

46-48 Bedford Row

Planning Application and Listed Building Consent

February 2020



Schedule of Strip Out Works

Buckley Gray Yeoman Studio 4.04, The Tea Building 56 Shoreditch High Street,London E1 6JJ Tel: 020 7033 9913 Fax: 020 7033 9914											
	SOFT STRIP OUT SCHEDULE - 46 Bedford Row										
										Job No.	1092
										Issue Date	04.01.20
										Revision	A

Ground Floor										
Room no.	Description	Floor	Ceiling	Wall 1 (N)	Wall 2 (E)	Wall 3 (S)	Wall 4 (W)	Windows	Doors	Notes
46_G_01	Entrance hall	White floor tiles to be removed. Matwell to be removed. Timber threshold strip to be removed.	Pendant light fitting to be removed. Emergency exit signage to be removed.	Signage to be removed. Trunking to be removed. <i>Cornice to remain. Skirting to remain.</i>	Signage and wall brackets to be removed. Cupboards to be removed. <i>Cornice to remain. Skirting to remain.</i>	-	Tenant signage and pigeon holes to be removed. Trunking to be removed. <i>Picture frame to remain. Cornice to remain. Skirting to remain.</i>	-	-	-
46_G_02	Lobby	White floor tiles to be removed.	Light fittings and associated trunking to be removed.	-	Trunking to be removed. <i>Cornice to Skirting to remain.</i>	<i>Cornice to remain. Skirting to remain.</i>	<i>Cornice to remain. Skirting to remain.</i>	-	Door leaf to LG stair to be removed.	
46_G_03	Office	Carpet to be removed.	Light fittings and associated trunking to be removed.	Electric heater to be removed. <i>Cabinets to remain. Cornice to remain. Skirting to remain.</i>	Light fitting to be removed. Stove to be removed. <i>Skirting & dado rail to remain. Fireplace and mantle to remain.</i>	Electric heater to be removed. <i>Skirting & dado rail to remain. Cornice to remain.</i>	Light fitting to be removed. <i>Skirting & dado rail to remain. Cornice to remain.</i>	Secondary glazing & frames to be removed.		
46_G_04	Office	Carpet to be removed.	Light fittings to be removed.	<i>Cornice & picture rail to remain. Skirting to remain.</i>	<i>Cornice & picture rail to remain. Skirting to remain.</i>	Electric heater to be removed. <i>Cornice & picture rail to remain. Skirting to remain.</i>	Telephone & signage to be removed. Trunking to be removed. <i>Cornice & picture rail to remain. Skirting to remain.</i>	Blind to be removed.		
46_G_05	Office	Carpet & nosings to be removed. Threshold strip to be removed.	Light fittings to be removed.	Dado rail to be removed.	Dado rail to be removed.	Dado rail to be removed. Trunking to be removed.	Cabinetry & brackets to be removed. Trunking to be removed.	-	-	Fireplace to be cleaned and waste removed
46_G_06	WC	Carpet to be removed.	Light fittings to be removed.	-	-	-	-	-	-	All WC fixtures & fittings to be removed.
46_G_07	Safe	Carpet to be removed.	Light fittings to be removed.	-	-	-	-	N/A	-	Loose floor safe to be removed.
46_G_08	Kitchenette & lobby	Carpet to be removed. Threshold strip to be removed.	Light fittings to be removed. Ceiling grid & tiles to be removed.	-	-	-	-	-	Door leaf to 46_G_09 to be removed.	Kitchen worktop, cabinets, fixtures and fittings to be removed.
46_G_09	Office	Carpet to be removed.	Light fittings to be removed.	Trunking to be removed.	Trunking to be removed.	-	Electric heater to be removed.	-	Door leaf to 46_G_10 to be removed.	
46_G_10	Corridor	Carpet & nosings to be removed.	Remove false ceiling	-	-	-	-	-	Remove internal door leaves.	

