Ecole Jeannine Manuel UK

20-24 Russell Square, London WC1B 5EA

Phases: (TBC)	

Schedule of Work F	or LBC
Rev P1	
Planning + LBC	

2676-EWA-A-AX(0)02

EXTERIOR

Item	Area/ Feature	Proposed works	Finish			
1	Brickwork and terracotta:	Brush clean and provide gentle steam clean, repoint locally where pointing has spalled in matching materials and tint with soot/water mixture to match in colour;	Mortar colour to match existing			
2	Stonework details (balcony and brackets etc):	Brush clean, remove vegetation gently with tools and apply biocide; provide very gentle steam clean to remove major dirt staining without affecting stone face;	None - Self-finished			
3	Windows:	Retain all, overhaul including cleaning all glass and replacing any cracked pains, replace putty, overhaul sash mechanisms, make good any timber deterioration with acrylic filler, match in new timber profiles to replace any rotten sections of timber, redecorate;	Painted satin white			
4	Doors:and gates	Retain and overhaul ironmongery, apply new putty to glazing and redecorate, renew fire exit ironmongery t inside, all doors redecorated in gloss black except;	o Painted, gloss black generally; entrance door to no.24 - crimson red.			
5	Ironwork railings:	Retain and overhaul, rub down to a solid key, apply rust inhibitor to rusted areas and redecorate, ease hinges to gates and provide new locking mechanism within existing housing;	Painted, gloss black.			
6	Slated pitched roof	Check all slates, reset any loose slates and clean down; replace any missing slates with matching natural slates	None - Self-finished			
7	Lead roofs:	Check for soundness, replace any damaged sections with matching materials;	None - Self-finished			
72	Ventilation cowls	New low-rise mushroom type ventilation cowls for laboratory ventilation, aluminium finished in mid-grey to match lead roof.	Powder coated 'lead grey'			
8	Glazed lanterns:	Replace single glazed (Georgian wired) modern lanterns with new safety glass, renew vertical upstanding sections with insulated white metal louvred vents and automatic actuators for ventilation	Metal framing painted gloss white			
g	CCTV installations:	Retain or renew in same positions without making new holes; Add new video door entry systems to main entrance to no.24 and disabled access door at top of ramp to no.24 utilising existing door entry call point positions.	Self-finished grey			
10	Chimneys:	All Chimneys: check capping pieces to ensure stable condition, rake out all joints in stone capping & re- haunch; renew pointing locally in matching materials where deteriorated;	Mortar colour to match existing			
11	Render - Lightwell Lower Ground Floor Facades	Tap test all render and replace loose/spalled areas in matching sand and cement render; redecorate in breathable white masonry paint generally below street level;	Breathable Masonry paint, white			
12	Rainwater goods:	Retain, check and re-set where dislodged to ensure clean flow of water and soundness of fixings, redecorate gloss black;	Painted, gloss black			
13	Concrete retaining buttresses	Existing concrete buttresses brushed down and previous fixings removed.	None - Self-finished			
14	Brick boundary walls	Brush clean, remove vegetation gently with tools and apply biocide; provide very gentle steam clean to remove major dirt staining without affecting brick face;	None - Self-finished			

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Ellis Williams Architects 20-24 Russell Square, London WC1B 5EA

