

Schedule of Proposed Works to Existing Buildings

Information Title												
32 Torrington Square												
Project No.	Originator			Zone	Level	Type	Role	Number	Information Title	Suitability	Revision	
BB029	BA			Z0	XX	SC	A	7010	Schedule of Proposed Works to Existing Building	D3	P1	CONSTRUCTION
Date				Drawn		Checked		Scale				
04.05.18				RP		IJ		NTS				

KEY No work to this area

				Works			Security and Access		Furniture & Room Requirements		Notes
Room No.	Room Name			Ceiling	Walls	Floors	Doors	Windows	Fixtures & Fittings	AV / IT/ Other M&E	General Notes
General Notes relating to all areas of work											

N.B. This building is a Grade II Listed Building therefore care should be taken to remove only those fixtures and fitting that have specifically been consented to. If in doubt check the consented drawings or check with the architect.

This Schedule is organized in the following manner. Rooms are presented on a floor by floor basis starting with the basement floor and moving up the building. Stairs, Lifts and Elevations are dealt with toward the back of the Schedule. Refer to the Existing Plans to see room numbers.

The existing fire detection and alarm system is to be extended into the any newly formed and adapted areas. The new CBCD Toddler Laboratory fire and detection system will link into the existing system as necessary.

Refer to Asbestos survey prior to carrying out any works.

This schedule should be read in conjunction with the other schedules, and BA drawings and application documents. For Room Number Locations refer to General Arrangement plan drawings

Refer to the demolition drawings for the specifics and locations/extent of the demolition work.

Where possible it is intended that all redundant wiring, cabling, junction box's, pipes etc. will be removed in the areas where work is proposed. All disturbed surfaces to be made good. Refer to M&E Engineer's services drawings and or agreed with M&E Engineer.

All disturbed surfaces in areas where work is proposed are to be made good and redecorated to match existing. Any repairs to historic cornices and ceilings must be done by specialised contractor. New floor finishes to be as floor finishes drawings

Storage/ protection of designated items to be agreed. Allowance should be made for suitable & adequate protection of existing doors and built in features as necessary in areas where work is carried out.

All new interventions to be made in historical methods to match existing building

For finishes refer to floor finished and wall finishes drawings series 1300 and 5070 respectively

Room No.	Room Name	Existing Condition	Photo evidence	Ceiling	Walls	Floors	Doors	Windows	Fixtures & Fittings	AV / IT/ Other M&E	General Notes
Level B1											
B-32-01	Corridor	ceiling: painted lathe and plaster. stair soffit: painted stone; bulkhead: painted timber beams and steel profiles. walls: eggshell type paint on lime based plaster with incorporated horsehair. modern penetrations to brick walls sealed with lime plaster. bricks show linear cracks due to settlement and are generally detached from mortar. old pipework and cabling fixed to walls. skirting: square edge timber board floor finish: carpet tiles glued to screed (depth to be confirmed)	IMG_6657/ 6665/ 6854	Small area of ceiling will be affected by the necessary strengthening works as per Condition 4 of the Planning Decision 217/5851/L. Existing ceiling to be clean of existing paint, and made good to recieve new breathable paint). Any hole/penetration to be sealed with fire resistant sealant. Create new suspended ceiling (Refer to drawing series 1500 for proposed ceiling finishes). Ceiling above stair to be made good and to receive new breadable paint.	Scrape/brush with wire brush or strip paint and clear any signs of flaky plaster. Use a damp meter to test the walls. Once humidity levels are ascertained, make walls good in preparation to receive new like for like render and breathable paint finish (refer to drawings series 5070).	Removal of modern floor covering. Pending on results from intrusive survey and authoroties approvals a new modern flooring surface overlaid over a screed to current BS (depth TBC) over a Newton 107Fcement based waterproofing slurry. Refer to floor finishes plan drawing series 1300 for new floor finishes.	Historic external door De/B/03 in good condition to be retained, refurbished to original state. Historical door timber frames to be repaired with spliced in timber, repairs where needed and repainted. New ironmongery in Georgian style. New D32/B/02 door for understair storage to be introduced New door D32/B/03 to corridor to be introduced. (refer to proposed door drawings 4001 & 4002)		MDF panels in between stairs balustrade to be removed. Strengthening of existing balustrade is necessary. New glass infill to stairs balustrade.	Redundant cables and conduits to be removed thourhgout and penetrations to be sealed with fire resistant sealant.	Please note this room contains electrical infrastructure so removal will have to be carefully coordinated to ensure safety and continuity of service. To be agreed with services All disturbed surfaces to be made good. Refer to drawing series 1100 for the demolition extent.
B-32-02 & B32.02A	Toilet Facilities	ceiling: painted plasterboard fixed to existing timber joists. walls: eggshell painted cement and lime render with damp and salt attach signs generally. M&E penetrations to brick work. windows: 3x painted metal fame small windows with extractor fan on bottom glass pane. skirting: no skirting floor finish: vinyl tiles glued to screed (depth to be confirmed)	IMG_6674/6675/6900/6961/7268	Existing ceiling to be clean of existing paint, and made good to recieve new breathable paint). Any hole/penetration to be sealed with fire resistant sealant. Create new suspended ceiling (Refer to drawing series 1500 for proposed ceiling finishes). Min. 2100mm floor to ceiling clear height.	Clear of all signs of damp or salt on walls. Use a damp meter to test the walls and remove plaster at least 450mm above the highest level that readings can be obtained. Brush the walls to remove all plaster residues. Repair any holes or poor joints. Damp proof dpc injection to external wall perimeter TBC. Bricks to be made good to receive new plasterboard on dabs to be applied with ventilation grills on head and bottom. Eggshell paint to be applied to plasterboards (refer to drawings series 5070).	Removal of modern floor covering. Pending on results from intrusive survey and authoroties approvals a new modern flooring surface overlaid over a screed to current BS (depth TBC) over a Newton 107Fcement based waterproofing slurry. Refer to floor finishes plan drawing series 1300 for new floor finishes.	Existing internal doors De/B/07; De/B/08 to be removed.If possible door De/B/06 to be retained, refurbished and reused. New doors D32/B/04; D32/B/05; D32/B/06 to be introduced. Refer to proposed door drawings 4001 & 4002	Existing external sash windows to be refurbished: clean and paint to match original. New ironmongery to match original. Extractor fan to be removed and replace by new glass. Care to be taken not to damage existing windows.	Modern W.C. fittings to the rear to be removed (Non historical element). Modern fittings sink and kitchen counter to be removed. New fittings to Ideal Standard spec.	Redundant cables and conduits to be removed thourhgout and penetrations to be sealed with fire resistant sealant.	Please note this room contains electrical infrastructure so removal will have to be carefully coordinated to ensure safety and continuity of service. To be agreed with services All disturbed surfaces to be made good. Refer to drawing series 1100 for the demolition extent. Use existing M&E penetrations and routes where possible. Seal adequatly with fire resistant sealant.
TOR32-B1	Technicians Office	ceiling: ceiling tiles suspended from modern plasterboard fixed to floor joists. Protruding timber beams. walls: eggshell painted cement render. Damp and salt attack signs inside electric board cupboard and storage space. M&E penetrations to brick work between windows at high level and trough partition adjacent to comms room. windows: 2x painted timber fame windows. skirting: modern square edge timber board. floor finish: carpet tiles glued to screed (depth to be confirmed)	IMG_6659/6661/6662/6901/6904/6906/6959	Removal of suspended ceiling. Area of ceiling will be affected by the necessary strengthening works as per Condition 4 of the Planning Decision 217/5851/L. Existing plasterboard ceiling to be made good and any holes patched and sealed with fire resistant sealant, skimmed and painted. New suspended ceiling. (Refer to drawing series 1500 for proposed ceiling finishes).	Removal of redundant features thourhgout the room. remove flaky paint, clear of all signs of damp or salt on electric cupboard and storage walls. Brush the walls to remove all paint and plaster residues within this spaces. Repair any craks and make good to receive new breathable paint. On the remaining internal walls area the existing render is to be made good to receive breathable paint (refer to drawings series 5070).	Removal of modern floor covering. Pending on results from intrusive survey and authoroties approvals a new modern flooring surface overlaid over a screed to current BS (depth TBC) over a Newton 107Fcement based waterproofing slurry. Refer to floor finishes plan drawing series 1300 for new floor finishes.	Internal door De/B/01 to be removed. Storage doors De/B/03 & electric cupboard doors De/B/02 to be removed. Existing external doors De/B/02 and De/B/01 to be repaired / made good / refurbished. Removal of MDF later panel to 4-panelled historic door. Historical door timber frames to be repaired with spliced in timber, repairs where needed and repainted. New ironmongery in Georgian style. New FD30 door D32/B07 to tech.room and D32/B/01 to electric riser. FD30 fire doors to comply with latest BS and AD B standards. (refer to proposed door drawings 4001 & 4002)	Existing external sash windows to be refurbished: clean and paint to match original. New ironmongery to match original. Broken glass panes to be replaced. Care to be taken not to damage existing windows. New energy saving blinds internally.	External metal bars to windows to be made good. Cast iron black stairs outside to be redecorated due to corrosion, new paint to match existing.	Redundant cables, conduits, and pipes to be removed. Existing riser to be removed (Non historical element). Existing radiator to be removed and replaced.	Please note this room contains electrical infrastructure so removal will have to be carefully coordinated to ensure safety and continuity of service. To be agreed with services All disturbed surfaces to be made good. Refer to drawing series 1100 for the demolition extent. Use existing M&E penetrations and routes where possible. Seal adequatly with fire resistant sealant.

