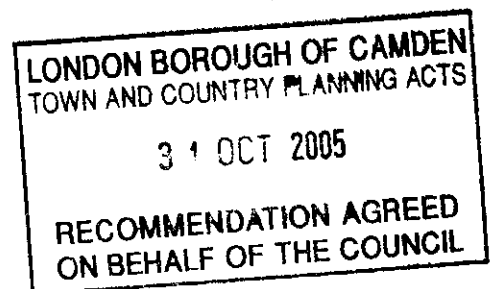


**SPECIFICATION OF WORKS  
FOR**

**INTERNAL ALTERATIONS**

**At  
UNITS 2,4,6 SICILIAN AVENUE  
AND  
27 SOUTHAMPTON ROW, LONDON**

**For  
HOLBORN LINKS**



**Prepared by:**

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**JG/3196  
September 2005**

**2005/3347/L**  
*Case No 28*

# SCHEDULE OF WORKS SECTION

**SPECIFICATION OF WORKS  
AT  
UNITS 2,4,6 SICILIAN AVENUE AND 27 SOUTHAMPTON ROW**

**1.0 Partition**

- 1.1 Allow to form internal metal stud partitions in locations shown in PSK drawing 3196/BG/03 using British Gypsum "Gypwall Rapid" including Isowool 1200 sound deadening quilt (10kg/m<sup>3</sup> density). The quilt is to be placed between the studs of all partitions, 70mm wide galvanised steels studs to be at 900mm centres built off a 38mm x 70mm sole and head plates and lined on both sides with 15mm Gyproc Gypwall Board to each side, 15mm Gyproc Gypwall MR Board to the disabled toilet walls.

Plasterboard is to be screwed to studs in accordance with manufacturer's specification. Plasterboards to be taped and jointed all as preambles.

Allow for Thistle skim coat plaster finish to standard boards to receive decoration as specified elsewhere. Moisture Resistant boards to receive ceramic tiles as specified elsewhere.

**Doors**

- 1.2 All existing external are to be retained and redecorated.
- 1.3 All new internal doors shall be solid hardwood and approved as half hour fire resistant.
- 1.4 Vision panels that comply to current fire safety standards shall be fitted within all new doors and comply with part M of the building regulations.

**Ground Floor Ceiling**

- 1.5 Allow here for providing new suspended plasterboard ceilings to the whole reception area to replace existing plasterboard ceilings. To comprise Gyproc Casoline MF concealed grid system and connected to structural soffit using Gyproc GA1 Steel Angles.
- 1.6 Plasterboard linings to be two layers of 12.5mm Gyproc, screw fixed to metal framework at centres in each direction. The new suspended ceiling must have a minimum void of 550mm below the lowest point of the ceiling slab for services with a 25mm perimeter shadow gap.
- 1.7 Joints to be taped and jointed and finished flush ready to receive decorations.

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sub total carried over £

- 1.8 Provisionally allow for skimming all ceiling areas with Thistle Board finish plaster.
- 1.9 Carefully allow for applying 1 No. coat of Gyproc Dry Wall Primer to all new plasterboard ceilings prior to receiving decorations.
- 1.10 Provide Gyproc Proflex Access Panels (Provisionally allow for 5 No. 750 x 750 - locations to be advised). Number and location to be confirmed by the CA / HBS.
- 1.11 All ceiling works are to be undertaken in strict accordance with recommendations of British Gypsum Limited.
- 1.12 Carefully cut out areas in new plasterboard ceilings as necessary for installation of light fittings, ventilation / extract grilles and other elements.
- 2.0 Structural Wall Openings**
- 2.1 To the extent indicated, allow to break out existing ground floor and basement walls, including all timberwork, steels and concrete / clinker and clear away. Allow for all necessary propping and support work to surrounding elements upon strip out.
- 2.2 Note that breaking out / removal is to include for all floor elements up to proposed party wall line as detailed on proposed drawings.
- 2.3 Allow for formation of new/existing concrete supporting columns and the insertion of structural steel work across openings. Include for all necessary cutting to existing masonry walls and formation of pockets / support works as required. Particular care is to be taken with regard to the office accommodation above.
- 2.4 It is particularly noted that a party wall agreement will be required with regard to any adjoining occupiers and the contractor must verify that all elements are agreed and in place prior to commencing any such works.