Schedule	of	Work	For	LBC
Rev P1				

Planning + LBC 2676-EWA-A-AX(0)02

INTERIOR	INTERIOR																
B	Eviation was if	Callian	0			T	1	1	T		T					I	Fire Alarm/ Safety
Number Room Name	Existing room use if different Are	Ceiling rea Height	nts	Features	Demolition/ Enabling	Floor Finish	Walls and Finish	Ceiling Finish	Finishes/ Fittings-Other	External Doors/ Windows	Internal Doors, Screens	Ironmongery	Signage	Lighting General	Electrical	Mechanical	Systems
	sqı	m				Floor Finish Specifications as Finishes Schedule	Decorations to be 'Pure Brilliant White' unless otherwise stated.	Decorations to be 'Pure Brilliant White unless otherwise stated.	•	Decorations to be 'Pure Brillian' White' unless otherwise stated.	Refer to General Notes on internal doors at the end of the schedule.	Retain existing ironmongery to existing doors.		Refer to M+E Design	for details		
21																	
Ground				Glass display cabinets in curved													
				alcoves													
				Continuous plain cornice, dado rail and skirting (assumed modern from			Existing plastered brick walls, remove all tenants fittings, signage, decorative									New louvre vent above existing door to	
				renovations), Four free-standing square columns		Existing floor boards retained, underlays/ nails etc removed and any	lighting. Make good all holes present; Clean down plaster features:		Retain and redecorate all						Replace existing	provide natural ventilation into	
				continuing in floors above and below		loose/ uneven boards or holes made	Redecorate in Scrubbable matt	Remove redundant decorative	existing fitted cabinets;	Existing windows and				New LED	power and data socket outlets with	stairwell; New	
				(previous strengthening works). Chimney breasts but no fireplaces.		good and rotten boards replaced; New carpet and underlay to existing	emulsion. New solid plasterboard partition set within alcove to divide	lighting; Make good holes; redecorate in matt emulsion;	located on new partition;	secondary glazing retained, overhauled and				suspended	new, all cables	drainage pipe drop to floor below, located	Renew in existing
21.01 Classroom		48.3	20+2	glazed fanlight over and slender side	Softstrip of finishes	floor boards.	front and rear portion of room.	Provide new lighting.	New teaching wall.	redecorated.	redecorate.	New in satin brass finish.	New statutory signage.	linear fittings	chased into walls.	discretely in corner.	locations.
				lights; Ornate cornices to entrance lobby,													
				plain interior to staircase, Stone flag floor													
				Stone cantilevered stair and ornate			Re-open doorway to no.22 and			Retain, overhaul and							
21.02				iron balustrade, strengthening beams under stair landings and runs	5		provide new panelled door; Make good generally and redecorate;			redecorate - all new access control		Retain and overhaul		New LED			
and Front Entrance 21.03 Lobby		33.9		Modern infill at foot of stairs previously linking to no.22	Softstrip of signage, fittings, stair carpet	Renovate existing stone flag floor	Remove infill below stair and door to lower ground floor and make good.	Make good and redecorate	Provide new balustrade to stair to lower ground.	ironmongery to internal face.	Retain, overhaul and redecorate.	existing ironmongery to existing doors.	New statutory signage.	suspended fittings	Renew in existing locations	None	Renew in existing locations.
				,				g za rodooorato.	ground.	1			j signage.	··a-			
				Linked to 21.01: Wooden storage cabinets in alcoves			Existing plastered brick walls, remove all tenants fittings, signage, decorative									New louvre vent above existing door to	
				to side of chimney breast,		Existing floor boards retained,	lighting. Make good all holes present;									provide natural ventilation into	
				Continuous plain cornice, dado rail and skirting (assumed modern from		loose/ uneven boards or holes made		Remove redundant decorative		Existing windows and					Replace existing	stairwell; New	
				renovations), Chimney breast but no fireplaces.		good and rotten boards replaced; New carpet and underlay to existing	emulsion. New solid plasterboard partition set within alcove to divide	lighting; Make good holes; redecorate in matt emulsion;	existing fitted cabinets;	secondary glazing retained, overhauled and				New LED suspended	socket outlets with new, all cables	drainage pipe drop to floor below, located	Renew in existing
21.04 Group Room		32	20+2		Softstrip of finishes	floor boards.	front and rear portion of room.	Provide new lighting.	New teaching wall	redecorated.	redecorate.	New in satin brass finish.	New statutory signage.	linear fittings	chased into walls.	discretely in corner.	locations.
									New sanitary fittings in								
		4.0			Strip out existing modern	Provide new slip-resistant vinyl over			existing locations, mirror,		Retain, overhaul and	Replace with new in			Renew in existing	New pipe connections	Alarm pull cord, fire
21.05 WC		1.6		None - modern	sanitary fittings	existing floor	Make good and redecorate	Make good and redecorate.	hand dryer	N/a	redecorate.	satin brass	New statutory signage.	bulknead fitting	locations	to existing positions.	alarm beacon
									New sanitary fittings, WCs,							New hot and cold water and drainage -	
21.06 WCs	Office	11.8 2.4	ı	Plain except small chimneybreast	Softstrip of signage, fittings, stair carpet	Provide new slip-resistant vinyl over existing floor	Made good plaster and redecorate	Make good and redecorate.	cubicles, basins, mirrors, hand dryers	Retain, overhaul and redecorate.	Retain, overhaul and redecorate.	Replace with new in satin brass	New statutory signage.	New LED bulkhead fitting	Provide new for hand-dryers, lighting	connect into existing SVP in 21.05	Renew in existing locations.
Lower Ground:			1 1							vvindows and secondary							
										glazing: Retain, overhaul and redecorate;						Renew heating	
										Door: Replace with new timber panelled half-					Replace existing	pipework tight to existing ceiling,	
					Remove existing modern					glazed door, provide				New LED	power and data	provide local	
Early-Years	Office, lobby,			Chimney breast to east wall (no fireplace); External entrance door	sanitary installation, dividing walls retaining nibs and		Provide new infill sections; Remove all	Make good plaster, provide new bulkheads, skim and	New teaching wall; New radiator cases and	access control on fire alarm activation and 'pust	h	Replace with new in			socket outlets with new, all cables	bulkhead around. No exposed pipes on	Renew in existing
B21.01 Classroom	WCs	39.4 2.6	6	(plain door).	provide beams over.	Remove all	fixtures, make good and redecorate.	redecorate.	grilles in window boards.	button to exit'.	Renew in existing opening	satin brass finish.	New statutory signage.	fittings.	chased into walls.	walls.	locations
															Renew lighting and		
		varies -	-			Provide new vinyl over existing solid			Retain existing shelving,			Replace with new in			fire alarm		Renew in existing
B21.02 Cellar		10.1 vaulted		Vaulted cellar	Strip paint, survey for damp	tloor	Brush to a solid key and redecorate	As walls	redecorate	n/a	Retain, redecorate	satin brass finish.	New statutory signage.	bulkhead fitting	connections	n/a	locations.
																New services runs to	
								Make good, skim and	Denvide new victor to vic	Betain evert						be tight to existing	
					Strip finishes, mechanical			redecorate generally; provide local area of suspended ceiling	corridor, connect into	redecorate, provide new						soffit, enclosed in galvanised trunking	
B21.03, 05 Corridor		34.5 2.6		Part-glazed external door to rear courtyard	installations, make opening to no.22 vault in wall.	New vinyl over existing solid floor	Make good, skim and redecorate	in corridor for mechanical pipe distribution.	existing water and drainage connections.	locking ironmongery with thumbturn release.	Retain, redecorate	Replace with new in satin brass finish.	New statutory signage.		fire alarm connections	and local suspended ceiling.	Renew in existing locations.
				•		, ,					·		, , , ,			Ĭ	
					Remove finishes and	Provide new slip-resistant vinyl over			New sanitary fittings in existing locations, mirror,		Retain, overhaul and	Replace with new in		New LED	Renew in existing	New pipe connections	Alarm pull cord, fire
B21.06 WC		3 2.6	6	None - modern WC fitout	sanitary installation	existing floor	Make good and redecorate	Make good and redecorate.	hand dryer	N/a	redecorate.	satin brass	New statutory signage.	bulkhead fitting	locations	to existing positions.	alarm beacon
																New hot and cold	
				Timber window to rear; otherwise	Remove finishes and	Provide new slip-resistant vinyl over			New sanitary fittings, WCs, cubicles, basins, mirrors,		Retain, overhaul and	Replace with new in		New LED	Renew in existing	water and drainage - connect into existing	Renew in existing
B21.07 WC		9.8 2.6		modern WC fitout	sanitary installation	existing floor	Make good and redecorate	Make good and redecorate.	hand dryers	N/a	redecorate.		New statutory signage.		locations	SVP.	locations.

