

Architectural Scope of Works

Property No: 50941725

Halifax Flagship Branch, New Oxford Street, London

Scope of works is subject to a full verification survey being undertaken following the complete strip out of the existing tenant's "fixtures & fittings"

LISTED BUILDING

If during the initial strip out of the modern fixture and fitting, elements of the buildings historic heritage are uncovered then work to that area must cease to allow accurate recording of the element uncovered.

To be read in conjunction with

- Architectural drawings and specifications
- Structural Engineers Detail design
- MEP Structural Engineers detail design and specifications
- Havelock
- Gunnebo
- Lift Installation Contractor

External Elevations & Areas

Demolitions & Removals

- Carefully remove existing aluminium panelled fascia sign and curved feature below
- Once modern fascia has been removed record condition and extent of the original Black Granite (Blue Pearl Granite) fascia to establish what remains together with its current condition. Noting damage caused by successive fascia sign installations
- Remove existing shop front together with existing entrance doors and associated access controls and shutters
- Remove entrance tiled area between the back of the public line and the shopfront entrance.
- Remove existing floor screed to create extended ramped entrance to match existing falls, not exceeding 1:20, to create new entrance door as per Clancy Consulting's structural design details
- Remove existing roller shutters to shopfront main entrance together with existing control gear
- Remove existing roller shutter and associated control gear to rear MOE off Bainbridge Street in preparation for new installation.
- Remove all redundant ancillary items relating to previous tenant, access controls, alarm systems, security lighting, etc

Construction

- Remove existing UKPN 24hr access cover and frame, Install new – Gatic Assist Lift specification and size to be confirmed subject to survey of existing access aperture.

- Install new 11.5mm Anti-bandit glass to areas as indicated on drawing 50941725-AR01-E1-0201-Proposed Part Elevation-New glazing
- Apply bomb blast film to new and existing shopfront glass to comply with LBG Security Standards
- Install marketing/graphics film applied internally as directed by LBG
- Install LBG statutory compliance signage
- Install new glazed main entrance doors with power assisted mechanism, morning entry system
- Install new self-service equipment
- Install new fascia and projecting signs
- Install CCTV cameras locations as directed by LBG Security

Existing tenants fixtures & fittings

- Remove any remaining fixtures and fittings that remain from the previous tenant.
- Remove existing redundant M&E plant, equipment, controls, ducting and containment, appropriately terminated as detailed within AMD's scope of works.

Escalators, Passenger Lift, Public Circulation Staircase & Atrium void

Demolitions & Removals

- Existing escalators to be removed together with all associated controls, power supplies etc.
- Remove existing passenger lift car, guides, machinery, associated controls. Existing Power supply to be isolated & modified as per AMD's detailed design,
- Existing lift shaft to be removed in accordance with Clancy Consulting's demolition sequence schedule in preparation for new lift shaft and car installation
- Existing lift shaft aperture to be enlarged in depth in accordance with Clancy Consulting's detailed design
- Existing Public Circulation Staircase to be removed in accordance with Clancy Consulting's demolition sequence schedule
- Existing Stair aperture to be enlarged accordance with Clancy Consulting's detailed design in preparation for new stair installation
- Form new aperture within existing first floor slab to form atrium feature in accordance with Clancy Consulting's detailed design proposals

Construction

- Infill redundant escalator floor voids, penetrations etc. in accordance with Clancy Consulting's detailed design proposals following the removal of the redundant escalators
- Install new lift shaft in accordance with Clancy Consulting's detailed design proposals
- Install new Lift car and associated controls as per installation Contractors design proposals
- Install new public circulation staircase with glass balustrade
- Install new glass balustrade to perimeter of newly formed Atrium aperture
- Line newly formed Atrium aperture perimeter edge, frame out and plasterboard to form a clean continuous aperture

Ground Floor Level

Demolitions & Removals

- Remove existing plasterboard ceiling, bulkheads, feature rafts
- Remove non load bearing partitions as detailed on demolition drawings
- Remove redundant ancillary items
- Remove existing tiled floor finishes, bonding adhesives, levelling finishes as required to obtain a flush and level surface in preparation to receive new floor finish
- Existing M&E installation to be removed as detailed by AMD's

Construction

- Form new partition layout noting security and fire rating requirement to suit location.
- Replace existing internal perimeter doors to meet the requirements of LBG security as detailed on the GA plans and door schedules.
- Area to be fully prepared to receive full decorations as detailed on finishes drawings and schedules.
- Install furniture components as detailed on Componentry drawings and schedules
- Havelock components to be installed as detailed on General Arrangement and Componentry drawings
- MEP equipment to be installed as per AMD's design drawings and specification
- Existing Sprinkler system to be modified to suit new partition configuration
- Install LBG Security Requirements
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First Floor Level

Demolitions & Removals

- Following the removal of the existing tenant's perimeter fixtures. A detailed condition survey shall be carried out of the previously concealed windows
- Remove existing plasterboard ceiling, bulkheads, feature rafts
- Remove non load bearing partitions as detailed on demolition drawings
- Remove redundant ancillary items
- Remove existing tiled floor finishes, bonding adhesives, levelling finishes as required to obtain a flush and level surface in preparation to receive new floor finish
- Existing M&E installation to be removed as detailed by AMD's

Construction

- Form new partition layout noting security and fire rating requirement to suit location.

- Form Customer toilets and baby change areas
- Replace existing internal perimeter doors to meet the requirements of LBG security as detailed on the GA plans and door schedules.
- Area to be fully prepared to receive full decorations as detailed on finishes drawings and schedules.
- Install furniture components as detailed on Componentry drawings and schedules
- Havelock components to be installed as detailed on General Arrangement and Componentry drawings
- MEP equipment to be installed as per AMD's design drawings and specification
- Existing Sprinkler system to be modified to suit new partition configuration
- Install LBG Security Requirements

Basement Floor Level

Demolitions & Removals

- Remove existing plasterboard ceiling, bulkheads, feature rafts
- Remove non load bearing partitions as detailed on demolition drawings
- Remove redundant ancillary items
- Remove existing tiled floor finishes, bonding adhesives, levelling finishes as required to obtain a flush and level surface in preparation to receive new floor finish
- Existing M&E installation to be removed as detailed by AMD's
- Strip-out existing staff toilets in preparation for new installation

Construction

- Prepare area in readiness to receive the installation of safety deposit box by Gunnebo
- Form new partition layout noting security and fire rating requirement to suit location.
- Form Staff Male and Female toilet provisions
- Form Staff Rest Area, including staff self-make kitchen area
- Replace existing internal perimeter doors to meet the requirements of LBG security as detailed on the GA plans and door schedules.
- Area to be fully prepared to receive full decorations as detailed on finishes drawings and schedules.
- Install furniture components as detailed on Componentry drawings and schedules
- Havelock components to be installed as detailed on General Arrangement and Componentry drawings
- MEP equipment to be installed as per AMD's design drawings and specification
- Existing Sprinkler system to be modified to suit new partition configuration
- Install LBG Security Requirements