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Room No.	Room Name			Ceiling	Walls	Floors	Doors	Windows	Fixtures & Fittings	AV / IT/ Other M&E	General Notes
TOR32-B2	Comms/Server	ceiling: modern plasterboard fixed to floor joists with big holes for piping. walls: painted aluminium sheets fixed to MDF boards on timber/acoustic boards over brick load bearing walls. Damp and fungi caused rot. Linear cracks to brick. detachment from mortar. Areas of mortar repointed with cement. M&E penetrations to brick work at high level. floor finish: vinyl tiles glued to screed (depth to be confirmed)	IMG_6658/6655/6958/8809 2017-11-01-13.58.46/37	Area of ceiling will be affected by the necessary strengthening works as per Condition 4 of the Planning Decision 217/5851/L. Existing ceiling to be clean of existing paint, and made good to recieve new breathable paint). Any hole/penetration to be sealed with fire resistant sealant. (Refer to drawing series 1500 for proposed ceiling finishes). Min. 2100mm floor to ceiling clear height.	Removal of redundant acoustic wall cladding throughout the room. Clear of all signs of damp or salt on walls. Use a damp meter to test the walls and remove plaster at least 450mm above the highest level that readings can be obtained. Brush the walls to remove all plaster/paint residues. Repair any holes or poor joints. Damp proof dpc injection to external wall perimeter TBC. New plasterboard on dabs to be applied with ventilation grills on head and bottom. Eggshell paint to be applied to plasterboards (refer to drawings series 5070).	Removal of modern floor covering. Pending on results from intrusive survey and authoroties approvals a new modern flooring surface overlaid over a screed to current BS (depth TBC) over a Newton 107Fcement based waterproofing slurry. Refer to floor finishes plan drawing series 1300 for new floor finishes.	Door De/B/04 to be removed. New FD30 door D32/B/08. FD30 fire doors to comply with latest BS and AD B standards.			Redundant cables, conduits, and pipes to be identified and removed. Retain existing grill, make good and seal wall penetration and cover with new grill to M&E spec.	Use existing M&E penetrations and routes where possible. Seal adequatly with fire rated sealant.
TOR32-B3	3x Desk Office	ceiling: plasterboard on timber joists. walls: eggshell type paint on lime based plaster with incorporated horsehair. windows: 1x sash window with timber shutter box. 1no. extractor fan on glass pane. skirting: square edge timber board floor finish: carpet tiles glued to screed (depth to be confirmed)	IMG_6666/6667/6960	Area of ceiling will be affected by the necessary strengthening works as per Condition 4 of the Planning Decision 217/5851/L. Existing ceiling to be clean of existing paint, and made good to recieve new breathable paint). Any hole/penetration to be sealed with fire resistant sealant. Create new suspended ceiling (Refer to drawing series 1500 for proposed ceiling finishes).	Removal of EEG. Form 1no. openings in existing wall to connect to annex internally Walls to made good	Removal of modern floor covering. Pending on results from intrusive survey and authoroties approvals a new modern flooring surface overlaid over a screed to current BS (depth TBC) over a Newton 107Fcement based waterproofing slurry. Refer to floor finishes plan drawing series 1300 for new floor finishes.	Pending on door condition, Door De/B/05 to be repaired / made good / refurbished. Removal of MDF later panel to 4-panelled historic door. Historical door timber frames to be repaired with spliced in timber, repairs where needed and repainted. New ironmongery in Georgian style. Historic fire door to receive fire performance upgrade in the form of intumescent edge and smoke seals & intumescent paints (TBC by BC and Fire consultant). Gaps in frame and on abutment to wall to be sealed with intumescent sealant. Self-closing devices, hinges, locks and latches to conform with 'Hardware for Fire and Escape Doors'. FD30 fire doors to comply with latest BS and AD B standards. (refer to proposed door drawings 4001 & 4002)	Existing external sash windows to be refurbished: clean and paint to match original. New ironmongery to match original. Extractor fan to be removed and replace by new glass. Care to be taken not to damage existing windows. New energy saving blinds internally.	EEG room to be removed.	Existing radiator to be removed and replaced.	Please note this room contains electrical infrastructure so removal will have to be carefully coordinated to ensure safety and continuity of service. To be agreed with services All disturbed surfaces to be made good. Refer to drawing series 1100 for the demolition extent.
TOR32-B5	Storage	ceiling: painted stone under stair soffit walls: eggshell type paint on bricks and timber boards floor finish: exposed screed (depth to be confirmed)	IMG_6668/6670/6671/6672	Min. 2100mm floor to ceiling clear height.	Clear walls of any flaky and peeling paint and prepare surfaces to receive brethable paint and timber paint respectively.	Removal of modern floor covering. Pending on results from intrusive survey and authoroties approvals a new modern flooring surface overlaid over a screed to current BS (depth TBC) over a Newton 107Fcement based waterproofing slurry. Refer to floor finishes plan drawing series 1300 for new floor finishes.	Remove esisting door. New door D32/B/02			Existing server and cables to be removed. M&E consulatnt to confirm.	Please note this room contains electrical infrastructure so removal will have to be carefully coordinated to ensure safety and continuity of service. To be agreed with services All disturbed surfaces to be made good. Refer to drawing series 1100 for the demolition extent.
Level 00											
00-32-01	Main Entrance & Stair	ceiling: painted lathe and plaster. Loss of substantial area of plaster boarded with mdf. cornices: rose medalion details with damaged areas. Details obscured by layers of paint. walls: eggshell type paint on traditional brick/lathe and plaster. Cabling and services penetrations throughout. Lead paint is covered by modern layers of paint. Settlement horizontal crack to curved wall. Modern glazed screen and timber frame. skirting: bullnose timber board floor finish: carpet tiles glued to screed (depth to be confirmed)	IMG_6488/6578/6842/6953	Clean a portion of cornice without signs of detachment and cracking to obtain a clear as possible molding of 1000mm Min. section for future reference/use. Portions of ceiling in poor condition to be removed and substitute with a like for like finish. 50% of cornice will be affected by the necessary strengthening works as per Condition 4 of the Planning Decision 217/5851/L. Any repairs to historic cornices and ceilings must be done by specialised contractor.	Partition near door De/00/04 to be removed. New infill wall area to removed screen Se/00/01 is to be infilled with traditional lathe and plaster. Walls to made good. Holes and craks to be fixed and sealed with fire resistant sealant.	Removal of modern floor covering. New vinyl/carpet floor finish with integrated acoustic layer finished to be adhered to resilient layer of 12mm SoundLay Plus (47 Airbourn/53 Impact) onded with CMS bond 100 to a 12mm T+G plywood to ensure continuity of levels. Refer to floor finishes plan drawing series 1300 for new floor finishes.	Main entrance historic door De/00/01 to be refurbished to original state. Historical door timber frame to be repair with spliced in timber, repairs where needed and repainted blue to match original. New ironmongery to match brass early-mid 19th century original. If possible door De/00/04 to be removed, reapiared and re-used.	Internal screen Se/00/01 to be removed.	Exterior cast iron balustrade to be painted to match original	Redundant cables and conduits to be removed thourhgout	Please note this room contains electrical infrastructure so removal will have to be carefully coordinated to ensure safety and continuity of service. To be agreed with services All disturbed surfaces to be made good. Refer to drawing series 1100 for the demolition extent.