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Schedule of Work For LBC Rev P1 Planning + LBC

2676-EWA-A-AX(0)02															
External:															
Front Courtyard		Solid brick enclosing walls to three sides, vaults to south side; Painted brick to main house	Carefully clean off paint to house, make good elsewhere	New rubber crumb surface to courtyard over existing stone paving; Clean down and make good stair.	Redecorate walls with breathable masonry paint	Soffits under entrance steps - make good render and redecorate	Remove redundant modern fixtures; make good railings and balustrade to stair and redecorate		n/a	Provide new mortice lock to gate in railings.	/a	New LED wall mounted fittings	Renew and provide new to light fittings	Clear/make good existing courtyard drainage	n/a
Front Vaults		Solid brick vaults	Brush to solid key, survey for damp	Epoxy floor paint to existing solid floo	Redecorate walls with breathable r masonry paint	As walls	Remove redundant modern fixtures	Overhaul and redecorate gates	n/a	Provide new mortice lock to gates.		New LED bulkhead fitting	Renew in existing locations	n/a	n/a
Rear: Courtyard	35	Solid brick enclosing walls to three sides, smooth rendered curved wall to north		Provide new rubber crumb surface over existing	Redecorate walls with breathable masonry paint]n/a	Remove redundant modern fixtures, make good walls; Provide new water trough	existing; new gate in wall		Provide new locking mechanism to existing; new stainless steel ironmongery to new gate. N	ew statutory signage	New LED wall mounted fittings	Renew and provide new to light fittings	Clear/make good existing courtyard drainage; Provide new water and drainage to new water trough.	,
First Floor:															<u>, </u>
F21.01 Classroom	50.5	Linked to F 21.03 with panelled double doors: Continuous plain cornice, dado rail and skirting (assumed modern from renovations), wall panel frames, Chimney breast but no fireplaces.	Soft-strip floor finishes, redundant signs, fittings.	Renovate existing stone flag floor, provide new stair carpet and nosings.	Make good and redecorate	Make good and redecorate.	Remove redundant modern fixtures, make good walls; New teaching wall.		Retain, overhaul and redecorate.	New in satin brass finish. N	ew statutory signage.	New LED suspended linear fittings	Replace existing power and data socket outlets with new, all cables chased into walls.	New louvre vent above existing door to provide natural ventilation into stairwell; New drainage pipe drop to floor below, located discretely in comer.	
F21.02 Stair	4.4	Feature stair and balustrade	Soft-strip floor finishes, redundant signs, fittings.	Renew stair carpet and nosings	Re-open doorway to no.22 and provide new panelled door; Make good generally and redecorate; Remove infill below stair and door to lower ground floor and make good.	Make good and redecorate.	Remove redundant modern fixtures	Overhaul and redecorate fanlight over closet wing door	Retain, overhaul and redecorate.	New in satin brass finish. N	ew statutory signage.	New LED suspended feature fittings	Replace lighting and fire alarm wiring, concealed	n/a	Renew in existing locations
F21.03 Classroom	39.4	Linked to F 21.03 with panelled double doors: Continuous plain cornice, dado rail and skirting (assumed modern from renovations), wall panel frames, Chimney breast but no fireplaces.	Soft-strip floor finishes, redundant signs, fittings.	Renew carpet and underlays	Make good and redecorate	Make good and redecorate.	Remove redundant modern fixtures, make good walls; New teaching wall.	Overhaul and redecorate existing; provide new perspex safety screens infront of windows fixed into reveals.	Retain, overhaul and redecorate.	New in satin brass finish. N		New LED suspended linear fittings	Replace existing power and data socket outlets with new, all cables chased into walls.	New louvre vent above existing door to provide natural ventilation into stainwell; New drainage pipe drop to floor below, located	Renew in existing
F21.04 WCs	WCs, cleaners store, small office 20.1	Timber window to rear; otherwise modern WC fitout	Remove finishes and sanitary installation	Provide new slip-resistant vinyl over existing floor	Make good and redecorate	Make good and redecorate.	New sanitary fittings, WCs, cubicles, basins, mirrors, hand dryers	N/a	Retain, overhaul and redecorate.	Replace with new in satin brass N	ew statutory signage.	New LED bulkhead fitting	Renew in existing locations	New hot and cold water and drainage - connect into existing SVP.	Renew in existing locations.

