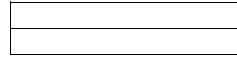


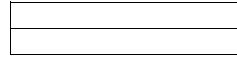
Phase 1 Refurbishment Schedule of Work by Room
Rev P3 5.7.2018
Listed Building Application
2262-EWA-A-AX(0)01

Number	Name	Level	Room Type	Area	Ceiling Height	Occupants	Demolition/ Enabling	Floor Finish	Wall Finish	Ceiling Finish	Finishes/ Fittings-Other	External Doors/ Windows	Internal Doors, Screens	Ironmongery	Signage	Lighting General	Electrical	Mechanical	Fire Alarm/ Safety Systems	Sanitary
				sqm												Refer to M+E Design for details				
C.01	Main Stair 01 Lobby	C-Courtyard	Circulation	1.54	Varies	0		M50/ Remove existing vinyl and provide new smooth vinyl sheet to lower landing; Replace stair carpet; Retain stair nosings; Existing skirting redecorated	Existing plastered brick walls, remove all tenants fittings, signage, decorative lighting. Make good all holes present; Redecorate in Scrubbable matt emulsion.	Remove redundant decorative lighting; Make good holes; redecorate in matt emulsion.	Balustrades: refinish timber handrail to existing balustrades in varnish stain to agreed colour; strip balusters to bare metal, treat rust affected areas; redecorate with primer, undercoat and gloss topcoat		Retain and redecorate existing doors; install cold smoke seals, finger guards; remove all tenants signage.	Retain existing	Provide new Statutory Fire Signage to doors and walls; New wayfinding signs to each door.	Replace - refer to Electrical design			Retain fire alarm/ smoke detectors - refer to Electrical design; Provide Refuge Call Point adjacent lift.	n/a
C.02	Smoke Lobby	C-Courtyard	Circulation	1.76	2.4	0		M50/ Remove existing vinyl and provide new smooth vinyl sheet flooring	Existing plastered brick walls, drylined walls, remove all tenants fittings, signage, decorative lighting. Make good all holes present; Redecorate in Scrubbable matt emulsion.	Remove redundant decorative lighting; Make good holes; redecorate in matt emulsion.	n/a		Retain and redecorate existing doors; install cold smoke seals, finger guards; remove all tenants signage.	Retain existing	Provide new Statutory Fire Signage to doors and walls; New wayfinding signs to each door.	Replace - refer to Electrical design			Retain fire alarm/ smoke detectors - refer to Electrical design; Provide Refuge Call Point adjacent lift.	n/a
C.03	Corridor	C-Courtyard	Circulation	3.49	2.4	0		M50/ Remove existing vinyl and provide new smooth vinyl sheet flooring	New drylined partitions full-height with timber skirtings, decorate in durable matt emulsion; Existing plastered brick walls, remove all tenants fittings, signage, decorative lighting. Make good all holes present; Decorate generally in durable matt emulsion.	Remove redundant decorative lighting; Make good holes; redecorate in matt emulsion.			Retain and redecorate existing doors; install cold smoke seals, finger guards; remove all tenants signage.	Retain existing	Provide new Statutory Fire Signage to doors and walls; New wayfinding signs to each door.	Replace - refer to Electrical design			Retain smoke detectors/alarms	n/a
C.04	Server Room	C-Courtyard	Plant	4.5	2.45	0	Remove tenants equipment	Existing timber raised floor retained, new antistatic vinyl finish provided in lieu of existing carpet.	New drylined partitions full-height with timber skirtings, decorate in durable matt emulsion	Remove redundant decorative lighting; Cut to allow installation of new partitions; Make good holes; skim coat and redecorate in durable matt emulsion.			New solidcore FD30s Fire Door with VP	Self-closers, 3no. Pairs BS rated hinges, kickplates, smoke seals, Locking handles with suited locks	Provide new Statutory Fire Signage to doors and walls; New wayfinding signs to each door.	Replace - refer to Electrical design	Provide new power and data in wall-mounted dado trunking for Server Racks	Cooling required - FCU	Provide new	
C.05	Medical Room	C-Courtyard	Staff	18.43	2.45	2	Remove any redundant tenants equipment, benching, cupboards etc; Form new opening in external wall for ventilation ducts.	Existing timber raised floor retained, new smooth vinyl finish provided in lieu of existing carpet.	New drylined partitions full-height with timber skirtings, decorate in durable matt emulsion	Remove redundant decorative lighting; Cut to allow installation of new partitions; Make good holes; skim coat and redecorate in durable matt emulsion.		Strip and redecorate existing windows; Ease and provide new rope to existing sash pulleys.	New solidcore FD30s Fire Door (no VP)	Self-closers, 3no. Pairs BS rated hinges, kickplates, smoke seals, Locking handles with suited locks	Provide new Statutory Fire Signage to doors and walls; New wayfinding signs to each door.	Replace - refer to Electrical design	Provide new power and data in floor boxes and wall-mounted dado trunking for 1no. PC	Provide new heating	Provide new	n/a - refer to B.19
C.06	Shower	C-Courtyard	Sanitary		2.45	1	Remove any redundant tenants equipment, benching, cupboards etc; Form trench and wall aperture to allow new drainage connection into manhole in Yard.	Existing timber raised floor removed; New suspended timber floor in treated SW and moisture resistant T+G particle board supporting Wetroom modular flooring unit and integral plumbing required; Provide slip-resistant vinyl flooring on RIW Tilesafe fully sealed membrane, coved skirting side, fully tiled 3 walls on RIW Tilesafe backing membrane; Decorate in durable vinyl emulsion.	New drylined partitions full-height, moisture resistant board to wetroom side, fully tiled 3 walls on RIW Tilesafe backing membrane; Decorate in durable vinyl emulsion.	Remove redundant decorative lighting; Cut to allow installation of new partitions; Make good holes; skim coat and redecorate in bathroom moisture-resistant silk emulsion.	Doc M Shower unit fold-up seat and grabrails		New solidcore moisture resistant door HPL faced	Bathroom ironmongery	Provide new Statutory Fire Signage to doors and walls; New wayfinding signs to each door.	Replace - refer to Electrical design - IP65 rated	Concealed to shower	Provide new heated towel radiator	Provide new	Level access Doc M compliant Shower kit and wetroom unit
C.07	Corridor	C-Courtyard	Circulation	3.68	2.45	0	Remove tenants fittings/ shelving	Existing timber raised floor retained, provide new smooth vinyl flooring in lieu of existing carpet.	New drylined partitions full-height with timber skirtings, decorate in durable matt emulsion	Remove redundant decorative lighting; Cut to allow installation of new partitions; Make good holes; skim coat and redecorate in durable matt emulsion.		Strip and redecorate existing windows; Ease and provide new rope to existing sash pulleys.	New solidcore FD30s Fire Door with VP	Self-closers, 3no. Pairs BS rated hinges, kickplates, smoke seals, Locking handles with suited locks	Provide new Statutory Fire Signage to doors and walls; New wayfinding signs to each door.	Replace - refer to Electrical design			Provide new	
C.08	Electrical Intake Room	C-Courtyard	Plant	3.07	2.45	0	Remove any redundant tenants equipment	Existing concrete floor - provide new smooth vinyl sheet flooring.	Retain existing and redecorate	Remove redundant decorative lighting; Cut to allow installation of new partitions; Make good holes; skim coat and redecorate in durable matt emulsion.			New solidcore FD30s Fire Door with VP	Self-closers, 3no. Pairs BS rated hinges, kickplates, smoke seals, Locking handles with suited locks	Provide new Statutory Fire Signage to doors and walls; New wayfinding signs to each door.	Replace - refer to Electrical design			Provide new	
C.09	Kitchenette	C-Courtyard	Kitchen		2.4m	2	none	Retain existing, clean down.	Existing plastered brick walls, redecorate with scrubbable matt emulsion; Provide new timber skirting and redecorate in durable satin paint; Retain existing tiling, clean down tiling and grouting.	Remove redundant decorative lighting; Make good holes; redecorate in matt emulsion.	Retain kitchen fittings; Replace 4no. Drawers and runners and refit existing drawer fronts; Provide new undercounter fridge and dishwasher.		Retain and redecorate existing doors; install cold smoke seals, finger guards; remove all tenants signage.	Provide new locking handles with suited locks	Provide new Statutory Fire Signage to doors and walls; New wayfinding signs to each door.	Replace - refer to Electrical design			Retain smoke detectors/ fire alarm; Retain and clean out extract fan	Retain existing sink, taps.
C.10	Plant Room	C-Courtyard	Plant			0		Retain	Retain and redecorate	Redecorate existing	Retain		Retain and redecorate existing doors; install cold smoke seals, finger guards; remove all tenants signage.	Provide new locking handles with suited locks	Provide new Statutory Fire Signage to doors and walls; New wayfinding signs to each door.	Retain	Specialist - refer to Electrical design		Retain fire detector/ alarm.	
C.11	Group Room No.1	C-Courtyard	Teaching	25.27		12+1	Remove existing kitchen fittings, specialist power, gas and ventilation services, vinyl flooring and skirtings	M50/ provide new School's carpet	Existing plastered brick walls, remove all tenants fittings, signage, decorative lighting. Make good all holes present; Redecorate in Scrubbable matt emulsion; Provide new timber skirting and decorate in durable satin paint.	Remove redundant decorative lighting; Make good holes; redecorate in matt emulsion.	Provide new Teaching Wall	Strip and redecorate existing windows; Ease and provide new rope to existing sash pulleys; Provide new Acrylic guarding in front of tall windows.	Retain and redecorate existing doors; install cold smoke seals, finger guards; remove all tenants signage.		Provide new Statutory Fire Signage to doors and walls; New wayfinding signs to each door.	Replace - refer to Electrical design	New power and data - refer to Electrical design		Replace smoke detector/ alarm - refer to electrical design	Remove existing sinks / drainage
C.12	New Lobby	C-Courtyard	Circulation	3	2.45	0	Remove tenants fittings/ shelving	Retain existing raised floor system; cut remove locally to fit new partitions, make good up to new partitions, provide new smooth vinyl sheet flooring.	Existing plastered brick walls, remove all tenants fittings, signage, decorative lighting. Make good all holes present; Redecorate in Scrubbable matt emulsion; Provide new timber skirting and decorate in durable satin paint.	Remove redundant decorative lighting; Cut to allow installation of new partitions; Make good holes; skim coat and redecorate in durable matt emulsion.			2no. New solidcore FD30s Fire Doors with VP	Self-closers, 3no. Pairs BS rated hinges, kickplates, smoke seals, Locking handles with suited locks	Provide new Statutory Fire Signage to doors and walls; New wayfinding signs to each door.	Replace - refer to Electrical design			Provide new	
C.13	WC/ Shower	C-Courtyard	During Works: Contractors Welfare; On Completion: School WC			1	Retain fittings	Retain, clean down	Retain tiling, clean down; redecorate walls with scrubbable matt emulsion	Remove redundant decorative lighting; Make good holes; redecorate in durable matt emulsion.	Retain		Retain and redecorate existing doors; install cold smoke seals, finger guards; remove all tenants signage.	Retain existing	Provide new Statutory Fire Signage to doors and walls; New wayfinding signs to each door.	Replace - refer to Electrical design				