Basement										
Room no.	Description	Floor	Ceiling	Wall 1 (N)	Wall 2 (E)	Wall 3 (S)	Wall 4 (W)	Windows	Doors	Notes
46_B_01	Lobby	Carpet to be removed.	-	-	-	-	-	-	-	
46_B_02	Office	Carpet to be removed.	-	-	-	-	Telephone to be removed. Cabinets to be removed.	-	-	General Refuse to be removed
46_B_03	Office	Carpet to be removed.	-	-	-	-	Electric heater to be removed.	-	Security shutters to be removed.	
46_B_04	WC									All WC, fixtures and fittings to be removed.
46_B_05										
46_B_06	Store									Storage to be removed

First Floor										
Room no.	Description	Floor	Ceiling	Wall 1 (N)	Wall 2 (E)	Wall 3 (S)	Wall 4 (W)	Windows	Doors	Notes
46_1_01	Lobby	Carpet to be removed.	Light fittings to be removed.	<i>Cornice & picture rail to remain. Skirting to remain.</i>	<i>Cornice & picture rail to remain. Skirting to remain.</i>	Trunking to be removed. <i>Cornice & picture rail to remain. Skirting to remain.</i>	<i>Cornice & picture rail to remain. Skirting to remain.</i>	-	-	
46_1_02	Hall	Carpet to be removed.	Light fittings to be removed. Timber frame to be removed.	<i>Cornice to remain. Skirting to remain.</i>	<i>Cornice to remain. Skirting to remain.</i>	<i>Cornice to remain. Skirting to remain.</i>	Telephone to be removed. <i>Cornice to remain. Skirting to remain.</i>	-	-	
46_1_03	Office	Carpet to be removed.	Light fittings to be removed.	Electric heater to be removed. <i>Cornice to remain. Skirting & dado panelling to remain.</i>	<i>Cornice to remain. Skirting & dado panelling to remain.</i>	<i>Cornice to remain. Skirting & dado panelling to remain.</i>	<i>Cornice to remain. Skirting & dado panelling to remain.</i>	-	-	
46_1_04	Office	Carpet to be removed.	Light fittings to be removed.	Electric heater to be removed. <i>Cornice to remain. Skirting & dado rail to remain.</i>	<i>Cornice to remain. Skirting & dado rail to remain.</i>	Electric heater to be removed. <i>Cornice to remain. Skirting & dado rail to remain.</i>	Sensors to be removed. <i>Cornice to remain. Skirting & dado rail to remain.</i>	-	-	
46_1_05	Office	Carpet to be removed.	Light fittings to be removed.	<i>Cornice to remain. Skirting & dado rail to remain.</i>	<i>Cornice to remain. Skirting & dado rail to remain.</i>	Electric heater to be removed. <i>Cornice to remain. Skirting & dado rail to remain.</i>	<i>Cornice to remain. Skirting & dado rail to remain.</i>	-	Door to be removed.	
46_1_06	WC	Flooring to be removed.	Light fittings to be removed.	-	-	-	-	-	Door to be removed.	All fixtures & fittings to be removed.
46_1_07	Lobby	Carpet to be removed.	Light fittings to be removed.	<i>Cornice & picture rail to remain. Skirting to remain.</i>	<i>Cornice & picture rail to remain. Skirting to remain.</i>	Trunking to be removed. <i>Cornice & picture rail to remain.</i>	<i>Cornice & picture rail to remain. Skirting to remain.</i>	-	-	