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	10(0)02																	
Second Fl	oor:																	
																Renew and provide		
						Remove modern separating										new power and data		
					Fireplace to rear room, plain cornices		Repairs to existing bowed floor	Make good all plasterwork, skim and								positions in new		
					and skirtings; Four modern free-		required: New level floorboards	redecorate. Provide new doorway infill							New suspended			
		Separate front			standing square columns rising		required on firrings over existing	to existing large opening off stair lobby		New staff teapoint fittings		Provide new panelled fire			linear LED		New water, drainage New in ex	disting
S21.01 S	Staff Room	and rear offices	77.1	2.6	above and below.	cupboard on outside wall.	joists; Renew carpet and underlays.	(original door position).	redecorate	on wall adjoining S21.02	Overhaul and redecorate	door	New in satin brass finish.	New statutory signage.	fittings.	walls.	to tea point. positions	
																D		
																Renew and provide new power and data		
																positions in new	New water, drainage	
										New staff kitchenette					New suspended		and extract to	
							New slip-resistant vinvl over new			fittings, connected to					linear LFD		kitchenette, linked to New in ex	rietina
S21 02 S	Staff kitchen	Small office	66 3	2.6	Existing mechanical riser in corner.		underlays	Make good and redecorate	Make good and redecorate.	existing drainage	Overhaul and redecorate	New panelled fire door	New in satin brass finish.			walls	existing connections. positions	
021.02	otan kitonon	Omaii omoo	0.0		Exitating integritation in control.	Concerns Calculary Innovince	andonayo	mano goda ana rodocorato	make good and redecorate.	onoung dramago	Cvomaar and rodocorate	now panenca me acci	Trow in datin brade inition.	now otatatory dignage.	mango.	wano.	exicting confidences.	
04.00						Damana aniatia a mandana	No. of the second secon		Males are all accelerates and		New sanitary fittings in	Datain acceptant and	Deeless with a section		New LED	D	N	1 £
21.03, 21.04 V	VCs		,		Modern WC fitout	Remove existing modern sanitary installation, finishes	New slip-resistant vinyl over new	Make good , skim and redecorate	Make good, reskim and redecorate		existing locations, mirror, hand dryer		Replace with new in satin brass				New pipe connections Alarm pull to existing positions. alarm bea	
21.04 V	VCS		3 4	2.0	Modern WC Illout	samilary installation, limsnes	undenays	Make good , skilli and redecorate	redecorate		nand dryer			New statutory signage.	bulknead litting	locations	to existing positions. I alaim bea	icon
					la			L		handrails on new		New panelled fire doors with						
					Double-arched screen at head of			Remove all linings to risers and side of		pattressing, make		vision panels to lobbies, new						
					main stair, one arch infilled with glazed screen:	Remove existing redundant		third floor stairs and replace in new fireline plasterboard, skim and		continuous, overlay stair treads to even out where		solid fire door to space under stair, refix and						
21.05,							Renew carpet and underlays with	redecorate; enclose space under stair	Make good rockim and					New statutory and	Now cusponded	Renew in existing	New in ex	ricting
	Stair and Lobby				reinforced with central post.		new nosings to stairs		redecorate	sloping; overhaul and redecorate balustrades	n/a	redecorate existing glazed screen.	New in satin brass finish.		feature fittings		n/a positions	usung
00	otali aliu LUDDY				remorced with certifal post.	in, modern nie doors	new nosings to stalls	iii iiie rateu piasterboaru.	reuecorate	redecorate palustrades	II/a	Sulcell.	INCW III SAUIT DIASS IIIISII.	. įwayiinuing signage	reature fittings	iocations	nia positions	

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20-24 Russell Square, London WC1B 5EA

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Schedule of Work For LBC Rev P1 Planning + LBC