Phase 1 Refurbishment Schedule of Work by Room
 Rev P3 5.7.2018
 Listed Building Application
 2262-EWA-A-AX(0)01

Number	Name	Level	Room Type	Area	Ceiling Height	Occupants	Demolition/ Enabling	Floor Finish	Wall Finish	Ceiling Finish	Finishes/ Fittings-Other	External Doors/ Windows	Internal Doors, Screens	Ironmongery	Signage	Lighting General	Electrical	Mechanical	Fire Alarm/ Safety Systems	Sanitary	
C.14	Circulation	C -Courtyard	Circulation				Provide temporary Partition between Works area and Mews (occupied) area: 60 mins FR partition from both sides; 2no. Layers 12.5mm Fireline board on studwork to manufacturers details for 1hr 0 rating	M50/ Replace flooring with new smooth vinyl ; Existing skirting redecorated	Existing plastered brick walls, remove all tenants fittings, signage, decorative lighting. Make good all holes present; Redecorate in Scrubbable matt emulsion; Boxing-in bulkhead for new drainage pipework.	Remove redundant decorative lighting; Make good holes; redecorate in matt emulsion.			Retain and redecorate existing doors; install cold smoke seals, finger guards; remove all tenants signage.	Retain existing	Provide new Statutory Fire Signage to doors and walls; New wayfinding signs to each door.	Replace - refer to Electrical design			Retain smoke detectors/alarms	n/a	
C.15	WC	C -Courtyard	During Works: Contractors Welfare; On Completion: School WC			3	Retain fittings	Retain, clean down	Retain tiling, clean down; redecorate walls with scrubbable matt emulsion	Remove redundant decorative lighting; Make good holes; redecorate in durable matt emulsion.	Retain		Retain and redecorate existing doors; install cold smoke seals, finger guards; remove all tenants signage.	Retain existing	Provide new Statutory Fire Signage to doors and walls; New wayfinding signs to each door.	Replace - refer to Electrical design				n/a	
C.16	WC	C -Courtyard	Sanitary			1	Retain fittings	Retain, clean down	Retain tiling, clean down; redecorate walls with scrubbable matt emulsion	Remove redundant decorative lighting; Make good holes; redecorate in durable matt emulsion.	Retain		Retain and redecorate existing doors; install cold smoke seals, finger guards; remove all tenants signage.	Retain existing	Provide new Statutory Fire Signage to doors and walls; New wayfinding signs to each door.	Replace - refer to Electrical design					
C.17	Lift Lobby	C -Courtyard	Circulation	3.17	2.4	0		M50/ Remove existing vinyl and provide new smooth vinyl sheet flooring; Replace stair carpet; Retain stair nosings; Existing skirting redecorated	Existing plastered brick walls, remove all tenants fittings, signage, decorative lighting. Make good all holes present; Redecorate in Scrubbable matt emulsion; Boxing-in for new drainage pipework.	Remove redundant decorative lighting; Make good holes; redecorate in matt emulsion.	n/a		Retain and redecorate existing doors; install cold smoke seals, finger guards; remove all tenants signage.	Retain existing	Provide new Statutory Fire Signage to doors and walls; New wayfinding signs to each door.	Replace - refer to Electrical design			Retain fire alarm/ smoke detectors - refer to Electrical design; Provide Refuge Call Point adjacent lift.	n/a	
C.18	Common Room	C -Courtyard	Study Room	78.09	2.45	50	Remove all existing internal partitions/ relocatable shelving systems, doors etc; Form new openings in external walls for ventilation ducts.	Retain existing raised floor system; Expose area for Structural Engineers inspection and make good; Overlay with 18mm plywood/ T+G flooring board screwfixed to existing; Add threshold ramps to doors; Provide new School's carpet.	Remove all tenants fixtures, signage etc, make good holes, prepare and skim-coat; redecorate in scrubbable matt emulsion	Remove redundant decorative lighting; Make good holes; skim coat and redecorate in durable matt emulsion.	Fit new shelving systems to be supplied by School	Strip and redecorate existing windows and doors; Ease and provide new rope to existing sash pulleys; Clean out external light wells and redecorate, rod external drainage gully.	Retain and redecorate existing doors; install cold smoke seals, finger guards; remove all tenants signage.	Retain existing	Provide new Statutory Fire Signage to doors and walls; New wayfinding signs to each door.	Replace - refer to Electrical design	Provide new power and data in floor boxes and wall-mounted dado trunking	Provide new mechanical ventilation system - refer to mechanical design	Provide new	n/a	
C.19	Office	C -Courtyard	Staff	7.37	Varies (vaulted)	2	Remove tenants fittings/ shelving	Remove existing vinyl, Provide new floating floor 22mm T+G chipboard on 3mm foam insulating layer; New carpet finish, door threshold ramp strip	Remove all tenants fixtures, signage etc. Provide new insulated plasterboard wall lining and timber skirting; prepare and skim-coat; decorate in scrubbable matt emulsion	As walls (curved vaulted walls/ceiling)		Strip and redecorate existing windows; Ease and provide new rope to existing sash pulleys	Retain and redecorate existing doors; install cold smoke seals, finger guards; remove all tenants signage.	Provide new locking handles with suited locks	Provide new Statutory Fire Signage to doors and walls; New wayfinding signs to each door.	Replace - refer to Electrical design	Provide new power and data in floor boxes and wall-mounted dado trunking for 2no. PCs	Provide new heating	Provide new	n/a	
C.20	Computer Room	C -Courtyard	Study Room	22.62	2.1	20	Remove tenants fittings/ shelving; Form new openings in external walls for ventilation ducts.	Retain existing raised floor system; Expose area for Structural Engineers inspection and make good; Overlay with 18mm plywood/ T+G flooring board screwfixed to existing; Add threshold ramps to doors; Provide new School's carpet.	Remove all tenants fixtures, signage etc. Provide new insulated plasterboard wall lining and timber skirting; prepare and skim-coat; decorate in scrubbable matt emulsion	Remove redundant decorative lighting; Make good holes; skim coat and redecorate in durable matt emulsion.	Fit new IT desking to be supplied by School	Strip and redecorate existing windows; Ease and provide new rope to existing sash pulleys; Clean out external light well and redecorate, rod external drainage gully.	Retain and redecorate existing doors; install cold smoke seals, finger guards; remove all tenants signage.	Retain existing	Provide new Statutory Fire Signage to doors and walls; New wayfinding signs to each door.	Replace - refer to Electrical design	Provide new power and data in floor boxes and wall-mounted dado trunking for 20no. PCs	Provide new mechanical ventilation system - refer to mechanical design	Provide new	n/a	
C.21	Store / Plant Room	C -Courtyard	Plant/ Store	3.69	2.5	0	Prepare and provide new epoxy floor paint finish	Prepare and redecorate in exterior matt paint	Retain unfinished surface	Retain lighting		Strip and redecorate existing door.	Retain		Provide new Statutory Fire Signage to doors and walls; New wayfinding signs to each door.	Replace - refer to Electrical design					
C.20	Vaults (3no.)	C -Courtyard	Store		Varies (vaulted)		Remove any redundant tenants equipment; Form new openings in external wall for ventilation ducts.	Existing concrete floor - repaint	Existing brickwork/ render - hack back to solid surface, provide stabilising coat, render where render previously provided; redecorate in limewash or similar breathable paint.	As walls (curved vaulted walls/ceiling)		Strip and redecorate existing doors.	Retain existing, redecorate	Retain existing	Retain existing	Retain existing	Retain existing				