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				Works			Security and Access		Furniture & Room Requirements		Notes
Room No.	Room Name			Ceiling	Walls	Floors	Doors	Windows	Fixtures & Fittings	AV / IT/ Other M&E	General Notes
TOR32-G1	8x Desk Academics Office	ceiling: plasterboard on timber joists. walls: eggshell type paint on a mix of historic traditional brick/lathe and plaster and modern plasterboard. Modern glazed screen and timber frame. windows: 2x painted timber framed sash windows with timber shutter boxes not working and fixed. skirting: square edge timber board floor finish: carpet tiles glued to floor boards nailed and screwed to floor joist.	IMG_6837/6843/6845/6863/6951	Remove necessary area of plasterboar to allow access to wall head for pad stone introduction. Existing plasterboard ceiling to be clean of existing paint, and made good to recieve new breathable paint. Any hole/penetration to be sealed with fire resistant sealant. (Refer to drawing series 1500 for proposed ceiling finishes).	Modern infill wall area to removed screen Se/00/01 is to be infilled with traditional lathe and plaster. Partition near door De/00/02 to be removed. Refer to drawing series 1800 for partition tips and locations Walls to made good. Modern wall portion to receive a new layer of plasterboard on studs.	Removal of modern floor covering. Floors identified as to be retained historic floor surfaces. Existing floor board to be retain and made good. New vinyl/carpet floor finish with integrated acoustic layer finished to be adhered to resilient layer of 12mm SoundLay Plus (47 Airbourn/53 Impact) onded with CMS bond 100 to a 12mm T+G plywood. Plywood layer is not to be adhered nor mechanically fixed to floor boards. Refer to floor finishes plan drawing series 1300 for new floor finishes.	Pending on condition, door De/00/01 to be repaired / made good / refurbished. Historical door timber frames to be repaired with spliced in timber, repairs where needed and repainted. New ironmongery in Georgian style. Historic fire door to receive fire performance upgrade in the form of intumescent edge and smoke seals & intumescent paints (TBC by BC and Fire consultant). Gaps in frame and on abutment to wall to be sealed with intumescent sealant. Self-closing devices, hinges, locks and latches to conform with 'Hardware for Fire and Escape Doors'. FD30 fire doors to comply with latest BS and AD B standards. Door De/00/02 to be removed.	Internal screen Se/00/01 to be removed. Historic external sash windows and original timber shutter boxes and timber architrave surrounding to be refurbished: clean and paint to match original. New ironmongery to match original. Broken glass panes to be replaced. Care to be taken not to damage existing windows. New energy saving blinds internally.	Relocated exterior death mask. Fixings to be non-ferrous to be inserted into mortar	Existing radiator to be removed and replaced. Redundant cables and conduits to be removed thourhgout	Please note this room contains electrical infrastructure so removal will have to be carefully coordinated to ensure safety and continuity of service. To be agreed with services All disturbed surfaces to be made good. Refer to drawing series 1100 for the demolition extent.
TOR32-G2	3x Desk Academics Office	ceiling: painted lathe and plaster. walls: eggshell type paint on traditional brick/lathe and plaster. Partition between offices is constituted of modern plasterboard sheets on metal studs. windows: 1x painted timber frame sash window with 1no. extractor fan on glass pane. skirting: square edge modern timber board. floor finish: carpet tiles glued to floor boards.	IMG_6830/6834/6838/6839/6849/6954	Remove necessary area of plasterboar to allow access to wall head for pad stone introduction. Existing plasterboard ceiling to be clean of existing paint, and made good to recieve new breathable paint. Any hole/penetration to be sealed with fire resistant sealant. (Refer to drawing series 1500 for proposed ceiling finishes).	Form 1no. openings in existing wall to connect to annex. Walls to made good and prepared to receive paint.	Removal of modern floor covering. Floors identified as to be retained historic floor surfaces. Existing floor board to be retain and made good. New vinyl/carpet floor finish with integrated acoustic layer finished to be adhered to resilient layer of 12mm SoundLay Plus (47 Airbourn/53 Impact) onded with CMS bond 100 to a 12mm T+G plywood. Plywood layer is not to be adhered nor mechanically fixed to floor boards. Refer to floor finishes plan drawing series 1300 for new floor finishes.	Door De/00/03 to be removed. New FD30 door D32/00/03.	Historic external sash windows and original timber shutter boxes and timber architrave surrounding to be refurbished: clean and paint to match original. New ironmongery to match original. Broken glass panes to be replaced. Care to be taken not to damage existing windows. New energy saving blinds internally.	Remove secondary glazing and blind.	Existing radiator to be removed and replaced.	All disturbed surfaces to be made good. Refer to drawing series 1100 for the demolition extent.
00-32-02; TOR32-G1 & 00-32-02B	Toilet Facilities , Cleanners & Lobby	ceiling: painted cement render on precast concrete planks. walls: eggshell type paint on cement/lime render over brick/concrete block substrate. Area below window shows signs of damp due to damaged external pipes and rot caused by "Auricularia auricula-judae" fungi. windows: 1x painted timber frame sash window. 2x small painted metal frame window. skirting: bullnose timber board in poor conservation. floor finish: vinyl tiles glued to floor boards. Boards are broken in places with holes through to basement.	IMG_6583/6584/6847/6849/6853/6869/6956 and 8240	Existing ceiling to be clean of existing paint, and made good to recieve new breathable paint). Any hole/penetration to be sealed with fire resistant sealant. Create new suspended ceiling (Refer to drawing series 1500 for proposed ceiling finishes). Min. 2100mm floor to ceiling clear height.	Partition to be removed (Non historical element). New partitions to the room. Refer to drawing series 1800 for partition tips and locations. Rot caused by "Auricularia auricula-judae" fungi needs to be removed. Clear of all signs of damp or salt on external walls. Use a damp meter to test the walls and remove plaster at least 450mm above the highest level that readings can be obtained. Brush the walls to remove all plaster residues. Repair any holes or poor joints. Damp proof dpc injection to external wall perimeter TBC. Bricks to be made good to receive new plasterboard on dabs to be applied with ventilation grills on head and bottom. Eggshell paint to be applied to plasterboards (refer to drawings series 5070).	Removal of modern floor covering. Floors identified as to be retained historic floor surfaces. Existing floor board to be retain and made good. New vinyl/carpet floor finish with integrated acoustic layer finished to be adhered to resilient layer of 12mm SoundLay Plus (47 Airbourn/53 Impact) onded with CMS bond 100 to a 12mm T+G plywood. Plywood layer is not to be adhered nor mechanically fixed to floor boards. Refer to floor finishes plan drawing series 1300 for new floor finishes.	Exterior door De/00/02 to be retained, repaired/refurbished. Historical door timber frames to be repaired with spliced in timber, repairs where needed and repainted. New ironmongery in Georgian style. New interior D32/00/01 & D32/00/02 to be introduced. Door De/00/04 relocated to this room. (refer to proposed door drawings 4001 & 4002)	Historic external sash windows and timber architrave surrounding to be refurbished: clean and paint to match original. New ironmongery to match original. Broken glass panes to be replaced. Care to be taken not to damage existing windows.	Modern fittings sink and kitchen counter to be removed. Stairs balustrade, to be painted black to match original. Stair to receive anti-slippering finish and DDA compliant contrasting nosings. Existing down pipe to be retained Redundant UPVC exhaust pipe to be removed.		All disturbed surfaces to be made good. Refer to drawing series 1100 for the demolition extent.
Level 01											
01-32-01	Staircase	ceiling: painted lathe and plaster. stair soffit: painted stone; cornices: small area on top landing with rose medallion cornice detail on ceiling perimeter. Parts damaged and cracked and generally obscured by layers of paint. walls: eggshell type paint on traditional brick/lathe and plaster. Cabling and services penetrations throughout. Lead paint is covered by modern layers of paint. skirting: bullnose timber board floor finish: carpet tiles glued to screed (depth to be confirmed)	IMG_6870/6979	Small area of ceiling will be affected by the necessary strengthening works as per Condition 4 of the Planning Decision 217/5851/L. Existing ceiling to be made good. Use a less intrusive approach if the cornices and plaster show signs of cracking and detachment. Scrape/brush with wire brush or strip paint and clear any signs of flaky plaster.Any hole/penetration to be selaed with fire resistant sealant and made good ceiling to recieve new breathable paint.	Stepped original architrave in stairwell to be clean and painted. Walls to made good	Removal of modern floor covering. Floors identified as to be retained historic floor surfaces. Existing floor board to be retain and made good. New vinyl/carpet floor finish with integrated acoustic layer finished to be adhered to resilient layer of 12mm SoundLay Plus (47 Airbourn/53 Impact) onded with CMS bond 100 to a 12mm T+G plywood. Plywood layer is not to be adhered nor mechanically fixed to floor boards. Refer to floor finishes plan drawing series 1300 for new floor finishes.	Door De/01/03 to be repaired / made good / refurbished. Removal of MDF later panel to 4-panelled historic door. Historical door timber frames to be repaired with spliced in timber, repairs where needed and repainted. New ironmongery in Georgian style. Historic fire door to receive fire performance upgrade in the form of intumescent edge and smoke seals & intumescent paints (TBC by BC and Fire consultant). Gaps in frame and on abutment to wall to be sealed with intumescent sealant. Self-closing devices, hinges, locks and latches to conform with 'Hardware for Fire and Escape Doors'. FD30 fire doors to comply with latest BS and AD B standards. (refer to proposed door drawings 4001 & 4002)		Balustrade to be reinforced TBC	Redundant cables and conduits to be removed thourhgout	Please note this room contains electrical infrastructure so removal will have to be carefully coordinated to ensure safety and continuity of service. To be agreed with services