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hird Flagr																	
hird Floor:	_																
			doors to cupboards; stone effect fire											Renew and provide			
			surrounds to shallow			Make good all plasterwork, skim and								new power and data			
			chimneybreasts; Columns and	Remove intermediate	Repairs to existing bowed floor	redecorate. Provide new partition								positions in new	New water, drainage		
			beam/bulkhead from strengthening	(modern) partitions and	required: New level floorboards	between front and rear rooms, and								floor boxes and	and extract to		
			works concealed within existing	earlier cupboards and	required on firrings over existing	doorway infill to existing large opening							linear LED		kitchenette, linked to		New in existing
Γ21.01 Classroom	Office	20-	2 modern partitions.	existing WC and fittings.	joists; Renew carpet and underlays.	off stair lobby (original door position?)). redecorate	New teaching wall	Overhaul and redecorate	New panelled fire door	New in satin brass finish	. New statutory signage	fittings.	walls.	existing connections.	positions	positions
				Remove existing stair, lining	10				Overhaul and reglaze				New wall				
								Renew staircase in timber -	lantern above with new					New concealed			
				to surrounding walls (noted as asbestos containing		Make good all plasterwork, skim and	Males was all as alsies and	replacing existing deformed				N		supplies to lighting,		Manufactura	
F04 00 Ot-i d l-bb			The base of a discount of the same of the	as aspestos containing boards)	Renew carpet and underlays with new nosings to stairs	redecorate.	redecorate	/ sloping stair.	reseal	- 1-		New statutory and wayfinding signage	with concealed wiring	fire alarm		New in existing positions	
Γ21.02 Stair and lobby			Timber winding stair	boards)	new nosings to stairs	redecorate.	redecorate	/ sloping stair.	reseal.	n/a		wayrinding signage	wiring			positions	
			doors to cupboards; stone effect fire											Renew and provide			
			surrounds to shallow			Make good all plasterwork, skim and								new power and data			
			chimneybreasts; Columns and	Remove intermediate	Repairs to existing bowed floor	redecorate. Provide new partition								positions in new	New water, drainage		
			beam/bulkhead from strengthening	(modern) partitions and	required: New level floorboards	between front and rear rooms, and								floor boxes and	and extract to		
			works concealed within existing	earlier cupboards and	required on firrings over existing	doorway infill to existing large opening							linear LED		kitchenette, linked to		New in existing
Γ21.03 Classroom	Office		modern partitions.	existing WC and fittings.	joists; Renew carpet and underlays.	off stair lobby (original door position?)). redecorate	New teaching wall	Overhaul and redecorate	New panelled fire door	New in satin brass finish	. New statutory signage	fittings.	walls.	existing connections.	positions	positions
			Plain decoration; 6-panelled door to											Renew and provide			
			cupboard; stone effect fire surrounds											new power and data	a		
			to shallow chimneybreasts; Columns		Repairs to existing bowed floor									positions in new	New water, drainage		
			and beam/bulkhead from		required: New level floorboards								New suspended	floor boxes and	and extract to		
			strengthening works concealed	Soft-strip floor finishes,	required on firrings over existing	Make good all plasterwork, skim and	Make good, reskim and						linear LED	chased in sockets in	kitchenette, linked to	New in existing	New in existing
T21.05 Office			within existing modern partitions.	redundant signs, fittings.	joists; Renew carpet and underlays.	redecorate.	redecorate		Overhaul and redecorate	New panelled fire door	New in satin brass finish	. New statutory signage	fittings.	walls.	existing connections.	positions	positions
ourth Floor:																	
			Sloped ceilings following profile of											new power and data	a		
			mansard roof; cast iron fire surrounds	s										positions in new			
			in narrow chimneybreasts; Columns			Make good all plasterwork, skim and							New suspended	floor boxes and			
			and beam/bulkhead from	Soft-strip floor finishes,		redecorate. Provide new doorway	Make good, reskim and						linear LED	chased in sockets in	1	New in existing	
o21.01 Office		25.1	strengthening works.	redundant signs, fittings.	Renew carpet and underlays.	infill to one door.	redecorate		Overhaul and redecorate	New panelled fire door	New in satin brass finish	. New statutory signage	fittings.	walls.		positions	
			Sloped ceilings following profile of														
			mansard roof: cast iron fire surrounds	s											New hot and cold		
			in narrow chimneybreasts: Columns					New sanitary fittings, WCs,							water and drainage -		
			and beam/bulkhead from	Soft-strip floor finishes.	Provide new slip-resistant vinyl over			cubicles, basins, mirrors.		Retain, overhaul and	Replace with new in		New LED	Renew in existing	connect into existing	Renew in existing	
021.02 WCs	Office	13.6	strengthening works.	redundant signs, fittings.	existing floor	Make good and redecorate	Make good and redecorate.	hand dryers	N/a	redecorate.	satin brass	New statutory signage			SVP.	locations.	
			, , , , , , , , , , , , , , , , , , ,	3 , 3	-	, and the second	, ,	,				, , , ,					
									Overhaul and reglaze				New wall				
			Winder stair to below with plain					Renew staircase in timber -	lantern above with new					New concealed	Opening AOV vents to	Now in evicting	
			balustrade: Patent glazed lantern	Soft-strip floor finishes.	Renew carpet and underlays with	Make good all plasterwork, skim and	Make good reckim and	replacing existing deformed				New statutory and	with concealed		roof lantern for smoke		
			above.	redundant signs, fittings,	new nosings to stairs	redecorate.	redecorate	/ sloping stair.	reseal.	n/a		wayfinding signage	witing	fire alarm	vont	controls to AOV	
-021 03 Stair and landing			above.	redunidant signs, intiffys.	now nosings to statis	reaccorate.	redecorate	, stoping stall.	rosodi.	rivsa.		wayiiiuiiiy sigridge	willing	rtenew and provide	VOIIL.	CONTROLS TO ACA	
o21.03 Stair and landing			l l											new power and data	. I	1	
Fo21.03 Stair and landing			Sloped ceilings following profile of												1		
Fo21.03 Stair and landing			mansard roof; cast iron fire surrounds											positions in new	1		
Fo21.03 Stair and landing			mansard roof; cast iron fire surrounds in narrow chimneybreasts; Columns	Remove intermediate		Make good all plasterwork, skim and								positions in new floor boxes and			
Fo21.03 Stair and landing Fo 21.04 Classroom	2x offices		mansard roof; cast iron fire surrounds		e Renew carnet and underlays.	Make good all plasterwork, skim and redecorate. Provide new doorway infill to one door.	Make good, reskim and redecorate	New teaching wall		e. New panelled fire door	New in satin brass finish		linear LED	positions in new		New in existing	

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Phases: (TBC)	

