 of the 1960's space. Pipework to be insulated with mineral fibre and PIB weather proof wrap. Pipework will be secured to the unistrut framework with munsens ring clips secured to the unistrut with bolts.		Installation of a new energy efficient HVAC system.	Modern addition which reuses existing openings, considered to be reversible.	Neutral		4-7
8.5.4	Install new heating pipework from new riser 'A' to the air handling unit serving G-6 of the 1930's space. Pipework to be insulated with mineral fibre and PIB weather proof wrap. Pipework to be insulated with mineral fibre and PIB weather proof wrap. Pipework will be secured to the unistrut framework with munsens ring clips secured		Installation of a new energy efficient HVAC system.	Modern addition which reuses existing openings, considered to be reversible.	Neutral		4-7
8.5.5	to the unistrut with bolts. Install new heat rejection plant for AC onto existing plant decks.	Low	Installation of a new energy efficient HVAC system.	Modern addition which reuses existing openings, considered to be reversible.	Neutral		4-7
8.5.6	Install new condenser water pipework from risers 'A' and 'B' to the new heat rejection plant by way of munsens ring clips' with back plates secured to a unistrut pipework support with bolts. Pipework to be insulated with mineral fibre and PIB weather proof wrap.	Low	Installation of a new energy efficient HVAC system.	Modern addition which reuses existing openings, considered to be reversible.	Neutral		4-7
0.0	CIC (Communications & Information Continue)						
8.6 8.6.1	CIS (Communications & Information Systems) The CIS does not extend to the roof. The existing TV antennae will be retained.	Low	N/A	N/A	Neutral		n/a
	2.2 2.30 Not office to the room the office that be retained.	-311	• • • • • • • • • • • • • • • • • • • •				

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HIA REF	AREA/ ITEM OF WORK	HERITAGE SIGNIFICANCE	REQUIREMENT FOR THE WORKS	MITIGATION OF HERITAGE IMPACT	HERITAGE IMPACT	CORRESPONDING DOCUMENTATION	PHOTOGRAPH REF APPENDIX C
9.0	RISERS						
9.1	Riser 'A'						
9.1.1	Riser 'A' is existing and carries existing ductwork from the roof to the ground floor. It is also known as the South riser.	Low	N/A	N/A	Neutral		
9.1.2	This riser and the existing ductwork is to be utilised for the ventilation of the existing 1930's portion of the space. The riser will also carry the heat rejection pipework for the 1930's portion of the premises.	Low	N/A	N/A	Neutral		
9.2	Riser 'B'						
9.2.1	Riser 'B' will be formed adjacent to the (MOE) staircase in the 1960's portion of the premises.	Medium	This riser will contain new ductwork serving the ground floor social hub and floors 1-6 of the 1960's portion of the premises.	This creates an opening through the historic building fabric. This is considered necessary in order to enable M&E to be installed within the building. The minimum possible opening will be provided in order to limit damage to the building fabric. It is not considered that this significantly impacts the significance of the building.	Low adverse		
9.3	Riser 'C'	+					
9.3.1	Riser 'B' is existing and carries electrical supplies and data cabling from the ground to the sixth floor, but does not penetrate through the roof. It is also known as the North riser. Extend riser to penetrate the roof by creating an opening.	Medium	This riser will penetrate the roof and is anticipated to carry the backbone data wiring, the heat rejection pipework from the close control A/C plant serving the new (third floor) data room, and the sub-mains electrical supplies to the south distribution boards from the basement to floor six	This creates an opening through the historic building fabric. This is considered necessary in order to enable M&E to be installed within the building. The minimum possible opening will be provided in order to limit damage to the building fabric.	Low adverse		

