

Phases: (TBC)	

## Planning + LBC

2676-EWA-A-AX(0)02

## EXTERIOR

[illegible]

Phases: (TBC)	

Schedule of Work For LBC  
Rev P1  
Planning + LBC

2676-EWA-A-AX(0)02

INTERIOR

Room Number	Room Name	Existing room use if different	Area	Ceiling Height	Occupants	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	Fire Alarm/ Safety Systems	
			sqm					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 Brilliant 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																				
21.01	Classroom		48.3		20+2	Glass display cabinets in curved alcoves Continuous plain cornice, dado rail and skirting (assumed modern from renovations). Four free-standing square columns continuing in floors above and below (previous strengthening works). Chimney breasts but no fireplaces.	Softstrip of finishes	Existing floor boards retained, underlays/ nails etc removed and any loose/ uneven boards or holes made good and rotten boards replaced; New carpet and underlay to existing floor boards.	Existing plastered brick walls, remove all tenants fittings, signage, decorative lighting. Make good all holes present; Clean down plaster features; Redecorate in Scrubbable matt emulsion. New solid plasterboard partition set within alcove to divide front and rear portion of room.	Remove redundant decorative lighting; Make good holes; redecorate in matt emulsion; Provide new lighting.	Retain and redecorate all existing fitted cabinets; New classroom sink unit located on new partition; New teaching wall.	Existing windows and secondary glazing retained, overhauled and redecorated.	Retain, overhaul and redecorate.	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 stairwell; New drainage pipe drop to floor below, located discretely in corner.	Renew in existing locations.	
21.02 and 21.03	Front Entrance Lobby		33.9			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 infill at foot of stairs previously linking to no.22	Softstrip of signage, fittings, stair carpet	Renovate existing stone flag floor	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.	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	None	Renew in existing locations.	
21.04	Group Room		32		20+2	Linked to 21.01: Wooden storage cabinets in alcoves to side of chimney breast, Continuous plain cornice, dado rail and skirting (assumed modern from renovations). Chimney breast but no fireplaces.	Softstrip of finishes	Existing floor boards retained, underlays/ nails etc removed and any loose/ uneven boards or holes made good and rotten boards replaced; New carpet and underlay to existing floor boards.	Existing plastered brick walls, remove all tenants fittings, signage, decorative lighting. Make good all holes present; Clean down plaster features; Redecorate in Scrubbable matt emulsion. New solid plasterboard partition set within alcove to divide front and rear portion of room.	Remove redundant decorative lighting; Make good holes; redecorate in matt emulsion; Provide new lighting.	Retain and redecorate all existing fitted cabinets; New teaching wall	Existing windows and secondary glazing retained, overhauled and redecorated.	Retain, overhaul and redecorate.	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 stairwell; New drainage pipe drop to floor below, located discretely in corner.	Renew in existing locations.	
21.05	WC		1.6			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 bulkhead fitting	Renew in existing locations	New pipe connections to existing positions.	Alarm pull cord, fire alarm beacon	
21.06	WCs	Office	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 hand-dryers, lighting	New hot and cold water and drainage - connect into existing SVP in 21.05	Renew in existing locations.	
Lower Ground:																				
B21.01	Early-Years Classroom	Office, lobby, WCs	39.4	2.6		Chimney breast to east wall (no fireplace); External entrance door (plain door).	Remove existing modern sanitary installation, dividing walls retaining ribs and provide beams over.	Remove all	Provide new infill sections; Remove all fixtures, make good and redecorate.	Make good plaster, provide new bulkheads, skim 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 'push button to exit'.	Renew in existing opening	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.	Renew in existing locations	
B21.02	Cellar		10.1	varies - vaulted		Vaulted cellar	Strip paint, survey for damp	Provide new vinyl over existing solid floor	Brush to a solid key and redecorate	As walls	Retain existing shelving, redecorate	n/a	Retain, redecorate	Replace with new in satin brass finish.	New statutory signage.	New LED bulkhead fitting	Renew lighting and fire alarm connections	n/a	Renew in existing locations.	
B21.03, 05	Corridor		34.5	2.6		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.	Provide new water trough in corridor, connect into existing water and drainage connections.	Retain, overhaul and redecorate, provide new locking ironmongery with thumbturn release.	Retain, redecorate	Replace with new in satin brass finish.	New statutory signage.	New LED bulkhead fitting	Renew lighting and fire alarm connections	New services runs to be tight to existing soffit, enclosed in galvanised trunking and local suspended ceiling.	Renew in existing locations.	
B21.06	WC		3	2.6		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 locations	New pipe connections to existing positions.	Alarm pull cord, fire alarm beacon	
B21.07	WC		9.8	2.6		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 bulkhead fitting	Renew in existing locations	New hot and cold water and drainage - connect into existing SVP.	Renew in existing locations.	