						Skirting to remain.				
Second Floor										
Room no.	Description	Floor	Ceiling	Wall 1 (N)	Wall 2 (E)	Wall 3 (S)	Wall 4 (W)	Windows	Doors	Notes
46_2_01	WC	Flooring to be removed.	Light fittings to be removed.	-	-	-	-	-	Door to be removed.	All fixtures & fittings to be removed.
46_2_02	Lobby	Carpet to be removed.	Light fittings to be removed.	-	-	Cabinet to be removed.	Telephone to be removed.	-	-	Trunking to be removed.
46_2_03	Office	Carpet to be removed. Theshold strip to be removed.	Light fittings & associated trunking to be removed.	Skirting to remain.	Cornice to remain. Skirting to remain.	Electric radiator to be removed. Cornice to remain. Skirting to remain.	Cornice to remain. Skirting to remain.	-	-	
46_2_04	Office	Carpet to be removed.	Light fittings & associated trunking to be removed.	Cornice & picture rail to remain. Skirting to remain.	Cornice & picture rail to remain. Skirting to remain.	Electric radiator to be removed. Cornice & picture rail to remain. Skirting to remain.	Cornice & picture rail to remain. Skirting to remain.	-	Door leaf to be removed.	
46_2_05	Office	Carpet to be removed.	Light fittings & associated trunking to be removed.	Cornice to remain. Skirting to remain.	Joinery to remain. Cornice to remain. Skirting to remain.	Electric radiator to be removed. Cornice to remain. Skirting to remain.	Cornice to remain. Skirting to remain.	Draught strips to be removed.	-	
46_2_06	Reception room	Carpet to be removed.	Light fittings & associated trunking to be removed.	Skirting to remain.	Electric radiator to be removed. Skirting to remain.	Safe to be removed. Remove sink and joinery. Skirting to remain.	Skirting to remain.	-	-	
46_2_07	Landing	Carpet to be removed.	Light fittings to be removed.	Skirting to remain.	-	-	-	-	-	Trunking to be removed.
46_2_08	Landing	Carpet to be removed.	Light fittings to be removed.	Skirting to remain.	-	-	-	-	-	Trunking to be removed.
Third Floor										
Room no.	Description	Floor	Ceiling	Wall 1 (N)	Wall 2 (E)	Wall 3 (S)	Wall 4 (W)	Windows	Doors	Notes
46_3_01	WC	Flooring to be removed.	Light fittings to be removed.	-	-	-	-	-	-	All fixtures & fittings to be removed.
46_3_02	Lobby	Carpet & threshold strips to be removed.	Light fittings to be removed.	Cabinetry to be removed.	Telephone to be removed.	-	-	-	-	
46_3_03	Kitchenette	Flooring to be removed.	Light fittings to be removed.	-	-	-	-	-	-	Kitchen worktop, cabinets, fixtures and fittings to be removed.
46_3_04	Bathroom	Flooring to be removed.	Light fittings to be removed.	-	-	-	-	-	-	All bathroom cabinets, fixtures and fittings to be removed.
46_3_05	Office	Carpet to be removed.	Light fittings to be removed.	Skirting to remain.	Electric radiator to be removed. Skirting to remain.	Trunking to be removed. Panelling to remain.	Skirting to remain.	-	-	
46_3_06	Office	Carpet to be removed.	Light fittings & associated trunking to be removed.	Electric radiator to be removed. Skirting to remain.	Cabinetry to remain. Skirting to remain.	Trunking to be removed. Electric radiator to be removed. Skirting to remain.	Skirting to remain.	-	-	
46_3_07	Office	Carpet to be removed.	Light fittings & associated trunking to be removed.	Skirting to remain.	Skirting to remain.	Skirting to remain.	Electric radiator to be removed. Skirting to remain.	-	-	
46_3_08	Landing	Carpet to be removed.	Light fittings to be removed.	-	-	-	-	-	-	
46_3_09	Lobby	Carpet to be removed.	Light fittings to be removed.	-	-	-	-	-	-	
Stairs										
Room no.	Description	Floor	Ceiling	Wall 1 (N)	Wall 2 (E)	Wall 3 (S)	Wall 4 (W)	Windows	Doors	Notes
46_Stair 01	Stair to LG	Carpet & nosings to be removed.	Light fittings & associateed trunking to be removed.	-	-	-	-	-	-	
46_Stair 02	Stair (Gnd - 1st)	Carpet to be removed.	-	-	Cornice to remain. Skirting to remain.	Handrail to be removed. Cornice to remain. Skirting to remain.	Handrail to be removed. Trunking to be removed. Cornice to remain. Skirting to remain.	N/A	-	Balustrade at 1F to remain.
46_Stair 03	Stair (1st - 2nd)	Carpet to be removed.	Light fittings to be removed.	-	-	-	-	-	-	Trunking to be removed.
46_Stair 04	Stair (2nd - 3rd)	Carpet to be removed.	Light fittings to be removed.	-	-	-	-	-	-	
External										
Room no.	Description	Floor	Ceiling	Wall 1 (N)	Wall 2 (E)	Wall 3 (S)	Wall 4 (W)	Windows	Doors	Notes
	Streetfront lightwell 1	-	-	-	-	-	-	-	-	Litter to be removed
	Streetfront lightwell 2	-	-	-	-	-	-	-	-	Litter to be removed
	Yard	-	-	-	-	-	-	-	-	Vegetation to be removed
	Rear Lightwell									