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sub total carried over £

PHOTOGRAPHIC AUDIT  
UNITS 27 SOUTHAMPTON ROW AND UNITS 6, 4, 2 SICILIAN AVENUE  
PHOTOGRAPHS TAKEN ON 16<sup>TH</sup> AUGUST 2005

(The tenant to No.27 Southampton Row is currently away on holiday for the next month and no access can be gained into the shop).



- Photograph No.1 – Showing the corner units 2 and 4 Sicilian Avenue. Unit 6 Sicilian Avenue is the first bay window to the far left. Unit 27 Southampton Row is the unit with the Kodak sign outside.



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TOWN AND COUNTRY PLANNING ACTS  
31 OCT 2005  
RECOMMENDATION AGREED  
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- Photograph No.2 – Unit 6 front shop entrance. The “proposed fire escape”, with door to be rehung opening outwards onto the avenue.

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UNITS 27 SOUTHAMPTON ROW AND UNITS 6, 4, 2 SICILIAN AVENUE  
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- Photograph No.3 – Looking through the doorway of Unit 6. The right wall is proposed to be removed allowing free access to Units 2 and 4. The wall to the rear with the existing glass shelf will also be demolished for access to Unit 27. The stairs will be removed to allow access through to Unit 27 with the column remaining for support between the two openings.



- Photograph No. 4 – Shows the top of the stairs leading down to the basement of Unit 6. The stairs are proposed to be removed and the floor boarded over.



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- Photographs No.5 & 6 – Proposed location for a new staircase for access into the basement and the construction of a smoke lobby and fire escape door through to Sicilian Avenue.



- Photograph No.6 – Note above.

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- Photograph No.7 – Showing the stairs construction within Unit 6 basement. The proposed stairs will fall in the opposite direction to the existing stairs.



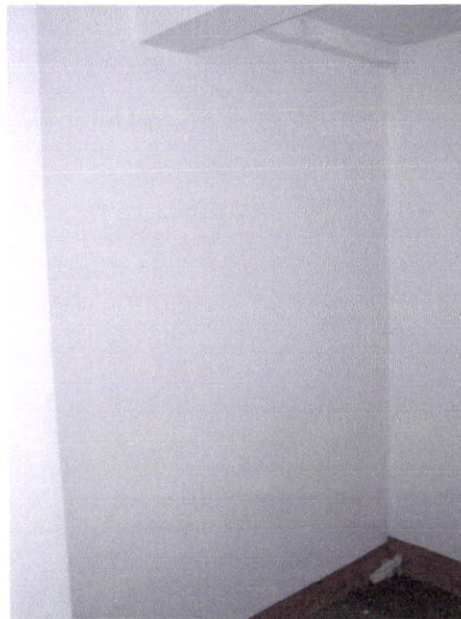
- Photograph No.8 – Showing the stairs construction looking up from the basement to the half landing at ground floor level.



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PHOTOGRAPHS TAKEN ON 16<sup>TH</sup> AUGUST 2005**



- Photograph No.9 – Within Unit 6's basement below Unit 7, showing the basement wall abutting Unit 29 Southampton Row.



- Photograph No.10 – Wall to be knocked through to the basement of the Unit 4 to the existing stairs.

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- Photograph No.11 – Showing the Southamptton Row elevation of Units 2 and 4 and the shop frontage of Unit 27 Southamptton Row.



- Photograph No.12 – Existing door to be retained but locked shut at all times as it does not need to be in use.



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- Photograph No.13 – Looks down Unit 2 Sicilian Avenue showing the door on the left leading onto Southampton Row and the door on the right leading onto Sicilian Avenue.



- Photograph No.14 – Showing the two party walls to the adjacent Units that are proposed to be demolished to allow access through. Where both walls abutt a supporting pillar will remain.

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UNITS 27 SOUTHAMPTON ROW AND UNITS 6, 4, 2 SICILIAN AVENUE  
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- Photograph No.15 – The stairs within Unit 4 are proposed to be boarded over ready for an opening through to Unit 6.



- Photograph No.16 – Shows the stairs leading down from Unit 4 into the basement area. A doorway is to be knocked through at this point through to Unit 6 basement.



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- Photograph No.17 – From the stairs looking at the party wall between Unit 4 and Unit 6 (area of basement below Unit 27) that is to be knocked through to create access through.