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				Works			Security and Access		Furniture & Room Requirements		Notes
Room No.	Room Name			Ceiling	Walls	Floors	Doors	Windows	Fixtures & Fittings	AV / IT/ Other M&E	General Notes
TOR32-101	Seminar Room	ceiling: painted plasterboard (substrate tbc). cornices: crown cornice detail on ceiling perimeter. Parts missing and/or damaged and generally obscured by layers of paint and plasterboard edge. walls: painted lathe and plater with incorporated horsehair. Area around door De/01/03 is modern plasterboard on timber studs. windows: 2x painted timber frame sash windows. Timber shutter boxes not working and fixed. skirting: bullnose timber board. floor finish: carpet tiles glued to floor boards. Boards are broken in places.	IMG_6601/6603/6604/6605/66066871/6872/6873/6877/6879/6881/6966/6968	75% of cornice detail will be lost due to necessary strengthening works. Remove 100% of plasterboard and cornice. New plaster over repaired lathe and new plaster crown cornice detail to match existing. Prepared to receive breathable paint.	Internal partition modern portion will be removed to reinstate a double door. Top of wall will be remove to allow the insertion of reinforcement support steel below existing timber central beam. Damaged areas of the partition should be restored with like for like materials. Side brick and plaster walls to be made good to receive breathable paint and fixed furniture fixtures respectively. External lathe and plaster wall to be made good to receive readable paint.	Reinstate historic floor timber boards surfaces and make good as necessary. Some boards will be swaped with boards from adjacent room in better conservation conditions.	Door De/01/03 to be removed and replaced with new FD30 double door D32/01/01. De/01/01 to be fire upgaded. Historic fire door to receive fire performance upgrade in the form of intumescent edge and smoke seals & intumescent paints (TBC by BC and Fire consultant). Gaps in frame and on abutment to wall to be sealed with intumescent sealant. Self-closing devices, hinges, locks and latches to conform with 'Hardware for Fire and Escape Doors'. FD30 fire doors to comply with latest BS and AD B standards. Refer to proposed door drawings 4001 & 4002	Historic external sash windows and original timber shutter boxes and timber architrave surrounding to be refurbished: clean and paint to match original. New ironmongery to match original. Broken glass panes to be replaced. Care to be taken not to damage existing windows. New energy saving blackout blinds internally.	Balcony balustrade to be refurbish. Clean and painted to match existing. Blocked in/covered fireplace to be reopened and repointed with lime mortar.	Removal of modern electrical Dado trunking thourhgout the room. Existing radiator to be removed. Existing radiator to be removed and replaced.	Please note this room contains electrical infrastructure so removal will have to be carefully coordinated to ensure safety and continuity of service. To be agreed with services. All disturbed surfaces to be made good. Refer to drawing series 1100 for the demolition extent.
TOR32-102	Corridor	ceiling: painted lathe and plater. walls: painted lath and plater with incorporated horsehair. skirting: bullnose timber board. floor finish: carpet tiles glued to floor boards. Boards are broken in places.	IMG_66625/6599/6870	Scrape/brush with wire brush or strip paint and clear any signs of flaky plaster.Any hole/penetration to be selaed with fire resistant sealant and made good ceiling to recieve new breathable paint.	Clear walls of any flaky and peeling paint and prepare surfaces to receive brethtable paint.	Removal of modern floor covering. Floors identified as to be retained historic floor surfaces. Existing floor board to be retain and made good. New vinyl/carpet floor finish with integrated acoustic layer finished to be adhered to resilient layer of 12mm SoundLay Plus (47 Airbourn/53 Impact) onded with CMS bond 100 to a 12mm T+G plywood. Plywood layer is not to be adhered nor mechanically fixed to floor boards. Refer to floor finishes plan drawing series 1300 for new floor finishes.	Door De/01/02 to be repaired / made good / refurbished. Historic fire door to receive fire performance upgrade in the form of intumescent edge and smoke seals & intumescent paints (TBC by BC and Fire consultant). Gaps in frame and on abutment to wall to be sealed with intumescent sealant. Self-closing devices, hinges, locks and latches to conform with 'Hardware for Fire and Escape Doors'. FD30 fire doors to comply with latest BS and AD B standards. New door D/01/07 to connecting annex wall. Refer to proposed door drawings 4001 & 4002				All disturbed surfaces to be made good. Refer to drawing series 1100 for the demolition extent.
01-32-02A	Kitchenette	ceiling: painted lathe and plater. cornices: crown detail on ceiling perimeter. Parts missing and damaged and cracked on non historical partition location. In good condition but generally obscured by layers of paint. walls: painted lathe and plater with incorporated horsehair. Area of blocked double door is modern plasterboard on timber studs. windows: 1x painted timber frame sash windows. Timber shutter box not working and fixed. skirting: bullnose timber board. floor finish: carpet tiles glued to floor boards. Boards are broken in places.	IMG_6613/6614/6616/6618/6621/6623/6969	25% of cornice detail will be lost due to necessary strengthening works. Clean a portion of cornice without signs of detachment and cracking to obtain a clear as possible molding of 1000mm Min. section for future reference/use. Portions of ceiling in poor condition to be removed and substitute with a like for like finish. Any repairs to historic cornices and ceilings must be done by specialised contractor. Painted with breathable paint.	Existing partition to be removed (Non historical element) and replaced with new demountable glass partition S/01/01 with a rubberised joint to ceiling so no damage to lathe and plaster. Abut the new partitions to the existing cornice without damage, scribed into but no removal of cornice.	Removal of modern floor covering. Floors identified as to be retained historic floor surfaces. Existing floor board to be retain and made good. New vinyl/carpet floor finish with integrated acoustic layer finished to be adhered to resilient layer of 12mm SoundLay Plus (47 Airbourn/53 Impact) onded with CMS bond 100 to a 12mm T+G plywood. Plywood layer is not to be adhered nor mechanically fixed to floor boards. Refer to floor finishes plan drawing series 1300 for new floor finishes.	Door De/01/04 to be removed and replaced with glazed door which is part of screen S/01/01.	Historic external sash windows and original timber shutter boxes and timber architrave surrounding to be refurbished: clean and paint to match original. New ironmongery to match original. Broken glass panes to be replaced. Care to be taken not to damage existing windows. Lintel above window, where cracks have been observed repair work of masonry or replacement of lintel may be necessary. New lintels to match historic using lime mortar. New energy saving blinds internally.	Balcony balustrade to be refurbished. Clean and painted to match existing. Existing down pipe to be retained.	Redundant cables and pipes to be removed thourhgout the room. Existing radiator to be removed and replaced.	Please note this room contains electrical infrastructure so removal will have to be carefully coordinated to ensure safety and continuity of service. To be agreed with services. All disturbed surfaces to be made good. Refer to drawing series 1100 for the demolition extent.
TOR32-103 and 01-32-03A	Toilet Facilities and lobby	ceiling: painted cement render on precast concrete planks. walls: eggshell type paint on cement/lime render over brick/concrete block substrate. windows: 2x painted metal frame side window. 3x small painted metal frame window with cracked lintel. floor finish: vinyl tiles glued to screed.	IMG_6589/6590/8240/8867/8876/6963	Existing ceiling to be clean of existing paint, and made good to recieve new breathable paint). Any hole/penetration to be sealed with fire resistant sealant. Create new suspended ceiling (Refer to drawing series 1500 for proposed ceiling finishes). Min. 2100mm floor to ceiling clear height.	Existing partition to be removed (Non historical element) and replaced with new demountable glass partition S/01/01 with a rubberised joint to ceiling so no damage to lath and plaster. Abut the new partitions to the existing cornice without damage, scribed into but no removal of cornice.	Removal of modern floor covering. Floors identified as to be retained historic floor surfaces. Existing floor board to be retain and made good. New vinyl/carpet floor finish with integrated acoustic layer finished to be adhered to resilient layer of 12mm SoundLay Plus (47 Airbourn/53 Impact) onded with CMS bond 100 to a 12mm T+G plywood. Plywood layer is not to be adhered nor mechanically fixed to floor boards. Refer to floor finishes plan drawing series 1300 for new floor finishes.	Door De/01/06, De/01/07 & De/01/08 to be removed. Door De/01/05 retined and to receive fire upgrade. Historic fire door to receive fire performance upgrade in the form of intumescent edge and smoke seals & intumescent paints (TBC by BC and Fire consultant). Gaps in frame and on abutment to wall to be sealed with intumescent sealant. Self-closing devices, hinges, locks and latches to conform with 'Hardware for Fire and Escape Doors'. FD30 fire doors to comply with latest BS and AD B standards. New door D32/01/02 to toilet cubicle.	Historic external sash windows and timber architrave surrounding to be refurbished: clean and paint to match original. New ironmongery to match original. Broken glass panes to be replaced. Care to be taken not to damage existing windows.	New lockable cupboards for storage.	Redundant cables and pipes to be removed thourhgout the room. Existing radiator to be removed and replaced.	Please note this room contains electrical infrastructure so removal will have to be carefully coordinated to ensure safety and continuity of service. To be agreed with services. All disturbed surfaces to be made good. Refer to drawing series 1100 for the demolition extent.