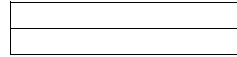


Phase 1 Refurbishment Schedule of Work by Room
 Rev P3 5.7.2018
 Listed Building Application
 2262-EWA-A-AX(0)01

Number	Name	Level	Room Type	Area	Ceiling Height	Occupants	Demolition/ Enabling	Floor Finish	Wall Finish	Ceiling Finish	Finishes/ Fittings-Other	External Doors/ Windows	Internal Doors, Screens	Ironmongery	Signage	Lighting General	Electrical	Mechanical	Fire Alarm/ Safety Systems	Sanitary
Basement				sqm												Refer to M+E Design for details				
Ground Floor																				
G.01	Entrance Lobby	Ground Floor	Lobby			0		Remove existing carpet, clean down existing stone tiling, make good any damaged tiles from existing stock; Provide new matwell and frame in existing recess.	Existing plastered brick walls, remove all tenants fittings, signage, decorative lighting. Make good all holes present; Redecorate in Scrubbable matt emulsion.	Remove redundant decorative lighting; Make good holes; redecorate in matt emulsion; Provide new lighting.		Retain, strip and redecorate in School's red colour, Provide Maglocks and access control with remote release from Reception Desk in G02.	Retain and redecorate existing doors; install cold smoke seals, finger guards; remove all tenants signage.	Retain existing ; provide new maglock door retainers with access control door release to external and internal lobby doors betw. G-01, G-03 on swipe card and remote release from G.02.	Provide new Statutory Fire Signage to doors and walls; New wayfinding signs to each door.	Replace - refer to Electrical design			Retain fire alarm/ smoke detectors - refer to Electrical design; Provide Fire Panel in this room.	
G.02	Reception Room	Ground Floor	Staff, visitors	26.95		12		Remove existing carpet, clean down existing stone tiling, make good any damaged tiles from existing stock.	Existing plastered brick walls, remove all tenants fittings, signage, decorative lighting. Make good all holes present; Redecorate in Scrubbable matt emulsion.	Remove redundant decorative lighting; Make good holes; redecorate in matt emulsion; Provide new lighting.	New bespoke reception desk, allow for power, data and security comms connections to this desk.		Fix RH door leaf closed and seal, remove signage from RH leaf.						Provide remote connections to door entry system	
G.03	Staircase	Ground Floor	Circulation			0	Provide temporary 60mins FR partition between works and occupied spaces.	M50/ Replace stair carpet; Retain stair nosings; Existing skirting redecorated	Existing plastered brick walls, remove all tenants fittings, signage, decorative lighting. Make good all holes present; Redecorate in Scrubbable matt emulsion; Provide new drylining opening to suit new door.	Remove redundant decorative lighting; Make good holes; redecorate in matt emulsion.	Balustrades: refinish timber handrail to existing balustrades in varnish stain to agreed colour; strip balusters to bare metal, treat rust affected areas; redecorate with primer, undercoat and gloss topcoat		Retain and redecorate existing doors; install cold smoke seals, finger guards; remove all tenants signage.	Retain existing	Provide new Statutory Fire Signage to doors and walls; New wayfinding signs to each door.	Replace - refer to Electrical design			Retain fire alarm/ smoke detectors - refer to Electrical design; Provide Refuge Call Point adjacent lift.	
G.04	Smoke Lobby	Ground Floor	Circulation	2.36				M50/ replace carpet with new School carpet.	New drylined 127mm partition, 45dB, 30mins FR; Existing plastered brick walls, remove all tenants fittings, signage, decorative lighting. Make good all holes present; Redecorate in Scrubbable matt emulsion	Existing plasterboard ceiling, remove all tenants fittings, decorative lighting. Make good all holes present; skim; Redecorate in Scrubbable matt emulsion			Provide 2no. new solidcore FD30s Fire Door: Flush door with VP to Office; New flush solid door with dado/skirting detail to Front Room; New 30/30 FR Glazed timber screen to lobby end wall.	Self-closers, 3no. Pairs BS rated hinges, kickplates, smoke seals, Locking handles with suited locks	Provide new Statutory Fire Signage to doors and walls; New wayfinding signs to each door.	Replace - refer to Electrical design		Provide additional new smoke detector/ alarm to new room		
G.05	Group Room	Ground Floor	Teaching	22.46		12+1		M50/ replace carpet with new School carpet.	Provide new drylining to wall behind teaching wall, replica skirting and coving detail to match existing; Existing plastered brick walls, remove all tenants fittings, signage, decorative lighting. Make good all holes present; Redecorate in Scrubbable matt emulsion.	Existing plasterboard ceiling, remove all tenants fittings, decorative lighting. Make good all holes present; skim; Redecorate in Scrubbable matt emulsion	Provide new teaching wall	Strip and redecorate existing windows; Ease and provide new rope to existing sash pulleys; Provide lockable window restrictor bolts to sashes.; Provide new Acrylic guarding in front of tall windows.	Retain and redecorate existing doors; install cold smoke seals, finger guards; remove all tenants signage.	Self-closers, 3no. Pairs BS rated hinges, kickplates, smoke seals, Locking handles with suited locks	Provide new Statutory Fire Signage to doors and walls; New wayfinding signs to each door.	Replace - refer to Electrical design	New power and data to teachers desk, wall mounted dado trunking to teaching wall.	Retain smoke detectors/alarms		
G.06	Lift Lobby	Ground Floor	Circulation			0		M50/ replace carpet with new School carpet.	Existing plastered brick walls, remove all tenants fittings, signage, decorative lighting. Make good all holes present; Redecorate in Scrubbable matt emulsion; Boxing-in for new drainage pipework.	Remove redundant decorative lighting; Make good holes; redecorate in matt emulsion; 30mins FR plasterboard riser to conceal new drainage, fire seal floor and sealing aperture around pipes.			Retain and redecorate existing doors; install cold smoke seals, finger guards; remove all tenants signage. ; Provide new fire door FD30S to form smoke lobby	Retain existing	Provide new Statutory Fire Signage to doors and walls; New wayfinding signs to each door.	Replace - refer to Electrical design		Provide new smoke detector/ alarm to lobby		
G.07	Classroom	Ground Floor	Teaching			20+1		M50/ replace carpet with new School carpet.	Existing plastered brick walls, remove all tenants fittings, signage, decorative lighting. Make good all holes present; Redecorate in Scrubbable matt emulsion.	Existing plasterboard ceiling, remove all tenants fittings, decorative lighting. Make good all holes present; skim; Redecorate in Scrubbable matt emulsion	Provide new teaching wall	Strip and redecorate existing windows; Ease and provide new rope to existing sash pulleys; Provide lockable window restrictor bolts to sashes.	Retain and redecorate existing doors; install cold smoke seals, finger guards; remove all tenants signage.	Self-closers, 3no. Pairs BS rated hinges, kickplates, smoke seals, Locking handles with suited locks	Provide new Statutory Fire Signage to doors and walls; New wayfinding signs to each door.	Replace - refer to Electrical design	New power and data to teachers desk, wall mounted dado trunking to teaching wall.	Retain smoke detectors/alarms		
G.08	Classroom	Ground Floor	Teaching			20+1	Remove interlinking doors/ screens and demolish existing partition between screens and half-height partition. Retain arched head and make good with additional cornice profile.	Remove existing soft floor finishes including matwells; Provide plywood infills to level floor in matwell, and thresholds; M50/ provide Schools carpet throughout.	Existing plastered brick walls, remove all tenants fittings, signage, decorative lighting. Make good all holes present; Redecorate in Scrubbable matt emulsion.	Existing plasterboard ceiling, remove all tenants fittings, decorative lighting. Make good all holes present; skim; Redecorate in Scrubbable matt emulsion	Provide new teaching wall	Strip and redecorate existing door and windows; Ease windows and provide new rope to existing sash pulleys; Provide lockable window restrictor bolts to sashes.	Remove interlinking doors; Retain and redecorate existing doors; install cold smoke seals, finger guards; remove all tenants signage.	External Door: Remove existing access control gear, retain fire-exit release and other ironmongery. Internal doors provide Self-closers, 3no. Pairs BS rated hinges, kickplates, smoke seals, Locking handles with suited locks.	Provide new Statutory Fire Signage to doors and walls; New wayfinding signs to each door.	Replace - refer to Electrical design	New power and data to teachers desk, wall mounted dado trunking to teaching wall.	Retain smoke detectors/alarms		
G.09	Corridor	Ground Floor	Circulation													Refer to Electrical Engineers design for any works required.	Refer to Electrical Engineers design for any works required.	Refer to Electrical Engineers design for any works required.		
G.10	WC	Ground Floor	Sanitary			1	Retain fittings	Retain, clean down	Retain tiling, clean down; redecorate walls with scrubbable matt emulsion	Remove redundant decorative lighting; Make good holes; redecorate in durable matt emulsion; 30mins FR plasterboard bulkhead to conceal new h.w drainage.	Retain		Retain and redecorate existing doors; install cold smoke seals, finger guards; remove all tenants signage.	Retain existing	Provide new Statutory Fire Signage to doors and walls; New wayfinding signs to each door.	Replace - refer to Electrical design		Retain smoke detectors/alarms	Retain existing	
G.11	WC	Ground Floor	Sanitary			1	Retain fittings	Retain, clean down	Retain tiling, clean down; redecorate walls with scrubbable matt emulsion	Remove redundant decorative lighting; Make good holes; redecorate in durable matt emulsion.	Retain		Retain and redecorate existing doors; install cold smoke seals, finger guards; remove all tenants signage.	Retain existing	Provide new Statutory Fire Signage to doors and walls; New wayfinding signs to each door.	Replace - refer to Electrical design		Retain smoke detectors/alarms	Retain existing	
G.13	Classroom	1st Floor	Teaching	36.82		20+1		M50/ replace carpet with new School carpet.	Provide independent acoustic wall lining on independent studs to separating wall with no.54; Existing plastered brick walls, remove all tenants fittings, signage, decorative lighting. Make good all holes present; Redecorate in Scrubbable matt emulsion	Existing plasterboard ceiling, remove all tenants fittings, decorative lighting. Make good all holes present; skim; Redecorate in Scrubbable matt emulsion	Provide new teaching wall		New solidcore FD30s Fire Door with VP	Self-closers, 3no. Pairs BS rated hinges, kickplates, smoke seals, Locking handles with suited locks	Provide new Statutory Fire Signage to doors and walls; New wayfinding signs to each door.	Replace - refer to Electrical design	New power and data to teachers desk, wall mounted dado trunking to teaching wall.	Provide new smoke detector/ alarm - existing room divided		
G.14	Entrance Lobby (Bedford Place)	Ground Floor	Shared access lobby				Retain existing lobby in use for existing Tenants - continuous access and Fire Escape for Tenants is required.					Retain		Retain	Retain	Refer to electrical engineers design for any required works	Refer to electrical engineers design for any required works	Refer to electrical engineers design for any required works		

