

LBC Scope of Works

FOR

Homes For Students

Janet Poole House

101-, 105 Gower St

London

WC1E 6AA

By

Expedite Office Ltd

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1.0 Introduction

Janet Poole House is situated on Gower Street in the Bloomsbury area of London. It comprises or Terraces No's 101, 103 and 105.

Based on the Listed Building information obtained from English Heritage, the property falls within a Grade II classification, initially listed on 28 March 1969 and amended in January 1999.

All the terraces are 3 storeys with the exception of No 103 which is 4 storeys, as well as having attics and basements.

The building is currently operational as student accommodation.

2.0 Design and Refurbishment Scope of Works

The Works include the refurbishment of the Manager's Office entrance located on the ground floor and the construction of a new doorway to the existing outdoor common area in the basement.

1. Replace the existing door and partition in the Manager's Office with a new glass door and glass partition to maximise view into and out of the office in line with current H&S guidelines.

The existing door and partition aren't the original features, thereby resulting in no loss to significant historic fabric. The new design responds positively to the appearance and character of the building.

Existing Entrance to Manager's Office



Proposed Entrance to Manager's Office



2. Create a new doorway at the back yard in the basement to improve access and circulation.

Current Condition



Proposed New Doorway



PROTECTION MEASURES & TIMESCALE:

During the proposed works the building will be accessed via the main entrance at 105 Gower St, and all the used areas will be protected with Correx sheets and stair protector rolls.

The works will be carried out over a day period, during normal working hours and all the rubbish and debris will be removed upon completion.