Note:
All socket and switch plates to be removed and services capped off.
All telecommunications cabling, ducting and sockets to be removed.
All meters and fuse boxes to remain.
All motion sensors and associated trunking to be removed.
All detectors, fire alarms, break glass boxes, extinguishers, extinguisher brackets and associateed signage to be removed.
All rubbish and loose fixtures & fittings to be removed from site.

Buckley Gray Yeoman Studio 4.04, The Tea Building 56 Shoreditch High Street,London E1 6JJ Tel: 020 7033 9913 Fax: 020 7033 9914				
	SOFT STRIP OUT SCHEDULE - 47a Bedford Row		Job No.	1092
			Issue Date	03.01.20
			Revision	A

Ground Floor										
Room no.	Description	Floor	Ceiling	Wall 1 (N)	Wall 2 (E)	Wall 3 (S)	Wall 4 (W)	Windows	Doors	Notes
47a_G_01	Hall	Timber floor to be removed. Carpet to be removed. Matwell to be removed.	Light fittings to be removed.	-	Electric heaters to be removed. - Dado panelling & rail to be removed Picture rail & cornice to be removed	-	-	N/A	-	All building material contaminated with rot/ mould to be removed
47a_G_02	Office	Carpet to be removed.	Light fittings to be removed.	Skirting to remain. Cornice to remain.	Electric radiator to be removed. Skirting to remain. Cornice to remain.	Skirting to remain. Cornice to remain.	Light fitting to be removed. Skirting & dado rail to remain. Cornice to remain.	-	-	Rubble and loose material from fireplace to be removed
47a_G_03	Hall	Carpet to be removed.	Light fittings to be removed.	Remove wall mounted services kit. Skirting & dado rail to be removed Cornice to remain.	Light fittings to be removed. Skirting & dado rail to be removed Cornice to remain.	Skirting & dado rail to remain. Cornice to remain.	Electric heater to be removed. Light fittings to be removed. Skirting & dado rail to be removed. Cornice to remain.	-	-	All building material contaminated with rot/ mould to be removed
47a_G_04	Shower room	Flooring to be removed.	Light fittings to be removed.	-	-	-	-	-	Door to be removed.	All bathroom fixtures & fittings to be removed.
47a_G_05	Kitchenette	Flooring to be removed.	Light fittings to be removed.	-	-	-	-	-	Door to be removed.	All kitchen cabinets, fixtures & fittings to be removed.

External										
Room no.	Description	Floor	Ceiling	Wall 1 (N)	Wall 2 (E)	Wall 3 (S)	Wall 4 (W)	Windows	Doors	Notes
47a_E_01	Rear terrace	-	-	-	-	-	-	-	-	

Note:
All socket and switch plates to be removed and services capped off.
All telecommunications cabling, ducting and sockets to be removed.
All meters and fuse boxes to remain.
All motion sensors and associated trunking to be removed.
All detectors, fire alarms, break glass boxes, extinguishers, extinguisher brackets and associateed signage to be removed.
All rubbish and loose fixtures & fittings to be removed from site.