Phase 1 Refurbishment Schedule of Work by Room
 Rev P3 5.7.2018
 Listed Building Application
 2262-EWA-A-AX(0)01

Number	Name	Level	Room Type	Area	Ceiling Height	Occupants	Demolition/ Enabling	Floor Finish	Wall Finish	Ceiling Finish	Finishes/ Fittings-Other	External Doors/ Windows	Internal Doors, Screens	Ironmongery	Signage	Lighting General	Electrical	Mechanical	Fire Alarm/ Safety Systems	Sanitary
Basement				sqm												Refer to M+E Design for details				
G.15	Waste Room	Ground Floor	Store	2.6	2.4		Remove tenants fittings/ shelving	M50/ Replace flooring - provide slip resistant vinyl to existing floor, provide 6mm levelling plywood subbase	Provide new 30mins FR drylined partitions full height to form new rooms as layouts; Retain existing plastered brick walls, remove all tenants fittings, signage, decorative lighting. Make good all holes present; Redecorate in Scrubbable matt emulsion.	Remove redundant decorative lighting; Make good holes; redecorate in durable matt emulsion.			new fire door FD30S	Self-closers, 3no. Pairs BS rated hinges, kickplates, smoke seals, Locking handles with suited locks; Code lock	Provide new Statutory Fire Signage to doors and walls; New wayfinding signs to each door.	Replace - refer to Electrical design		Provide new extract fan terminating through weathered cowl in existing roof.	Provide additional new smoke detector/ alarm to new room	
G.16	Cycle Room	Ground Floor	Store	9	2.4		Remove tenants fittings/ shelving	M50/ Replace flooring - provide slip resistant vinyl to existing floor, provide 6mm levelling plywood subbase	Provide new 30mins FR drylined partitions full height to form new rooms as layouts; Retain existing plastered brick walls, remove all tenants fittings, signage, decorative lighting. Make good all holes present; Redecorate in Scrubbable matt emulsion.	Remove redundant decorative lighting; Make good holes; redecorate in durable matt emulsion.	Wall mounted cycle racks for 8no. Cycles		new fire door FD30S	Self-closers, 3no. Pairs BS rated hinges, kickplates, smoke seals, Locking handles with suited locks; Code lock	Provide new Statutory Fire Signage to doors and walls; New wayfinding signs to each door.	Replace - refer to Electrical design			Retain smoke detectors/alarms	

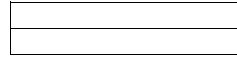


Phase 1 Refurbishment Schedule of Work by Room
 Rev P3 5.7.2018
 Listed Building Application
 2262-EWA-A-AX(0)01