Schedule of Work For LBC Rev P1 Planning + LBC 2676-EWA-A-AX(0)02

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01 Library	Meeting Room	49.1		Ornate comices with acanthus detail, ceiling plaster panelling details, chimney breasts but no fireplaces; Ceiling and floor have suffered damage; Doorway infill to no.21 evident in wall finishes.	ceilings/ walls; re-open doorway to no.21; Double- doorway re-created between front and rear rooms, as expected original	good and rotten boards replaced; New carpet and underlay to existing	Existing plastered brick walls, remove all tenants fittings, signage, decorative lighting. Make good all holes present; Clean down plaster features	and locally skim; redecorate in		Existing windows and secondary glazing retained, overhauled and redecorated.	Retain, overhaul and redecorate door to lobby; new panelled double interlinking doors.	New in satin brass finish	. New statutory signage	New LED suspended . linear fittings	Replace existing power and data socket outlets with new, all cables chased into walls.	New louvre vent above existing door to provide natural ventilation into statinvell; New drainage pipe drop to floor below, located discretely in corner.
Front Entrance 02 Lobby		32		glazed fanlight over and slender side lights; Ornate cornices to entrance lobby, plain interior to staircase, Stone flag floor Stone cantilevered stair and ornate iron balustrade, strengthening beams under stair landings and runs Modern hollow wall lining / infill at foot of stairs suggesting link to no.23	Softstrip of signage, fittings,	Renovate existing stone flag floor, provide new stair carpet and nosings.	Form doorway to no.23 through hollow linings area, and provide new panelled door. Make good generally and redecorate; Remove infill below stair and door to lower ground floor and make good.		Provide new balustrade to stair to lower ground.	Retain, overhaul and redecorate - all new access control ironmongery to internal face.	Retain, overhaul and redecorate.	Retain and overhaul existing ironmongery to existing doors.	New statutory signage	New LED suspended . fittings	Renew in existing locations	Renew in existing locations.
04 Library	Office	27.5		Ornate comices with acanthus detail, ceiling plaster panelling details, chimney breasts but no fireplaces; Ceiling and floor have suffered damage; Doorway infill to no.21 evident in wall finishes.		good and rotten boards replaced;	Existing plastered brick walls, remove all tenants fittings, signage, decorative lighting. Make good all holes present; Clean down plaster features	lighting; Make good holes;	Retain and redecorate all existing fitted cabinets; New teaching wall	Existing windows and secondary glazing retained, overhauled and redecorated.	Retain, overhaul and redecorate door to lobby; new panelled double interlinking doors.	New in satin brass finish	. New statutory signage	New LED suspended . linear fittings	Replace existing socket outlets with new, all cables chased into walls.	New louvre vent above existing door to provide natural ventilation into stainveli; New drainage pipe drop to floor below, located discretely in corner.
DE WC		1.6	1	None - modern	Strip out existing modern sanitary fittings	Provide new slip-resistant vinyl over existing floor	Make good and redecorate	Make good and redecorate.	New sanitary fittings in existing locations, mirror, hand dryer	N/a	Retain, overhaul and redecorate.	Replace with new in satin brass	New statutory signage	New LED	Renew in existing locations	New pipe connections Alarm pull cord, fire to existing positions.
07 WCs	Office, Kitchenette	11.8 2.	.4	Plain except small chimneybreast	Softstrip of signage, fittings, stair carpet	Provide new slip-resistant vinyl over existing floor	Made good plaster and redecorate	Make good and redecorate.	New sanitary fittings, WCs, cubicles, basins, mirrors, hand dryers	Retain, overhaul and redecorate.	Retain, overhaul and redecorate.	Replace with new in satin brass	New statutory signage	New LED bulkhead fitting	Provide new for g hand-dryers, lighting	New hot and cold water and drainage - connect into existing SVP in 21.05 Renew in existing locations.
Early-Years Classroom	Office, lobby, WCs	39.4 2.	1	Chimney breast to east wall (no fireplace); External entrance door (plain door).	Remove existing modern sanitary installation, dividing walls retaining nibs and provide beams over.	Remove all	Provide new infill sections; Remove all fixtures, make good and redecorate.		New classroom sink unit; New teaching wall; New radiator cases and grilles in window boards.	windows and secondary glazing: Retain, overhaul and redecorate; Door: Replace with new timber panelled half-glazed door; provide access control on fire alarm activation and 'pust button to exit'.		Replace with new in satin brass finish.	New statutory signage	New LED suspended classroom . fittings.	Replace existing power and data socket outlets with new, all cables chased into walls.	Renew heating pipework tight to existing ceiling, provide local bulkhead around. No exposed pipes on walls.
Passageway, IT room	IT room	varies	s - ed 1	Vaulted cellar	Strip paint, survey for damp	Provide new vinyl over existing solid floor	Provide new dividing partition; Brush to a solid key and redecorate	As walls	Relocate existing IT server rack, cable trays etc	n/a	New panelled door to no.2 lobby	Replace with new in satin brass finish.	New statutory signage	New LED	Renew lighting and fire alarm connections; Relocate IT cabling and trays	Renew and provide
Corridor		34.5 2.		Part-glazed external door to rear courtyard	Strip finishes, mechanical installations, make opening to no.22 vault in wall.	New vinyl over existing solid floor	Make good, skim and redecorate	Make good, skim and redecorate generally; provide local area of suspended ceiling in corridor for mechanical pipe distribution.	g corridor, connect into	redecorate, provide new	Retain, redecorate	Replace with new in satin brass finish.	New statutory signage	New LED bulkhead fitting	fire alarm	New services runs to be tight to existing soffit, enclosed in galvanised trunking and local suspended ceiling.
District Heating 6 Plant Room	Boiler Room	20.4 2.	.5	None - modern brick enclosure		Make good existing concrete floor, finish in epoxy paint	Strip off paint, redecorate in breathable paint	As walls	New mechanical fittings and controls	Retain and refurbish existing and redecorate	n/a	Replace with new external grade stainless steel ironmongery	New statutory signage	New LED bulkhead fitting	Renew supplies to plant room following existing routes	All new mechanical
wc		3 2.	.6 1	None - modern WC fitout	Remove finishes and sanitary installation	Provide new slip-resistant vinyl over existing floor	Make good and redecorate	Make good and redecorate.	New sanitary fittings in existing locations, mirror, hand dryer	N/a	Retain, overhaul and redecorate.	Replace with new in satin brass	New statutory signage	New LED bulkhead fitting	Renew in existing g locations	New pipe connections Alarm pull cord, fire to existing positions.
7 WC		9.8 2.		Timber window to rear; otherwise modern WC fitout	Remove finishes and sanitary installation	Provide new slip-resistant vinyl over existing floor	Make good and redecorate	Make good and redecorate.	New sanitary fittings, WCs, cubicles, basins, mirrors, hand dryers	N/a	Retain, overhaul and redecorate.	Replace with new in satin brass	New statutory signage	New LED	Renew in existing locations	New hot and cold water and drainage - connect into existing SVP.