BISSET
ADAMS

Schedule of Proposed Works to Existing Buildings

Information Title											
32 Torrington Square											
Project No.	Originator			Zone	Level	Type	Role	Number	Information Title	Suitability	Revision
BB029	BA			Z0	XX	SC	A	7010	Schedule of Proposed Works to Existing Building	D3	P1
CONSTRUCTION											
Date				Drawn		Checked		Scale			
04.05.18				RP		IJ		NTS			

KEY	No work to this area	
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Room No.		Room Name			Ceiling	Walls	Floors	Doors	Security and Access	Windows	Fixtures & Fittings	AV / IT/ Other M&E	Notes
Level 02													
02.32.01		Staircases	ceiling: painted lathe and plaster. Area of ceiling by understair storage is cracked and damaged by fire. cornices: rose medallion cornice detail on ceiling perimeter. Parts damaged and cracked and generally obscured by layers of paint. walls: plaster with incorporated horsehair on brick external wall. Painted lathe and plaster internal partition. Lime render on brick lateral walls with blocked door area with modern plasterboard on timber studs. windows: 1x painted timber frame sash windows. skirting: bullnose timber board. floor finish: carpet tiles glued to floor boards. Boards are broken in places. Joist by understair storage damaged by fire. Minor fire damage to stairs timber frame.	IMG_6370/6600/6870/6887/6975 and 2017-11-01-10.56.31	Use a less intrusive approach if the cornices and plaster show signs of cracking and detachment. Scrape/brush with wire brush or strip paint and clear any signs of flaky plaster.Any hole/penetration to be sealed with fire resistant sealant and made good ceiling to recieve new breathable paint. Fire damaged area on landing to be 100% removed and replace with a like for like plaster and painted.	Form 1no. openings in existing wall to allow for new door Partition to the rear to be removed (Non historical element). Repoint, repair, and reuse moistured brickwork where possible, use of lime mortar for pointing. Where brickwork is broken suitable reclaimed replacement bricks will be used matching the colour, age and size as the existing. Walls to made good	Removal of modern floor covering. Floors identified as to be retained historic floor surfaces. Existing floor board to be retain and made good. New vinyl/carpet floor finish with integrated acoustic layer finished to be adhered to resilient layer of 12mm SoundLay Plus (47 Airbourn/53 Impact) onded with CMS bond 100 to a 12mm T+G plywood. Plywood layer is not to be adhered nor mechanically fixed to floor boards. Refer to floor finishes plan drawing series 1300 for new floor finishes.	Door De/02/02 to be retained, repaired/refurbished and to receive fire upgarde. Historic fire door to receive fire performance upgrade in the form of intumescent edge and smoke seals & intumescent paints (TBC by BC and Fire consultant). Gaps in frame and on abutment to wall to be sealed with intumescent sealant. Self-closing devices, hinges, locks and latches to conform with 'Hardware for Fire and Escape Doors'. FD30 fire doors to comply with latest BS and AD B standards. New FD30 doors D32/02/02 to corridor and D32/02/03 to understair storage to be introduced. Refer to proposed door drawings 4001 & 4002		Historic external sash window We/02/04 with ornate architrave to be refurbished: clean and paint to match original. New ironmongery to match original. Broken glass panes to be replaced. Care to be taken not to damage existing windows.	Balustrade to be reinforced TBC	Redundant cables and conduits to be removed throughout Redundant UPVC exhaust pipe to be removed	Please note this room contains electrical infrastructure so removal will have to be carefully coordinated to ensure safety and continuity of service. To be agreed with services. All disturbed surfaces to be made good. Refer to drawing series 1100 for the demolition extent.
TOR32-201		1 x Academics Office	ceiling: painted lathe and plaster. cornice: simple cornice with damaged crumbling areas behind modern partition. walls: painted lathe and plaster with incorporated horsehair. Area of internal partition with modern plasterboard on timber studs. windows: 1x painted timber frame sash windows. Shutter box not working and fixed. skirting: square edge timber board. floor finish: carpet tiles glued to floor boards. Boards are broken along external wall perimeter.	IMG_6339/6340/6342/6981	Take a molding of an 1000mm Min. section of the cornice prior to any work. Use a less intrusive approach if the cornices and plaster show signs of cracking and detachment. Scrape/brush with wire brush or strip paint and clear any signs of flaky plaster.Any hole/penetration to be sealed with fire resistant sealant and made good ceiling to recieve new breathable paint. Damaged areas to be reinstated with like for like materials to specialist/manufacturer recommendations and standards.	Rebuilding of front elevation in line with LBC 2015/5575/L using like-for-like materials, i.e. reclaimed brickwork of the same age, size and colour and lime mortar. Refer to Civil and Structural Engineering Report for details. Walls to made good	Removal of modern floor covering. Floors identified as to be retained historic floor surfaces. Existing floor board to be retain and made good. New vinyl/carpet floor finish with integrated acoustic layer finished to be adhered to resilient layer of 12mm SoundLay Plus (47 Airbourn/53 Impact) onded with CMS bond 100 to a 12mm T+G plywood. Plywood layer is not to be adhered nor mechanically fixed to floor boards. Refer to floor finishes plan drawing series 1300 for new floor finishes.	Door De/02/01 to be repaired / made good / refurbished. and to receive fire upgarde. Historic fire door to receive fire performance upgrade in the form of intumescent edge and smoke seals & intumescent paints (TBC by BC and Fire consultant). Gaps in frame and on abutment to wall to be sealed with intumescent sealant. Self-closing devices, hinges, locks and latches to conform with 'Hardware for Fire and Escape Doors'. FD30 fire doors to comply with latest BS and AD B standards. Refer to proposed door drawings 4001 & 4002		Historic external sash windows and original timber shutter boxes and timber architrave surrounding to be refurbished: clean and paint to match original. New ironmongery to match original. Broken glass panes to be replaced. Care to be taken not to damage existing windows. New energy saving blinds internally.		Existing down pipe to be retained. Existing radiator to be removed and replaced	All disturbed surfaces to be made good. Refer to drawing series 1100 for the demolition extent.