Number	Name	Level	Room Type	Area	Ceiling Height	Occupants	Demolition/ Enabling	Floor Finish	Wall Finish	Ceiling Finish	Finishes/ Fittings-Other	External Doors/ Windows	Internal Doors, Screens	Ironmongery	Signage	Lighting General	Electrical	Mechanical	Fire Alarm/ Safety Systems	Sanitary	
Basement				sqm												Refer to M+E Design for details					
First Floor																					
F.01	Staircase, Landing	1st Floor	Circulation			0		M50/ Replace stair carpet; Retain stair nosings; Existing skirting redecorated	Existing plastered brick walls, remove all tenants fittings, signage, decorative lighting. Make good all holes present; Redecorate in Scrubbable matt emulsion; Boxing-in for new drainage pipework.	Remove redundant decorative lighting; Make good holes; redecorate in matt emulsion.	Balustrades: refinish timber handrail to existing balustrades in varnish stain to agreed colour; strip balusters to bare metal, treat rust affected areas; redecorate with primer, undercoat and gloss topcoat	Strip and redecorate existing windows; Ease and provide new rope to existing sash pulleys; Provide lockable window restrictor bolts to sashes.	Retain and redecorate existing doors; install cold smoke seals, finger guards; remove all tenants signage.	Retain existing	Provide new Statutory Fire Signage to doors and walls; New wayfinding signs to each door.	Replace - refer to Electrical design				Retain fire alarm/ smoke detectors - refer to Electrical design; Provide Refuge Call Point adjacent lift.	
F.02	Corridor/ Lift Lobby	1st Floor	Circulation			0		M50/ replace carpet with new School carpet.	Existing plastered brick walls, remove all tenants fittings, signage, decorative lighting. Make good all holes present; Redecorate in Scrubbable matt emulsion; Boxing-in for new drainage pipework.	Remove redundant decorative lighting; Make good holes; redecorate in matt emulsion; 30mins FR plasterboard riser to conceal new drainage, fire seal floor and sealing aperture around pipes.			Provide new fire door FD30S to form smoke lobby; Retain and redecorate existing doors; install cold smoke seals; remove all tenants signage.	Retain existing	Provide new Statutory Fire Signage to doors and walls; New wayfinding signs to each door.	Replace - refer to Electrical design			Provide new smoke detector/ alarm to new lobby		
F.03	Classroom No3	1st Floor	Teaching	41.69		20+1		M50/ replace carpet with new School carpet.	New drylined 127mm partition, 45dB, 30mins FR; Existing plastered brick walls, remove all tenants fittings, signage, decorative lighting. Make good all holes present; Redecorate in Scrubbable matt emulsion	Existing plasterboard ceiling, remove all tenants fittings, decorative lighting. Make good all holes present; skim; Redecorate in Scrubbable matt emulsion	Provide new teaching wall	Strip and redecorate existing windows; Ease and provide new rope to existing sash pulleys; Provide lockable window restrictor bolts to sashes.	Retain and redecorate existing doors; install cold smoke seals, finger guards; remove all tenants signage.	Self-closers, 3no. Pairs BS rated hinges, kickplates, smoke seals, Locking handles with suited locks	Provide new Statutory Fire Signage to doors and walls; New wayfinding signs to each door.	Replace - refer to Electrical design	New power and data to teachers desk, wall mounted dado trunking to teaching wall.		Provide new smoke detector/ alarm - existing room divided		
F.04	Classroom No4	1st Floor	Teaching	36.82		20+1		M50/ replace carpet with new School carpet.	New drylined 127mm partition, 45dB, 30mins FR; Existing plastered brick walls, remove all tenants fittings, signage, decorative lighting. Make good all holes present; Redecorate in Scrubbable matt emulsion	Existing plasterboard ceiling, remove all tenants fittings, decorative lighting. Make good all holes present; skim; Redecorate in Scrubbable matt emulsion	Provide new teaching wall		New solidcore FD30s Fire Door with VP	Self-closers, 3no. Pairs BS rated hinges, kickplates, smoke seals, Locking handles with suited locks	Provide new Statutory Fire Signage to doors and walls; New wayfinding signs to each door.	Replace - refer to Electrical design	New power and data to teachers desk, wall mounted dado trunking to teaching wall.		Provide new smoke detector/ alarm - existing room divided		
F.05	Classroom No5	1st Floor	Teaching	46.79		20+1		M50/ replace carpet with new School carpet.	Existing plastered brick walls, remove all tenants fittings, signage, decorative lighting. Make good all holes present; Redecorate in Scrubbable matt emulsion.	Existing plasterboard ceiling, remove all tenants fittings, decorative lighting. Make good all holes present; skim; Redecorate in Scrubbable matt emulsion	Provide new teaching wall		Remove and retain existing door on site, block in doorway.			Replace - refer to Electrical design	New power and data to teachers desk, wall mounted dado trunking to teaching wall.		Retain smoke detectors/alarms		
F.06	Smoke Lobby	1st Floor	Circulation	4.59		0		M50/ replace carpet with new School carpet.	New drylined 127mm partition, 45dB, 30mins FR; Existing plastered brick walls, remove all tenants fittings, signage, decorative lighting. Make good all holes present; Redecorate in Scrubbable matt emulsion	Remove redundant decorative lighting; Make good holes; redecorate in matt emulsion; 30mins FR plasterboard bulkhead to conceal new h.l.v drainage.			Provide 2no. new solidcore FD30s Fire Door: Flush door with VP to Office; New flush solid door with dado/skirting detail to Front Room; New 30/30 FR Glazed timber screen to lobby end wall.	Concealed Self-closers, 3no. Pairs BS rated hinges, kickplates, smoke seals, Locking handles with suited locks	Provide new Statutory Fire Signage to doors and walls; New wayfinding signs to each door.	Replace - refer to Electrical design		Provide new smoke detector/ alarm to new lobby			
F.07	Office	1st Floor	Staff	20.39		2		M50/ replace carpet with new School carpet.	New drylined 127mm partition, 45dB, 30mins FR; Existing plastered brick walls, remove all tenants fittings, signage, decorative lighting. Provide boxing-in for new drainage pipework. Make good all holes present; Redecorate in Scrubbable matt emulsion.	Existing plasterboard ceiling, remove all tenants fittings, decorative lighting. Make good all holes present; skim; Redecorate in Scrubbable matt emulsion	Provide new teaching wall	Strip and redecorate existing windows; Ease and provide new rope to existing sash pulleys; Provide new Acrylic guarding in front of tall windows.	Provide new fire door FD30S to form smoke lobby; Retain and redecorate existing doors; install cold smoke seals; remove all tenants signage.	Self-closers, 3no. Pairs BS rated hinges, kickplates, smoke seals, Locking handles with suited locks	Provide new Statutory Fire Signage to doors and walls; New wayfinding signs to each door.	Replace - refer to Electrical design	New power and data to teachers desk, wall mounted dado trunking to teaching wall.		Retain smoke detectors/alarms		
F.08	Lift Lobby	1st Floor	Circulation			0		M50/ replace carpet with new School carpet.	Existing plastered brick walls, remove all tenants fittings, signage, decorative lighting. Make good all holes present; Redecorate in Scrubbable matt emulsion; Boxing-in for new drainage pipework.	Remove redundant decorative lighting; Make good holes; redecorate in matt emulsion			Provide new fire door FD30S to form smoke lobby; Retain and redecorate existing doors; install cold smoke seals; remove all tenants signage.	Retain existing	Provide new Statutory Fire Signage to doors and walls; New wayfinding signs to each door.	Replace - refer to Electrical design		Provide new smoke detector/ alarm to new lobby			

Phase 1 Refurbishment Schedule of Work by Room
 Rev P3 5.7.2018
 Listed Building Application
 2262-EWA-A-AX(0)01