20-24 Russell Square, London WC1B 5EA

Phases: (TBC)	

Schedule of Work For LBC Rev P1 Planning + LBC

2676-EWA-A-AX(0)02																	
External:																	
								Remove redundant modern									
			Solid brick enclosing walls to three		New rubber crumb surface to		Soffits under entrance steps -	fixtures; make good railings							Clear/make good		
Front Courtyard			sides, vaults to south side; Painted brick to main house	house, make good elsewhere	Clean down and make good stair.	Redecorate walls with breathable masonry paint	make good render and redecorate	and balustrade to stair and redecorate	Overhaul and redecorate	e n/a	Provide new mortice lock to gate in railings.	N/a	New LED wall mounted fittings	Renew and provide s new to light fittings	existing courtyard drainage	n/a	
															I		
				Drugh to polid key gungay for		Redecorate walls with breathable		Domeyo redundent medern	Overhaul and rade serate		Dravida navy martina lank		New LED	Banaw in aviating	I		
Front Vaults			Solid brick vaults	Brush to solid key, survey for damp	Epoxy floor paint to existing solid flo		As walls	Remove redundant modern fixtures	gates gates	n/a	Provide new mortice lock to gates.	n/a	bulkhead fitting	Renew in existing locations	n/a Clear/make goog	n/a	
											Provide new locking				existing courtyard		
			Solid brick enclosing walls to three					Remove redundant modern			mechanism to existing; new stainless steel				drainage; Provide new water and		
Rear: Courtvard		35	sides, smooth rendered curved wall to north	boundary wall to no.20, provide pre-cast lintel over.	Provide new rubber crumb surface over existing	Redecorate walls with breathable masonry paint	n/a	fixtures, make good walls; Provide new water trough	existing; new gate in wall to no.20	1	ironmongery to new gate.	New statutory signage		Renew and provide s new to light fittings	drainage to new water trough.		
First Floor:															New louvre vent		
			Linked to F 22.04 with panelled double doors:												above existing door to provide natural		
			Typical Bloomsbury cornice with swag detail, and decorative ceiling	Remove water damaged					Overhaul and redecorate existing; provide new					Replace existing power and data	ventilation into stairwell; New		
			details, full height shutter boxes to	flooring (modern timber);			Make good and redecorate	Remove redundant modern	perspex safety screens				New LED	socket outlets with	drainage pipe drop to		
F22.01 Classroom		51.4	tall windows.	remove redundant fittings, fixtures	Provide new floor boards, carpet an underlays	Make good and redecorate	retaining all feature plaster details and covings.	fixtures, make good walls; New teaching wall.	infront of windows fixed into reveals.	Retain, overhaul and redecorate.	New in satin brass finish.	New statutory signage.	suspended linear fittings	new, all cables chased into walls.	floor below, located discretely in corner.	locations.	
						Re-open doorway to no.22 and											
						provide new panelled door; Make good generally and redecorate;			Overhaul and redecorate	•			New LED	Replace lighting and	ا		
F21.03 Stair		20	Feature stair and balustrade	Soft-strip floor finishes, redundant signs, fittings.	Renew stair carpet and nosings	Remove infill below stair and door to lower ground floor and make good.	Make good and redecorate	Remove redundant modern fixtures		Retain, overhaul and redecorate.	New in satin brass finish.	New statutory signage	suspended	fire alarm wiring,		Renew in existing locations	
			double doors: Typical Bloomsbury cornice with	Remove water damaged	,	,	,					,gago.			New louvre vent above existing door to		
			swag detail, and decorative ceiling details, full height shutter boxes to	flooring (modern timber) and modern plasterboard ceiling,	1		Make good, replacing		Overhaul and redecorate existing ; provide new					Replace existing power and data	provide natural ventilation into		
500.00			tall window.	retaining perimeter cornices		New glazed partition to divide corridor	damaged sections with new	Remove redundant modern	perspex safety screens	New panelled fire door to			New LED	socket outlets with	stairwell; New		
F22.02, Classroom, 04 corridor		39.4	Chimney breast but no fireplaces.	and features; remove redundant fittings, fixtures	Provide new floor boards, carpet an underlays	from meeting room, retaining view of room.	fireline plasterboard and redecorate.	fixtures, make good walls; New teaching wall.	infront of windows fixed into reveals.	no.21; New glazed door in glazed screen.	New in satin brass finish.	New statutory signage.	suspended linear fittings	new, all cables chased into walls.	drainage pipe drop to floor below, located	locations.	
Conond Fire													· <u> </u>				
Second Floor:														Renew and provide			
					Repairs to existing bowed floors									new power and data positions in new			
			Plain rooms, no cornice, simple skirting, chimney breast to east wall	Coft atria flags finishes	required: New level floorboards required on firrings over existing	Make good all plasterwark akim and	Make good reakin and			Provide new panelled fire			New suspended linear LED	d floor boxes and chased in sockets in		New in existing	
S22.01 Office		14.8 2.4		redundant signs, fittings.	joists; Renew carpet and underlays.	Make good all plasterwork, skim and redecorate.	redecorate		Overhaul and redecorate		New in satin brass finish.	New statutory signage.		walls.		positions	
															I		
														Renew and provide new power and data	4		
			Plain rooms, no cornice, simple skirting, chimney breast to east wall		Repairs to existing bowed floors required: New level floorboards	Make good all plasterwork, skim and							New suspended	positions in new d floor boxes and	New water, drainage and extract to		