Room no.	Description	Floor	Ceiling	Wall 1 (N)	Wall 2 (E)	Wall 3 (S)	Wall 4 (W)	Windows	Doors	Notes
47_Stair_01	Circular Stair (B-Gnd)	-	-	-	-	-	-			Structural stability of stair uncertain
47_Stair_02	Stair (Gnd - 1st)	Carpet to be removed.	Light fittings to be removed.		-	Cornice to remain. Skirting to remain.	Cornice to remain. Skirting to remain.	N/A	N/A	
47_Stair_03	Stair (1st-2nd)	Carpet to be removed.	Light fittings to be removed.	-	Cornice to remain. Skirting to remain.	Cornice to remain. Skirting to remain.	Cornice to remain. Skirting to remain.	N/A	N/A	
47_Stair_04	Stair (2nd-3rd)	Carpet to be removed.	Light fittings to be removed.	-	Cornice to remain. Skirting to remain.	Boiler and cupboard to be removed. Cornice to remain. Skirting to remain.	Cornice to remain. Skirting to remain.	-	N/A	

External										
Room no.	Description	Floor	Ceiling	Wall 1 (N)	Wall 2 (E)	Wall 3 (S)	Wall 4 (W)	Windows	Doors	Notes
	Streetfront lightwell	-	-	-	-	-	-	-	-	All litter to be removed.

Note:
All socket and switch plates to be removed and services capped off.
All telecommunications cabling, ducting and sockets to be removed.
All meters and fuse boxes to remain.
All motion sensors and associated trunking to be removed.
All detectors, fire alarms, break glass boxes, extinguishers, extinguisher brackets and associateed signage to be removed.
All rubbish and loose fixtures & fittings to be removed from site.

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	SOFT STRIP OUT SCHEDULE - 48 Bedford Row		Job No.
			Issue Date
		Revision	

Ground Floor										
Room no.	Description	Floor	Ceiling	Wall 1 (N)	Wall 2 (E)	Wall 3 (S)	Wall 4 (W)	Windows	Doors	Notes
48_G_01	Lobby	Floor tiles to be removed. Carpet to be removed. Threshold strips to be removed.	Pendant light fitting to be removed. <i>Ceiling rose to remain.</i>	Signage to be removed. <i>Cornice to remain. Skirting to remain.</i>	<i>Cornice to remain. Skirting to remain.</i>	Signage to be removed.	Electric radiator to be removed. <i>Cornice to remain. Skirting to remain.</i>	-	-	-
48_G_02	Office	Carpet to be removed.	-	<i>Cornice to remain. Skirting & dado rail to remain.</i>	Light fittings to be removed. Gas heater to be removed. <i>Cornice to remain. Skirting & dado rail to remain.</i>	<i>Cornice to remain. Skirting & dado rail to remain.</i>	Light fittings to be removed. <i>Cornice to remain. Skirting & dado rail to remain.</i>	Curtain to be removed.	Door leaf to be removed.	-
48_G_03	Office	Carpet to be removed.	Light fittings to be removed.	<i>Cornice & picture rail to remain. Skirting to remain.</i>	Black wall panels & socket to to be removed. <i>Cornice & picture rail to remain.</i>	Gas heater to be removed. Thermostat, services kit & brackets to be removed. <i>Cornice to remain. Skirting & dado panelling to remain.</i>	Thermostat & services kit to be removed. <i>Cornice to remain. Skirting & dado panelling to remain.</i>	-	Door leaf to be removed.	-
48_G_04	Corridor	Carpet to be removed.	Light fittings to be removed. Rooflight grille to be removed.	<i>Skirting to remain.</i>	Electric heater to be removed. <i>Skirting to remain.</i>	<i>Skirting to remain.</i>	<i>Skirting to remain.</i>	-	-	
48_G_05	Tea Point	Flooring to be removed.	Light fittings to be removed.	-	-	-	-	Security grille & frame to be removed.	Door leaf to be removed.	Kitchen worktop, cabinets, fixtures and fittings to be removed.
48_G_06	Office	Carpet to be removed.	Light fittings to be removed. Rooflight grille to be removed.	<i>Skirting to remain.</i>	<i>Skirting to remain.</i>	<i>Skirting to remain.</i>	<i>Skirting to remain.</i>	Security grille & frame to be removed.	Door leaf to be removed.	-
48_G_07	Office	Carpet to be removed.	Light fittings to be removed. Rooflight grille to be removed.	Gas heater to be removed.	-	-	-	N/A	Door leaf to be removed.	-
48_G_08	Entrance Lobby	Floor tiles to be removed. Carpet to be removed. Threshold strips to be removed.	Pendant light fitting to be removed. <i>Ceiling rose to remain.</i>	Signage to be removed. <i>Cornice to remain. Skirting to remain.</i>	<i>Cornice to remain. Skirting to remain.</i>	Signage to be removed. Telecom to be removed	<i>Cornice to remain. Skirting to remain.</i>	-	-	-