Number	Name	Level	Room Type	Area	Ceiling Height	Occupants	Demolition/ Enabling	Floor Finish	Wall Finish	Ceiling Finish	Finishes/ Fittings-Other	External Doors/ Windows	Internal Doors, Screens	Ironmongery	Signage	Lighting General	Electrical	Mechanical	Fire Alarm/ Safety Systems	Sanitary	
Basement				sqm												Refer to M+E Design for details					
Second Floor																					
S.01	Staircase	2nd Floor	Circulation			0		M50/ Replace stair carpet; Retain stair nosings; Existing skirting redecorated	Existing plastered brick walls, remove all tenants fittings, signage, decorative lighting. Make good all holes present; Redecorate in Scrubbable matt emulsion; Boxing-in for new drainage pipework.	Remove redundant decorative lighting; Make good holes; redecorate in matt emulsion.	Balustrades: refinish timber handrail to existing balustrades in varnish stain to agreed colour; strip balusters to bare metal, treat rust affected areas; redecorate with primer, undercoat and gloss topcoat	Strip and redecorate existing windows; Ease and provide new rope to existing sash pulleys; Provide lockable window restrictor bolts to sashes.	Retain and redecorate existing doors; install cold smoke seals, finger guards; remove all tenants signage.	Retain existing	Provide new Statutory Fire Signage to doors and walls; New wayfinding signs to each door.	Replace - refer to Electrical design				Retain fire alarm/ smoke detectors - refer to Electrical design; Provide Refuge Call Point adjacent lift.	
S.02	Corridor/ Lift Lobby	2nd Floor	Circulation			0		M50/ replace carpet with new School carpet.	Existing plastered brick walls, remove all tenants fittings, signage, decorative lighting. Make good all holes present; Redecorate in Scrubbable matt emulsion; Boxing-in for new drainage pipework.	Remove redundant decorative lighting; Make good holes; redecorate in matt emulsion; 30mins FR plasterboard riser to conceal new drainage, fire seal floor and sealing aperture around pipes.			Provide new fire door FD30S to form smoke lobby; Retain and redecorate existing doors; install cold smoke seals; finger guards, remove all tenants signage.	Retain existing	Provide new Statutory Fire Signage to doors and walls; New wayfinding signs to each door.	Replace - refer to Electrical design			Provide new smoke detector/ alarm to lobby		
S.03	Classroom No7	2nd Floor	Teaching	36.95		20+1		M50/ replace carpet with new School carpet.	New drylined 127mm partition, 45dB, 30mins FR; Existing plastered brick walls, remove all tenants fittings, signage, decorative lighting. Make good all holes present; Redecorate in Scrubbable matt emulsion	Existing plasterboard ceiling, remove all tenants fittings, decorative lighting. Make good all holes present; skim; Redecorate in Scrubbable matt emulsion	Provide new teaching wall	Strip and redecorate existing windows; Ease and provide new rope to existing sash pulleys; Provide lockable window restrictor bolts to sashes.	New solidcore FD30s Fire Door with VP	Self-closers, 3no. Pairs BS rated hinges, kickplates, smoke seals, Locking handles with suited locks	Provide new Statutory Fire Signage to doors and walls; New wayfinding signs to each door.	Replace - refer to Electrical design	New power and data to teachers desk, wall mounted dado trunking to teaching wall.		Provide new smoke detector/ alarm - existing room divided		
S.04	Classroom No8	2nd Floor	Teaching	42.78		20+1		M50/ replace carpet with new School carpet.	New drylined 100mm partition, 45dB, 30mins FR; Existing plastered brick walls, remove all tenants fittings, signage, decorative lighting. Make good all holes present; Redecorate in Scrubbable matt emulsion	Existing plasterboard ceiling, remove all tenants fittings, decorative lighting. Make good all holes present; skim; Redecorate in Scrubbable matt emulsion	Provide new teaching wall		Retain and redecorate existing doors; install cold smoke seals, finger guards; remove all tenants signage.	Self-closers, 3no. Pairs BS rated hinges, kickplates, smoke seals, Locking handles with suited locks	Provide new Statutory Fire Signage to doors and walls; New wayfinding signs to each door.	Replace - refer to Electrical design	New power and data to teachers desk, wall mounted dado trunking to teaching wall.		Provide new smoke detector/ alarm - existing room divided		
S.05	Classroom No9	2nd Floor	Teaching	44.95		20+1		M50/ replace carpet with new School carpet.	New drylined 127mm partition infill to existing doorway, 45dB, 60mins FR; Existing plastered brick walls, remove all tenants fittings, signage, decorative lighting. Make good all holes present; Redecorate in Scrubbable matt emulsion	Existing plasterboard ceiling, remove all tenants fittings, decorative lighting. Make good all holes present; skim; Redecorate in Scrubbable matt emulsion	Provide new teaching wall		Remove and retain existing door on site, block in doorway.			Replace - refer to Electrical design	New power and data to teachers desk, wall mounted dado trunking to teaching wall.		Retain smoke detectors/alarms		
S.06	Smoke Lobby	2nd Floor	Circulation			0		M50/ replace carpet with new School carpet.	New drylined 127mm partition, 45dB, 30mins FR; Existing plastered brick walls, remove all tenants fittings, signage, decorative lighting. Make good all holes present; Redecorate in Scrubbable matt emulsion	Remove redundant decorative lighting; Make good holes; redecorate in matt emulsion; 30mins FR plasterboard suspended ceiling to conceal new h.lvl drainage.			Provide 2no. new solidcore FD30s Fire Door: Flush door with VP to Office; New flush solid door with dado/skirting detail to Front Room; New 30/30 FR Glazed timber screen to lobby end wall.	Concealed Self-closers, 3no. Pairs BS rated hinges, kickplates, smoke seals, Locking handles with suited locks	Provide new Statutory Fire Signage to doors and walls; New wayfinding signs to each door.	Replace - refer to Electrical design			Provide new smoke detector/ alarm to lobby		
S.07	Office	2nd Floor	Staff	23.49		2		M50/ replace carpet with new School carpet.	New drylined 127mm partition, 45dB, 30mins FR; Existing plastered brick walls, remove all tenants fittings, signage, decorative lighting. Provide high level bulkhead boxing-in for new drainage pipework. Make good all holes present; Redecorate in Scrubbable matt emulsion	Existing plasterboard ceiling, remove all tenants fittings, decorative lighting. Make good all holes present; skim; Redecorate in Scrubbable matt emulsion; 30mins FR plasterboard bulkhead to conceal new h.lvl drainage.	Provide new teaching wall	Strip and redecorate existing windows; Ease and provide new rope to existing sash pulleys; Provide lockable window restrictor bolts to sashes.	New solidcore FD30s Fire Door with VP	Self-closers, 3no. Pairs BS rated hinges, kickplates, smoke seals, Locking handles with suited locks	Provide new Statutory Fire Signage to doors and walls; New wayfinding signs to each door.	Replace - refer to Electrical design	New power and data to teachers desk, wall mounted dado trunking to teaching wall.		Retain smoke detectors/alarms		
S.08	WC	2nd Floor	Sanitary			1	Retain fittings	Retain, clean down	Retain tiling, clean down; redecorate walls with scrubbable matt emulsion	Remove redundant decorative lighting; Make good holes; redecorate in durable matt emulsion	Retain		Retain and redecorate existing doors; install cold smoke seals, finger guards; remove all tenants signage.	Retain existing	Fire Signage to doors and walls; New wayfinding signs to each door.	Replace - refer to Electrical design					



Phase 1 Refurbishment Schedule of Work by Room
 Rev P3 5.7.2018
 Listed Building Application
 2262-EWA-A-AX(0)01