TOR32-202		7 x Academics Office	ceiling: painted lathe and plaster. cornice: simple cornice. walls: painted lathe and plaster with incorporated horsehair. Area of internal partition with modern plasterboard on timber studs. windows: 1x painted timber frame sash windows. Shutter box not working and fixed. skirting: bullnose timber board. floor finish: carpet tiles glued to floor boards. Boards are broken along external wall perimeter.	IMG_6940/6980	Use a less intrusive approach if the cornices and plaster show signs of cracking and detachment. Scrape/brush with wire brush or strip paint and clear any signs of flaky plaster.Any hole/penetration to be sealed with fire resistant sealant and made good ceiling to recieve new breathable paint. Damaged areas to be reinstated with like for like materials to specialist/manufacturer recommendations and standards.	Rebuilding of front elevation in line with LBC 2015/5575/L using like-for-like materials, i.e. reclaimed brickwork of the same age, size and colour and lime mortar. Refer to Civil and Structural Engineering Report for details. Partition where door De/02/03 is located to be removed (Non historical element). Walls to made good	Removal of modern floor covering. Floors identified as to be retained historic floor surfaces. Existing floor board to be retain and made good. New vinyl/carpet floor finish with integrated acoustic layer finished to be adhered to resilient layer of 12mm SoundLay Plus (47 Airbourn/53 Impact) onded with CMS bond 100 to a 12mm T+G plywood. Plywood layer is not to be adhered nor mechanically fixed to floor boards. Refer to floor finishes plan drawing series 1300 for new floor finishes.	Door De/02/03 to be removed. New D32/02/04 FD30 door. FD30 fire doors to comply with latest BS and AD B standards. Refer to proposed door drawings 4001 & 4002		Historic external sash windows and original timber shutter boxes and timber architrave surrounding to be refurbished: clean and paint to match original. New ironmongery to match original. Broken glass panes to be replaced. Care to be taken not to damage existing windows. New energy saving blinds internally.		Redundant cables and conduits to be removed thourhgout the room Existing radiator to be removed and replaced Removal of modern electrical Dado trunking thourhgout the room	Please note this room contains electrical infrastructure so removal will have to be carefully coordinated to ensure safety and continuity of service. To be agreed with services. All disturbed surfaces to be made good. Refer to drawing series 1100 for the demolition extent.
TOR32-203		4 x Academics Office	ceiling: painted lathe and plaster. cornice: simple cornice. walls: painted lathe and plaster with incorporated horsehair. Area of internal partition with modern plasterboard on timber studs. windows: 1x painted timber frame sash windows. Shutter box not working and fixed. skirting: square edge timber board. floor finish: carpet tiles glued to floor boards. Boards are broken along external wall perimeter.	IMG_6978	Use a less intrusive approach if the cornices and plaster show signs of cracking and detachment. Scrape/brush with wire brush or strip paint and clear any signs of flaky plaster.Any hole/penetration to be sealed with fire resistant sealant and made good ceiling to recieve new breathable paint. Damaged areas to be reinstated with like for like materials to specialist/manufacturer recommendations and standards.	Form 1no. openings in existing wall to allow for new door. Form 1no. openings in existing external wall to connect to annex New partitions to the room. Refer to drawing series 1800 for partition tipos and locations. Repoint, repair, and reuse moistured brickwork where possible, use of lime mortar for pointing. Where brickwork is broken suitable reclaimed replacement bricks will be used matching the colour, age and size as the existing. Walls to made good	Removal of modern floor covering. Floors identified as to be retained historic floor surfaces. Existing floor board to be retain and made good. New vinyl/carpet floor finish with integrated acoustic layer finished to be adhered to resilient layer of 12mm SoundLay Plus (47 Airbourn/53 Impact) onded with CMS bond 100 to a 12mm T+G plywood. Plywood layer is not to be adhered nor mechanically fixed to floor boards. Refer to floor finishes plan drawing series 1300 for new floor finishes.	New doors D32/02/01, D32/02/06 & D32/02/02 to be introduced. Refer to proposed door drawings 4001 & 4002		Historic external sash window with ornate architrave to be refurbished: clean and paint to match original. New ironmongery to match original. Broken glass panes to be replaced. Care to be taken not to damage existing windows. New energy saving blinds internally.		Redundant cables and conduits to be removed thourhgout the room Existing radiator to be removed and replaced Removal of modern electrical Dado trunking thourhgout the room	Please note this room contains electrical infrastructure so removal will have to be carefully coordinated to ensure safety and continuity of service. To be agreed with services. All disturbed surfaces to be made good. Refer to drawing series 1100 for the demolition extent.