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HIA REF	AREA/ ITEM OF WORK	HERITAGE SIGNIFICANCE	REQUIREMENT FOR THE WORKS	MITIGATION OF HERITAGE IMPACT	HERITAGE IMPACT	CORRESPONDING DOCUMENTATION	PHOTOGRAPH REF APPENDIX C
10.0	BOILER ROOM						
10.0	BOLLINGOM						
10.1	Boilers						
10.1.1	The existing boilers will be isolated and are intended to be removed in their entirety.	Low	Preparation for the installation of energy efficient heating	The existing boiler is considered to be part of the original system, however this requires	Neutral		
			plant.	replacement to meet modern sustainability requirements and user expectations. Despite			
				being historic in nature, the boiler system is not considered to contrubute to the heritage			
10.1.0	The MCC (heiler and normal control page) will be included and disposabled. The field	Law	Description for the installation of an array officient heating	value of this property.	Neutral		
10.1.2	The MCC (boiler and pump control panel) will be isolated and dismantled. The field	Low	Preparation for the installation of energy efficient heating	The existing boiler is considered to be part of the original system, however this requires	Neutral		
	devices such as temperature probes and flow switches will be carefully removed, ready to be replaced with new items.		plant.	replacement to meet modern sustainability requirements and user expectations. Despite being historic in nature, the boiler system is not considered to contrubute to the heritage			
	ready to be replaced with new items.			value of this property.			
10.1.3	The individual boiler flues will be removed and the header prepared for the new	Low	Preparation for the installation of energy efficient heating		Neutral		
	boilers.		plant.				
10.1.4	New condensing boilers will be selected to accommodate the calculated building	Low	Installation of energy efficient heating plant.	Modern addition considered to be reversible	Neutral		
	load. These boilers may be floor or wall mounted depending on their individual						
10.1.5	capacity. The new boilers will be connected to the existing flue arrangements, which will have	Low	Installation of energy efficient heating plant.	Modern addition considered to be reversible	Neutral		
10.1.5	been modified to accommodate them.	LOW	installation of energy enicient heating plant.	INIOGETH Addition considered to be reversible	Neutiai		
	been modified to accommodate them.						
10.2	Pumps	<u> </u>					
10.2.1	The existing twin head primary (shunt) and secondary pumps will be replaced. These	Low	Installation of energy efficient heating plant.	There is no heritage value in the existing pumps.	Neutral		
	are relatively new, albeit they should be considered to be economically life expired,						
	and their available duty may not match the requirements of the proposed boiler						
	installation.						
10.3	Gas supply						
10.3.1	The existing gas supply will be modified to suit the proposed boiler arrangement. The	Low	Installation of energy efficient heating plant.	Not considered to impact heritage significance	Neutral		
	electronic safety drop valves will be retained.	2011	motamation of onergy official floating plants	I to to to the time and	. To dita		
10.4	Pipework						
10.4.1	Wherever possible, the existing pipework and risers will be retained. New isolation	Low	Installation of energy efficient heating plant.	The existing boiler is considered to be part of the original system, however some elements	Neutral		
	valves will be installed, integral to the boiler replacement.			may require replacement as part of the works. Despite being historic in nature, the boiler			
				system is not considered to contrubute to the heritage value of this property.			
10.4.2	The existing insulation will be carefully removed and disposed of. New insulation will	Low	Installation of energy efficient heating plant.	Modern addition considered to be reversible	Neutral		
	be installed, to meet current standards.		3, 1 1 1 3, 1 1 1 1 3, 1 1 1 1 1 1 1 1 1				
10.4.3	New temperature sensors and flow switches will be installed in the pipework and	Low	Installation of energy efficient heating plant.	Modern addition considered to be reversible	Neutral		
	connected to a new control system.						
10.5	Controls						
10.5.1	A new MCC will be manufactured to accommodate the new boilers and pumps. The	Low	Installation of energy efficient heating plant.	Modern addition considered to be reversible	Neutral		
10.0.1	new MCC will incorporate an energy efficient control system in the form of a	2011	motaliation of energy emotern reating plant.	Thought addition condition to be reversible	Hound		
	rudimentary BMS. It is proposed that a visual user interface be provided so that						
	temperature setpoints and time switching can be easily adjusted, as well as critical						
	alarms interrogated and the status of the system monitored in real time.						
10.6	Boiler room ventilation						
10.6.1	The existing boiler room combustion air supply (high / low level) and flue dilution fan	Low	N/A	N/A	Neutral		
	will be retained and continue to be interlocked with the boiler controls. The existing						
	paddle switch in the ventilation duct will be replaced with a pressure differential						
	switch. If the air supply cannot be verified, the boiler will not fire.						
 							
10.7	Asbestos Remediation - Boiler Room and Electrical Switch Room						
10.7.1	Asbestos remediation required to be undertaken by the landlord as this area is	Low	Asbestos Regulations	These areas are not considered of heritage value.	Neutral		
10.7.1	outside of the demise of the tenant. The works are anticipated to comprise the	_5**	A Laborito A Laguidillo II S	Those areas are not considered of nonlage value.	Hodia		
	following:						
10.7.2	Remove all the lagging to pipework	Low	Asbestos Regulations	These areas are not considered of heritage value.	Neutral		
10.7.3	Wire brush walls	Low	Asbestos Regulations	These areas are not considered of heritage value.	Neutral		
10.7.4	Clean the area including any hatches off the boiler room to ensure that all the	Low	Asbestos Regulations	These areas are not considered of heritage value.	Neutral		
	asbestos dust has been cleared.						<u> </u>

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