Number	Name	Level	Room Type	Area	Ceiling Height	Occupants	Demolition/ Enabling	Floor Finish	Wall Finish	Ceiling Finish	Finishes/ Fittings-Other	External Doors/ Windows	Internal Doors, Screens	Ironmongery	Signage	Lighting General	Electrical	Mechanical	Fire Alarm/ Safety Systems	Sanitary
Basement				sqm												Refer to M+E Design for details				
1st Floor																				
T.01	Staircase	3rd Floor	Circulation		Varies	0		M50/ Replace stair carpet; Retain stair nosings; Existing skirting redecorated	Existing plastered brick walls, remove all tenants fittings, signage, decorative lighting. Make good all holes present; Redecorate in Scrubbable matt emulsion.	Remove redundant decorative lighting; Make good holes; redecorate in matt emulsion.	Demonstrate: remain under handrail to existing balustrades in varnish stain to agreed colour; strip balusters to bare metal, treat rust affected areas; redecorate with primer.	Strip and redecorate existing windows; Ease and provide new rope to existing sash pulleys; Provide lockable window restrictor bolts to sashes.	Retain and redecorate existing doors; install cold smoke seals, finger guards; remove all tenants signage.	Retain existing	Provide new Statutory Fire Signage to doors and walls; New wayfinding signs to each door.	Replace - refer to Electrical design			Retain fire alarm/ smoke detectors - refer to Electrical design; Provide Refuge Call Point adjacent lift.	n/a
T.02	Corridor/ Lift Lobby	3rd Floor	Circulation		2.5	0		M50/ replace carpet with new School carpet.	Existing plastered brick walls, remove all tenants fittings, signage, decorative lighting. Make good all holes present; Redecorate in Scrubbable matt emulsion; Boxing-in for new drainage pipework.	Remove redundant decorative lighting; Make good holes; redecorate in matt emulsion; 30mins FR plasterboard riser to conceal new drainage, fire seal floor and sealing aperture around pipes.			Provide new fire door FD30S to form smoke lobby; Remove existing door	Retain existing	Provide new Statutory Fire Signage to doors and walls; New wayfinding signs to each door.	Replace - refer to Electrical design			Provide new smoke detector/ alarm to lobby	n/a
T.03	Laboratory/ Art Room	3rd Floor	Teaching	71.85	2.7	20+1		M50/ replace carpet with vinyl on 6mm ply board underlayer on 3mm foam isolating layer over existing floorboards.	New drylined 127mm partition, 45dB, 30mins FR; Existing plastered brick walls, remove all tenants fittings, signage, decorative lighting. Make good all holes present; Provide Boxing-in for new drainage pipework; Decorate generally in Scrubbable matt emulsion	Existing plasterboard ceiling, remove all tenants fittings, decorative lighting. Make good all holes present; skim; Redecorate in Scrubbable matt emulsion; 30mins FR plasterboard bulkhead to conceal new h.V.I ductwork.	Fit new laboratory perimeter cupboard and sink units to be sourced by the School; provide water and drainage services to fittings; Teaching wall	Strip and redecorate existing windows; Ease and provide new rope to existing sash pulleys; Provide lockable window restrictor bolts to sashes.	New solidcore FD30s Fire Door with VP	Self-closers, 3no. Pairs BS rated hinges, kickplates, smoke seals, Locking handles with suited locks	Provide new Statutory Fire Signage to doors and walls; New wayfinding signs to each door.	Replace - refer to Electrical design	Power and data to perimeter benching, teachers position	Install suspended mech vent system - refer to mechanical design	Retain smoke detectors/alarms	New sink and drainer and individual taps
T.04	Store	3rd Floor	Store	3.23	2.5	0		M50/ replace carpet with vinyl on 6mm ply board underlayer on 3mm foam isolating layer over existing floorboards.	New drylined 127mm partition, 45dB, 30mins FR; Existing plastered brick walls, remove all tenants fittings, signage, decorative lighting. Make good all holes present; New timber skirtings; Redecorate in Scrubbable matt emulsion; Boxing-in for new drainage pipework.	Existing plasterboard ceiling, remove all tenants fittings, decorative lighting. New plasterboard ceiling concealing drainage above; decorate in Scrubbable matt emulsion	Fit new shelving units to be supplied by School.		New solidcore FD30s Fire Door with VP	Self-closers, 3no. Pairs BS rated hinges, kickplates, smoke seals, Locking handles with suited locks	Provide new Statutory Fire Signage to doors and walls; New wayfinding signs to each door.	Replace - refer to Electrical design				
T.05	Prep/ Store	3rd Floor	Staff	7.31	2.5	2		M50/ replace carpet with vinyl on 6mm ply board underlayer on 3mm foam isolating layer over existing floorboards.	New drylined 127mm partition, 45dB, 30mins FR; Existing plastered brick walls, remove all tenants fittings, signage, decorative lighting. Make good all holes present; New timber skirtings; Redecorate in Scrubbable matt emulsion	Existing plasterboard ceiling, remove all tenants fittings, decorative lighting. New plasterboard ceiling concealing ductwork above; decorate in Scrubbable matt emulsion	Fit new laboratory perimeter cupboard and sink units to be sourced by the School; provide water and drainage services to fittings.		New solidcore FD30s Fire Door with VP	Self-closers, 3no. Pairs BS rated hinges, kickplates, smoke seals, Locking handles with suited locks	Provide new Statutory Fire Signage to doors and walls; New wayfinding signs to each door.	Replace - refer to Electrical design				
T.06	Prep/ Store	3rd Floor	Staff	9.53	2.5	2		M50/ replace carpet with vinyl on 6mm ply board underlayer on 3mm foam isolating layer over existing floorboards.	New drylined 127mm partition, 45dB, 30mins FR; Existing plastered brick walls, remove all tenants fittings, signage, decorative lighting. Make good all holes present; New timber skirtings; Redecorate in Scrubbable matt emulsion	Existing plasterboard ceiling, remove all tenants fittings, decorative lighting. New plasterboard ceiling concealing ductwork above; decorate in Scrubbable matt emulsion	Fit new laboratory perimeter cupboard and sink units to be sourced by the School; provide water and drainage services to fittings.		New solidcore FD30s Fire Door with VP	Self-closers, 3no. Pairs BS rated hinges, kickplates, smoke seals, Locking handles with suited locks	Provide new Statutory Fire Signage to doors and walls; New wayfinding signs to each door.	Replace - refer to Electrical design		See below		
T.07	Corridor/ Smoke Lobby	3rd Floor	Circulation	3.53	2.5	0		M50/ replace carpet with vinyl on 6mm ply board underlayer on 3mm foam isolating layer over existing floorboards.	New drylined 127mm partition, 45dB, 30mins FR; Existing plastered brick walls, remove all tenants fittings, signage, decorative lighting. Make good all holes present; New timber skirtings; Redecorate in Scrubbable matt emulsion	Remove redundant decorative lighting; Make good holes; redecorate in matt emulsion.			New solidcore FD30s Fire Doors with VP to Laboratory and Prep room; Retain and redecorate existing doors; install cold smoke seals, finger guards; remove all tenants signage.	Self-closers, 3no. Pairs BS rated hinges, kickplates, smoke seals, Locking handles with suited locks	Provide new Statutory Fire Signage to doors and walls; New wayfinding signs to each door.	Replace - refer to Electrical design		Provide new smoke detector/ alarm to lobby	n/a	
T.08	Laboratory	3rd Floor	Teaching	60.76	2.5	20+1		M50/ replace carpet with vinyl on 6mm ply board underlayer on 3mm foam isolating layer over existing floorboards; Provide raised timber Stage teachers area concealing new drainage; Fire seal around all new drainage with intumescent pipe collars.	New drylined 127mm partition, 45dB, 30mins FR; Existing plastered brick walls, remove all tenants fittings, signage, decorative lighting. Make good all holes present; Provide Boxing-in for new drainage pipework; Decorate generally in Scrubbable matt emulsion	Existing plasterboard ceiling, remove all tenants fittings, decorative lighting. Make good all holes present; skim; 30mins FR plasterboard bulkhead to conceal new h.V.I ductwork; Decorate in Scrubbable matt emulsion	Fit new laboratory perimeter cupboard and sink units to be sourced by the School; provide water and drainage services to fittings; Teaching wall	Strip and redecorate existing windows; Ease and provide new rope to existing sash pulleys; Provide lockable window restrictor bolts to sashes.	New solidcore FD30s Fire Door with VP	Self-closers, 3no. Pairs BS rated hinges, kickplates, smoke seals, Locking handles with suited locks	Provide new Statutory Fire Signage to doors and walls; New wayfinding signs to each door.	Replace - refer to Electrical design	Laboratory power to fixed benching	Install suspended mech vent system - refer to mechanical design Fume cupboard extract - to shared fume cupboard between lab/prep; Extract to roof level (location to be agreed)	Retain smoke detectors/alarms	New sink and drainer and individual taps

Phase 1 Refurbishment Schedule of Work by Room
 Rev P3 5.7.2018
 Listed Building Application
 2262-EWA-A-AX(0)01