Schedule of Proposed Works to Existing Buildings

32 Torrington Square												
Project No.	Originator			Zone	Level	Type	Role	Number	Information Title	Suitability	Revision	
BB029	BA			Z0	XX	SC	A	7010	Schedule of Proposed Works to Existing Building	D3	P1	
CONSTRUCTION												
BISSET ADAMS												
Date				Drawn		Checked		Scale				
04.05.18				RP				IJ				NTS
KEY				No work to this area								
Works						Security and Access			Furniture & Room Requirements		Notes	
Room No.	Room Name		Ceiling	Walls	Floors	Doors	Windows	Fixtures & Fittings	AV / IT/ Other M&E	General Notes		
Level 03												
TF.32.01	Staircase	ceiling: painted lath and plaster. Access hatch to attic. walls: painted lath and plaster with incorporated horsehair. skirting: bullnose timber board in poor condition. floor finish: carpet tiles glued to floor boards.	IMG_6345/6346/6988	Existing ceiling to be made good.	Repoint, repair, and reuse moistured brickwork where possible, use of lime mortar for pointing. Where brickwork is broken suitable reclaimed replacement bricks will be used matching the colour, age and size as the existing. Walls to made good	Existing fire damaged staircase to receive frame reinforcement to Struc. Eng. spec. Removal of modern floor covering. New modern flooring surface overlaid. Refer to floor finishes plan drawing series 1300 for new floor finishes.			Access hatch to be made good. Add fire resistant sealants to hatch door.	Redundant cables and conduits to be removed	Please note this room contains electrical infrastructure so removal will have to be carefully coordinated to ensure safety and continuity of service. To be agreed with services. All disturbed surfaces to be made good. Refer to drawing series 1100 for the demolition extent.	
TOR32-301	1 x Academics Office	ceiling: painted lathe and plaster. walls: painted lathe and plaster with incorporated horsehair to external wall. Area of internal partitions with modern plasterboard on timber studs. Partition wall with layer of plasterboard. skirting: square edge timber board. floor finish: carpet tiles glued to floor boards. Boards are broken along external wall perimeter.	IMG_6985	Existing ceiling to be made good. Damaged areas to be repaired by specialised contractor with like for like materials.	Rebuilding of front elevation in line with LBC 2015/5575/L using like-for-like materials, i.e. reclaimed brickwork of the same age, size and colour and lime mortar. Walls to made good	Removal of modern floor covering. Floors identified as to be retained historic floor surfaces. Existing floor board to be retain and made good. New vinyl/carpet floor finish with integrated acoustic layer finished to be adhered to resilient layer of 12mm SoundLay Plus (47 Airbourn/53 Impact) onded with CMS bond 100 to a 12mm T+G plywood. Plywood layer is not to be adhered nor mechanically fixed to floor boards. Refer to floor finishes plan drawing series 1300 for new floor finishes.	Existing door De/03/01 to be repaired / made good / refurbished. Historic fire door to receive fire performance upgrade in the form of intumescent edge and smoke seals & intumescent paints (TBC by BC and Fire consultant). Gaps in frame and on abutment to wall to be sealed with intumescent sealant. Self-closing devices, hinges, locks and latches to conform with 'Hardware for Fire and Escape Doors'. FD30 fire doors to comply with latest BS and AD B standards. Refer to proposed door drawings 4001 & 4002	Historic external sash windows to be refurbished: clean and paint to match original. New ironmongery to match original. Broken glass panes to be replaced. Care to be taken not to damage existing windows. New energy saving blinds internally.		Removal of modern electrical Dado trunking thourhgout the room Existing down pipe to be retained	Please note this room contains electrical infrastructure so removal will have to be carefully coordinated to ensure safety and continuity of service. To be agreed with services. All disturbed surfaces to be made good. Refer to drawing series 1100 for the demolition extent.	
TOR32-302	7 x Academics Office	ceiling: painted lathe and plaster. walls: painted lathe and plaster with incorporated horsehair. Area of internal partitions with modern plasterboard on timber studs. skirting: square edge timber board. floor finish: carpet tiles glued to floor boards. Boards are broken along external wall perimeter.	IMG_6984	Existing ceiling to be made good. Damaged areas to be repaired by specialised contractor with like for like materials.	Rebuilding of front elevation in line with LBC 2015/5575/L using like-for-like materials, i.e. reclaimed brickwork of the same age, size and colour and lime mortar. Walls to made good	Removal of modern floor covering. Floors identified as to be retained historic floor surfaces. Existing floor board to be retain and made good. New vinyl/carpet floor finish with integrated acoustic layer finished to be adhered to resilient layer of 12mm SoundLay Plus (47 Airbourn/53 Impact) onded with CMS bond 100 to a 12mm T+G plywood. Plywood layer is not to be adhered nor mechanically fixed to floor boards. Refer to floor finishes plan drawing series 1300 for new floor finishes.	Existing door De/03/02 to be repaired / made good / refurbished. Historic fire door to receive fire performance upgrade in the form of intumescent edge and smoke seals & intumescent paints (TBC by BC and Fire consultant). Gaps in frame and on abutment to wall to be sealed with intumescent sealant. Self-closing devices, hinges, locks and latches to conform with 'Hardware for Fire and Escape Doors'. FD30 fire doors to comply with latest BS and AD B standards. Refer to proposed door drawings 4001 & 4002	Historic external sash windows to be refurbished: clean and paint to match original. New ironmongery to match original. Broken glass panes to be replaced. Care to be taken not to damage existing windows. New energy saving blinds internally.		Removal of modern electrical Dado trunking thourhgout the room. Modern radiator to be removed and replaced. Redundant cables, conduits, and pipes to be removed hourhgout the room	Please note this room contains electrical infrastructure so removal will have to be carefully coordinated to ensure safety and continuity of service. To be agreed with services. All disturbed surfaces to be made good. Refer to drawing series 1100 for the demolition extent.	