Office (Head of S22.02 School)	two separate	26.6 2.4	(no fireplace); existing mechanical pipe riser in corner		required on firrings over existing joists; Renew carpet and underlays.	redecorate. Provide new doorway inf	ill Make good, reskim and redecorate		Overhaul and redecerate	New panelled fire door	New in satin brass finish.	New statutory signage	linear LED		kitchenette, linked to existing connections.		
322.02 301001)	onices	20.0 2.4	main stair, one arch infilled with soli		joists, iteliew carpet and underlays.	third floor stairs and replace in new	redecorate		Overnaul and redecorate	New panelled fire doors wit	h	new statutory signage.	mungs.	walls.	existing connections.	positions	
			screen; Dog-leg stair up to third floor, uneve	en		fireline plasterboard, skim and redecorate; enclose space under stair				vision panels to lobbies, ne- solid fire door to space	w				I		
			pitch and winders, appears to have deformed with floor movement	Remove existing redundant	r Renew carpet and underlays with	in fire rated plasterboard; Provide new glazed screen to landing over main		Renew staircase in timber - replacing existing deformed		under stair, refix and redecorate existing glazed		New statutory and	New suspender	d Renew in existing	I	New in existing	
S22.03 Stair and Lobby			below.	arch	new nosings to stairs	stair.	redecorate	/ sloping stair.	n/a	screen.	New in satin brass finish.	wayfinding signage	feature fittings		n/a	positions	
Group Room ('Dr Everything and	ор		Plain rooms, no cornice, simple skirting, chimney breast to east wall	Soft-strip floor finishes	Renew carpet and underlays , make good floorboards to repair water	Make good , skim and redecorate; repairs required to water damaged				Retain, overhaul and	Replace with new in		New LED	Renew in existing	New pipe connections	Alarm pull cord, fire	_
S22.04 Read')	Office	33.5 2.6	and fireplace.	redundant signs, fittings.	damage	area	As walls		Overhaul and redecorate		satin brass	New statutory signage.			to existing positions.		
Third Floor:																	
														new power and data	1		
			Plain decoration; Columns and beam/bulkhead from strengthening	Remove intermediate	Repairs to existing bowed floor required: New level floorboards	Make good all plasterwork, skim and redecorate. Provide new doorway infi							New succended	positions in new d floor boxes and	New water, drainage		
T22.04	Office		works concealed within existing	(modern) lobby partitions	required on firrings over existing	to existing large opening off stair lobb	y Make good, reskim and	New teaching "	Overhaut	Now per - U - J. Co.	New in case to 5 : :	Now etchin-	linear LED	chased in sockets in	kitchenette, linked to		New in existing
T22.01 Classroom	Office		20+2 modern partitions.	and doors.	joists; Renew carpet and underlays.	(original door position?).	redecorate	New teaching wall	overnaul and redecorate	New panelled fire door	New in satin brass finish.	inew statutory signage.	naings.	walls.	existing connections.	positions	positions
				Remove intermediate (modern) partitions and				New sanitary fittings, WCs,							New hot and cold water and drainage -		
T22.02, 03 WCs	Office, kitchenette, WC	10	Plain rooms without decoration, modern subdivision and fitout.	earlier cupboards and existing WC and fittings.	Provide new slip-resistant vinyl over existing floor	Make good and redecorate	Make good and redecorate.	cubicles, basins, mirrors, hand dryers	N/a	Retain, overhaul and redecorate.	Replace with new in satin brass	New statutory signage.	New LED bulkhead fitting	Renew in existing locations	connect into existing	Renew in existing locations.	
1.30				Remove existing stair, lining:	-	g	g 1000001010.		Overhaul and reglaze			, ognage.	New wall		1		
				to surrounding walls (noted as asbestos containing	Renew carpet and underlays with	Provide new partition to corrior and opening to no.23; Make good all	Make good, reskim and	Renew staircase in timber - replacing existing deformed	lantern above with new			New statutory and	mounted fittings	s New concealed supplies to lighting,		New in existing	
T22.04 Stair and lobby			Timber winding stair	boards)	new nosings to stairs	plasterwork, skim and redecorate.	redecorate	/ sloping stair.	reseal.	n/a	1	wayfinding signage	wiring	fire alarm		positions	
			doors to cupboards; stone effect fire surrounds to shallow											Renew and provide new power and data	<u>.</u>		
			chimneybreasts; Columns and beam/bulkhead from strengthening	Remove intermediate (modern) partitions and	Repairs to existing bowed floor required: New level floorboards	Make good all plasterwork, skim and	Provide new plasterhoard						New succended	positions in new d floor boxes and	New water, drainage and extract to		
T22.07 Classroom	Two separate		works concealed within existing	earlier cupboards and	required: New level floorboards required on firrings over existing joists; Renew carpet and underlays.	redecorate - replaster water damaged	ceiling to replace water	New teaching "	Overhaut	New panelled fire door	New in case to 5 : :	Now etchin	linear LED		kitchenette, linked to		New in existing
122.07 Classroom	onices		modern partitions.	existing WC and fittings.	jjoists, reliew carpet and underlays.	jai¢a.	damaged existing.	New teaching wall	Jovernaul and redecorate	privew panelled life door	New in satin brass finish.	prew statutory signage.	mungs.	įwalis.	existing connections.	Ipositiofis	positions
Doors Generally	1			Т	T			T	T		1	1	1			T	
	Potain aug tout	d rodess+-	wieting doore white:														
	painting with 'Environment'	ograf' with new	existing doors white; upgrade to FD30s BS rated hinges, and polished brass finish	h													
Existing solid 1 interior room doo	closers and ironmo	ngery (includin	g classroom locks) install intumescent strip ds; remove all tenants signage.	os													
Existing glazed doors	Retain, overhaul ar existing ironmonge		existing doors white, retain and adjust closers.														