Number	Name	Level	Room Type	Area	Ceiling Height	Occupants	Demolition/ Enabling	Floor Finish	Wall Finish	Ceiling Finish	Finishes/ Fittings-Other	External Doors/ Windows	Internal Doors, Screens	Ironmongery	Signage	Lighting General	Electrical	Mechanical	Fire Alarm/ Safety Systems	Sanitary
T.09	WC	3rd Floor	Sanitary	sqm	2.3	1	Retain fittings	Retain, clean down	Retain tiling, clean down; redecorate walls with scrubbable matt emulsion	Remove redundant decorative lighting; Make good holes; redecorate in durable matt emulsion.	Retain		Retain and redecorate existing doors; install cold smoke seals, finger guards; remove all tenants signage.	Retain existing	Provide new Statutory Fire Signage to doors and walls; New wayfinding signs to each door.	Refer to M+E Design for details				
T.10	WC	3rd Floor	Sanitary		2.3	1	Retain fittings	Retain, clean down	Retain tiling, clean down; redecorate walls with scrubbable matt emulsion	Remove redundant decorative lighting; Make good holes; redecorate in durable matt emulsion.	Retain		Retain and redecorate existing doors; install cold smoke seals, finger guards; remove all tenants signage.	Retain existing	Provide new Statutory Fire Signage to doors and walls; New wayfinding signs to each door.	Replace - refer to Electrical design				
T.11	WC	2nd Floor	Sanitary			1	Retain fittings	Retain, clean down	Retain tiling, clean down; redecorate walls with scrubbable matt emulsion	Remove redundant decorative lighting; Make good holes; redecorate in durable matt emulsion.	Retain		Retain and redecorate existing doors; install cold smoke seals, finger guards; remove all tenants signage.	Retain existing	Provide new Statutory Fire Signage to doors and walls; New wayfinding signs to each door.	Replace - refer to Electrical design				
T.12	WC	2nd Floor	Sanitary			1	Retain fittings	Retain, clean down	Retain tiling, clean down; redecorate walls with scrubbable matt emulsion	Remove redundant decorative lighting; Make good holes; redecorate in durable matt emulsion.	Retain		Retain and redecorate existing doors; install cold smoke seals, finger guards; remove all tenants signage.	Retain existing	Provide new Statutory Fire Signage to doors and walls; New wayfinding signs to each door.	Replace - refer to Electrical design				

Phase 1 Refurbishment Schedule of Work by Room
 Rev P3 5.7.2018
 Listed Building Application
 2262-EWA-A-AX(0)01

Number	Name	Level	Room Type	Area	Ceiling Height	Occupants	Demolition/ Enabling	Floor Finish	Wall Finish	Ceiling Finish	Finishes/ Fittings-Other	External Doors/ Windows	Internal Doors, Screens	Ironmongery	Signage	Lighting General	Electrical	Mechanical	Fire Alarm/ Safety Systems	Sanitary
Basement				sqm																
Fourth Floor																				
Fo.01	Staircase	4th Floor	Circulation		Varies	0		M50/ Replace stair carpet; Retain stair nosings; Existing skirting redecorated	Existing plastered brick walls, remove all tenants fittings, signage, decorative lighting. Make good all holes present; Redecorate in Scrubbable matt emulsion; Boxing-in for new drainage pipework (in lobby and loftspace)	Remove redundant decorative lighting; Make good holes; redecorate in matt emulsion.	Balustrades: refinish timber handrail to existing balustrades in varnish stain to agreed colour; strip balusters to bare metal, treat rust affected areas; redecorate with primer, undercoat and gloss topcoat		Retain and redecorate existing doors; install cold smoke seals, finger guards; remove all tenants signage.	Retain existing	Provide new Statutory Fire Signage to doors and walls; New wayfinding signs to each door.	Refer to M+E Design for details			Retain fire alarm/ smoke detectors - refer to Electrical design; Provide Refuge Call Point adjacent lift.	n/a
Fo.02	Corridor/ Lift Lobby	4th Floor	Circulation		2.5	0		M50/ replace carpet with School's carpet	Existing plastered brick walls, remove all tenants fittings, signage, decorative lighting. Make good all holes present; Redecorate in Scrubbable matt emulsion; Boxing-in for new drainage pipework.	Remove redundant decorative lighting; Make good holes; redecorate in matt emulsion.			New solidcore FD30s Fire Door with VP to lobby; Retain and redecorate existing doors; install cold smoke seals; remove all tenants signage.	Self-closers, 3no. Pairs BS rated hinges, kickplates, smoke seals, Locking handles with suited locks	Provide new Statutory Fire Signage to doors and walls; New wayfinding signs to each door.	Replace - refer to Electrical design		Provide new smoke detector/ alarm to lobby	n/a	
Fo.03	Meeting Room	4th Floor	Staff	22.86	2.5	12		M50/ replace carpet with School's carpet	New drylined 127mm partition, 45dB, 30mins FR; Existing plastered brick walls, remove all tenants fittings, signage, decorative lighting. Make good all holes present; Redecorate in Scrubbable matt emulsion	Existing plasterboard ceiling, remove all tenants fittings, decorative lighting. Make good all holes present; skim; Redecorate in Scrubbable matt emulsion	Provide new teaching wall; new kitchenette fittings	Strip and redecorate existing windows to rear; Ease and provide new rope to existing sash pulleys	New solidcore FD30s Fire Door with VP	Self-closers, 3no. Pairs BS rated hinges, kickplates, smoke seals, Locking handles with suited locks	Provide new Statutory Fire Signage to doors and walls; New wayfinding signs to each door.	Replace - refer to Electrical design		Retain smoke detectors/alarms	New sink and drainer and individual taps	
Fo.04	Staff Room	4th Floor	Staff	49.32	2.5	20		M50/ replace carpet with School's carpet	New drylined 127mm partition, 45dB, 30mins FR; Existing plastered brick walls, remove all tenants fittings, signage, decorative lighting. Make good all holes present; Redecorate in Scrubbable matt emulsion	Existing plasterboard ceiling, remove all tenants fittings, decorative lighting. Make good all holes present; skim; Redecorate in Scrubbable matt emulsion	New new 2.7m kitchenette fitting; wall cupboards, sink, individual taps, instantaneous boiling water tap, space for undercounter fridge.	Strip and redecorate existing window to side elevation; Ease and provide new rope to existing sash pulleys	New solidcore FD30s Fire Door with VP	Self-closers, 3no. Pairs BS rated hinges, kickplates, smoke seals, Locking handles with suited locks	Provide new Statutory Fire Signage to doors and walls; New wayfinding signs to each door.	Replace - refer to Electrical design		Retain smoke detectors/alarms	New sink and drainer and individual taps	
Fo.05	Corridor	4th Floor	Circulation	7.75	2.4	0	Provide temporary doorway, partitioning to allow contractors access into Corridor from stairwell and separate occupied area: Note tenants fire escape route must be maintained.	Retain existing	To end wall - provide independent acoustic wall lining on independent studs around linking door; Redecorate - scrubbable matt emulsion	Redecorate as walls			Provide new compressible rubber seals both doors; new threshold brush seal to connecting door; ; Lift existing threshold and fill with tightly packed mineral wool, replace and redecorate.	Retain existing	Retain	Retain		Retain smoke detectors/ alarms		
Fo.06	External Plant Well	4th Floor (Ext)	Plant	11.93	Ext	0		Concrete paving tiles					Retain existing	Retain existing					Provide new fire call point	
Fo.07	Loft	4th Floor	Store	c.20	2.1	0		Existing: Timber boards; retain, allow for strengthening works, double-up roof joists and fix together to be confirmed by Structural Engineer; provide new mineral wool loft insulation 200mm; loft store pedestals; 22mm T+G chipboard floor deck; fill all perimeters, holes with packed mineral wool	Existing plasterboard, retain, seal all perimeters, pack gaps with mineral wool; Provide new independent acoustic wall lining to end wall to no.54, fill all perimeters with end wall with tightly packed mineral wool.	Retain roofing boards; Provide new weathersealed flue/ SVP penetrations to exterior.			Retain existing	Retain existing				Install new mechanical equipment - refer to Mechanical design.	Retain smoke detectors/ alarms	