03.32.02 & TOR32-303	Corridor & 4 x Academics Office	ceiling: painted lathe and plaster. walls: painted lathe and plaster with incorporated horsehair. Area of internal partitions with modern plasterboard on timber studs. skirting: square edge timber board. floor finish: carpet tiles glued to floor boards.	IMG_6983	Existing ceiling to be made good. Damaged areas to be repaired by specialised contractor with like for like materials.	Form 1no. openings in existing external wall to connect to annex Repoint, repair, and reuse moistured brickwork where possible, use of lime mortar for pointing. Where brickwork is broken suitable reclaimed replacement bricks will be used matching the colour, age and size as the existing. New partitions to the room. Refer to drawing series 1800 for partition tipes and locations. Walls to made good	Removal of modern floor covering. Floors identified as to be retained historic floor surfaces. Existing floor board to be retain and made good. New vinyl/carpet floor finish with integrated acoustic layer finished to be adhered to resilient layer of 12mm SoundLay Plus (47 Airbourn/53 Impact) onded with CMS bond 100 to a 12mm T+G plywood. Plywood layer is not to be adhered nor mechanically fixed to floor boards. Refer to floor finishes plan drawing series 1300 for new floor finishes.	Existing door De/03/03 to be repaired / made good / refurbished. New doors D32/03/01 & D/03/07 introduced. D/03/07 door & architraves between Nos. 32 and Annex to be contemporary to show the historic from the modern. Finish TBC Historic fire door to receive fire performance upgrade in the form of intumescent edge and smoke seals & intumescent paints (TBC by BC and Fire consultant). Gaps in frame and on abutment to wall to be sealed with intumescent sealant. Self-closing devices, hinges, locks and latches to conform with 'Hardware for Fire and Escape Doors'. FD30 fire doors to comply with latest BS and AD B standards. Refer to proposed door drawings 4001 & 4002	Historic external sash window with ornate architrave to be refurbished: clean and paint to match original. New ironmongery to match original. Broken glass panes to be replaced. Care to be taken not to damage existing windows. New energy saving blinds internally.			All disturbed surfaces to be made good. Refer to drawing series 1100 for the demolition extent.	
TOR32-304	1 x Academics Office	ceiling: painted lathe and plaster. walls: painted lathe and plaster with incorporated horsehair. Area of internal partition with modern plasterboard on timber studs. skirting: square edge timber board. floor finish: carpet tiles glued to floor boards.	IMG_6982	Existing ceiling to be made good. Damaged areas to be repaired by specialised contractor with like for like materials.	Repoint, repair, and reuse moistured brickwork where possible, use of lime mortar for pointing. Where brickwork is broken suitable reclaimed replacement bricks will be used matching the colour, age and size as the existing. Walls to made good	Removal of modern floor covering. Floors identified as to be retained historic floor surfaces. Existing floor board to be retain and made good. New vinyl/carpet floor finish with integrated acoustic layer finished to be adhered to resilient layer of 12mm SoundLay Plus (47 Airbourn/53 Impact) onded with CMS bond 100 to a 12mm T+G plywood. Plywood layer is not to be adhered nor mechanically fixed to floor boards. Refer to floor finishes plan drawing series 1300 for new floor finishes.	Existing door De/03/04 to be repaired / made good / refurbished. Historic fire door to receive fire performance upgrade in the form of intumescent edge and smoke seals & intumescent paints (TBC by BC and Fire consultant). Gaps in frame and on abutment to wall to be sealed with intumescent sealant. Self-closing devices, hinges, locks and latches to conform with 'Hardware for Fire and Escape Doors'. FD30 fire doors to comply with latest BS and AD B standards. Refer to proposed door drawings 4001 & 4002	Historic external sash window with ornate architrave to be refurbished: clean and paint to match original. New ironmongery to match original. Broken glass panes to be replaced. Care to be taken not to damage existing windows. New nergy saving blinds internally.	New balustrade to match existing	Redundant UPVC exhaust pipe to be removed Remove and replace modern radiator. Existing down pipe to be retained	All disturbed surfaces to be made good. Refer to drawing series 1100 for the demolition extent.	
Roof Level												
General	Refer to the demolition 1100 and proposed 1200 series drawings to see the extent of the wall and ceiling areas to be repaired or removed.										Refer to drawing: BP003-BA-Z0-10-PL-A-1113-Demolition Level 10.pdf for the demolition extent. All disturbed surfaces to be made good.	