Basement										
Room no.	Description	Floor	Ceiling	Wall 1 (N)	Wall 2 (E)	Wall 3 (S)	Wall 4 (W)	Windows	Doors	Notes
48_B_01	Lobby	-	Light fittings to be removed.	-	-	-	-	-	-	
48_B_02	Office	-	Light fittings to be removed.	-	Cabinetry removed	-	Cabinetry removed	-	Door leaf to be removed.	
48_B_03	Office	-	Light fittings to be removed.	-	-	-	-	-	Door leaf to be removed.	
48_B_04	Store	-	Light fittings to be removed.	-	-	-	-	-	-	
48_B_05	Store	-	Light fittings to be removed.	-	-	-	-	-	-	
48_B_06	Vault		Light fittings to be removed.	-	-	-	-	-	-	
48_B_07	Vault		Light fittings to be removed.	-	-	-	-	-	-	

First Floor										
Room no.	Description	Floor	Ceiling	Wall 1 (N)	Wall 2 (E)	Wall 3 (S)	Wall 4 (W)	Windows	Doors	Notes
48_1_01	WC	Flooring to be removed.	Light fittings to be removed.	-	-	-	-	-	Door to be removed.	All WC fixtures & fittings to be removed. All ccontaminated material removed
48_1_02	Office	Carpet to be removed.	Light fittings to be removed.	<i>Skirting to remain.</i>	<i>Skirting to remain.</i>	<i>Skirting to remain.</i>	<i>Skirting to remain.</i>	N/A	-	
48_1_03	Hall	Carpet to be removed.	Light fittings to be removed.	<i>Skirting to remain. Cornice to remain.</i>	<i>Skirting to remain. Cornice to remain.</i>	<i>Skirting to remain. Cornice to remain.</i>	<i>Skirting to remain. Cornice to remain.</i>	N/A	-	
48_1_04	Office	Carpet to be removed.	Light fittings to be removed.	<i>Cornice & picture rail to remain. Skirting to remain.</i>	Light fittings to be removed. Gas heater to be removed. <i>Cornice & picture rail to remain. Skirting to remain.</i>	Light fittings to be removed. <i>Cornice & picture rail to remain. Skirting to remain.</i>	<i>Cornice & picture rail to remain. Skirting to remain.</i>	-	-	
48_1_05	Reception room	Landing	Light fittings to be removed.	<i>Cornice & picture rail to remain. Skirting to remain.</i>	Gas heater to be removed. <i>Cornice & picture rail to remain. Skirting to remain.</i>	Light fittings to be removed. <i>Cornice & picture rail to remain. Skirting to remain.</i>	<i>Cornice & picture rail to remain. Skirting to remain.</i>	-	Door leaf to be removed.	

Second Floor										
Room no.	Description	Floor	Ceiling	Wall 1 (N)	Wall 2 (E)	Wall 3 (S)	Wall 4 (W)	Windows	Doors	Notes
48_2_01	WC	Flooring to be removed.	Light fittings to be removed.	-	-	-	-	-	Door to be removed.	All WC fixtures & fittings to be

										removed. All ccontaminated material removed
48_2_02	Landing	Carpet to be removed.	Light fittings to be removed.	Skirting to remain.	Skirting to remain.	Skirting to remain.	Skirting to remain.	N/A	-	
48_2_03	Hall	Carpet to be removed.	Light fittings to be removed.	Skirting to remain.	Skirting to remain.	Skirting to remain.	Skirting to remain.	N/A	-	
48_2_04	Office	Carpet to be removed.	Light fittings to be removed.	Light fittings to be removed. Picture rail to remain. Skirting to remain.	Light fittings to be removed. Gas heater to be removed. Picture rail to remain. Skirting to remain.	Picture rail to remain. Skirting to remain.	Hooks to be removed. Picture rail to remain. Skirting to remain.	-	-	
48_2_05	Office	Carpet to be removed.	Light fittings to be removed.	Picture rail to remain. Skirting to remain.	Gas heater to be removed. Picture rail to remain. Skirting to remain.	Picture rail to remain. Skirting to remain.	Picture rail to remain. Skirting to remain.	Telephone to be removed.	-	

Third Floor										
Room no.	Description	Floor	Ceiling	Wall 1 (N)	Wall 2 (E)	Wall 3 (S)	Wall 4 (W)	Windows	Doors	Notes
48_3_01	Landing	Carpet to be removed.	Light fittings to be removed.	Skirting to remain.	Skirting to remain.	Skirting to remain.	Brackets to be removed. Skirting to remain.	N/A	-	
48_3_02	Office	Carpet to be removed.	Light fittings to be removed.	Cornice to remain. Skirting to remain.	Light fittings to be removed. Skirting to remain.	Cornice to remain. Skirting to remain.	Light fittings to be removed. Cornice to remain. Skirting to remain.	-	-	
48_3_03	Office	Carpet to be removed.	Light fittings to be removed.	Cornice to remain. Skirting to remain.	Gas heater to be removed. Light fittings to be removed. Cornice to remain. Skirting to remain.	Cornice to remain. Skirting to remain.	Light fittings to be removed. Cornice to remain. Skirting to remain.	-	-	
48_3_04	Office	Carpet to be removed.	Light fittings to be removed.	Skirting to remain.	Gas heater to be removed. Skirting to remain.	Skirting to remain.	Skirting to remain.	Blind to be removed.	-	

Stairs										
Room no.	Description	Floor	Ceiling	Wall 1 (N)	Wall 2 (E)	Wall 3 (S)	Wall 4 (W)	Windows	Doors	Notes
48_Stair 01	Stair to LG	Carpet to be removed.	Light fittings to be removed.	-	-	-	-	N/A	-	
48_Stair 02	Stair (Gnd-1st)	Carpet to be removed.	Light fittings to be removed.	-	-	-	-	N/A	-	
48_Stair 03	Stair (1st-2nd)	Flooring to be removed.	Light fittings to be removed.	-	-	-	-	N/A	-	
48_Stair 04	Stair (2nd-3rd)	Flooring to be removed.	Light fittings to be removed.	-	-	-	-	N/A	-	Fire signage & lighting to be removed.

External										
Room no.	Description	Floor	Ceiling	Wall 1 (N)	Wall 2 (E)	Wall 3 (S)	Wall 4 (W)	Windows	Doors	Notes
	Streetfront lightwell	-	-	-	-	-	-	-	-	Litter to be removed
	Rear yard	-	-	-	-	-	-	-	-	Litter and vegetation removed

Note:
 All socket and switch plates to be removed and services capped off.
 All telecommunications cabling, ducting and sockets to be removed.
 All meters and fuse boxes to remain.
 All motion sensors and associated trunking to be removed.
 All detectors, fire alarms, break glass boxes, extinguishers, extinguisher brackets and associateed signage to be removed.
 All rubbish and loose fixtures & fittings to be removed from site.