Phases: (TBC)	

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	Overhaul and redecorate	n/a	Provide new mortice lock to gate in railings.	N/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 floor	Redecorate walls with breathable masonry paint	As walls	Remove redundant modern fixtures	Overhaul and redecorate gates	n/a	Provide new mortice lock to gates.	n/a	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	Form doorway opening in 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	Remove redundant modern fixtures, make good walls; Provide new water trough	Overhaul and redecorate existing; new gate in wall to no.20		Provide new locking mechanism to existing; new stainless steel ironmongery to new gate.	New 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:																			
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.	Overhaul and redecorate existing ; provide new perspex safety screens infront of windows fixed into reveals.	Retain, overhaul and redecorate.	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 stairwell; New drainage pipe drop to floor below, located discretely in corner.	Renew in existing locations.
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.	New 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.	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 stairwell; New drainage pipe drop to floor below, located	Renew in existing locations.
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	New 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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Second Floor:																				
S21.01	Staff Room	Separate front and rear offices	77.1	2.6		Fireplace to rear room, plain cornices and skirtings; Four modern free-standing square columns rising above and below.	Remove modern separating partitions between rooms (deformed due to floor movement), retain existing cupboard on outside wall.	Repairs to existing bowed floor required: New level floorboards required on firrings over existing joists; Renew carpet and underlays.	Make good all plasterwork, skim and redecorate. Provide new doorway infill to existing large opening off stair lobby (original door position).	Make good, reskim and redecorate	New staff teapoint fittings on wall adjoining S21.02	Overhaul and redecorate	Provide new panelled fire door	New in satin brass finish.	New statutory signage.	New suspended linear LED fittings.	Renew and provide new power and data positions in new floor boxes and chased in sockets in walls.	New water, drainage to tea point.	New in existing positions	
S21.02	Staff kitchen	Small office	6.6	2.6		Existing mechanical riser in corner.	Softstrip existing finishes	New slip-resistant vinyl over new underlays	Make good and redecorate	Make good and redecorate.	New staff kitchenette fittings, connected to existing drainage	Overhaul and redecorate	New panelled fire door	New in satin brass finish.	New statutory signage.	New suspended linear LED fittings.	Renew and provide new power and data positions in new floor boxes and chased in sockets in walls.	New water, drainage and extract to kitchenette, linked to existing connections.	New in existing positions	
21.03, 21.04	WCs		3	2.6		Modern WC fitout	Remove existing modern sanitary installation, finishes	New slip-resistant vinyl over new underlays	Make good , skim and redecorate	Make good, reskim and redecorate		New sanitary fittings in existing locations, mirror, hand dryer	Retain, overhaul and redecorate.	Replace with new in satin brass	New statutory signage.	New LED bulkhead fitting	Renew in existing locations	New pipe connections to existing positions.	Alarm pull cord, fire alarm beacon	
21.05, 06	Stair and Lobby					Double-arched screen at head of main stair, one arch infilled with glazed screen; Curved winding stair up to third floor reinforced with central post.	Remove existing redundant signage, fixtures, riser boxing in, modern fire doors	Renew carpet and underlays with new nosings to stairs	Remove all linings to risers and side of third floor stairs and replace in new fireline plasterboard, skim and redecorate; enclose space under stair in fire rated plasterboard.	Make good, reskim and redecorate	handrails on new pattressing, make continuous, overlay stair treads to even out where sloping; overhaul and redecorate balustrades	n/a	New panelled fire doors with vision panels to lobbies, new solid fire door to space under stair, refix and redecorate existing glazed screen.	New in satin brass finish.	New statutory and wayfinding signage	New suspended feature fittings	Renew in existing locations	n/a	New in existing positions	

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Third Floor:																				
T21.01	Classroom	Office			20+2	doors to cupboards; stone effect fire surrounds to shallow chimneybreasts; Columns and beam/bulkhead from strengthening works concealed within existing modern partitions.	Remove intermediate (modern) partitions and earlier cupboards and existing WC and fittings.	Repairs to existing bowed floor required: New level floorboards required on firrings over existing joists; Renew carpet and underlays.	Make good all plasterwork, skim and redecorate. Provide new partition between front and rear rooms, and doorway infill to existing large opening off stair lobby (original door position?).	Make good, reskim and redecorate	New teaching wall	Overhaul and redecorate	New panelled fire door	New in satin brass finish.	New statutory signage.	New suspended linear LED fittings.	Renew and provide new power and data positions in new floor boxes and chased in sockets in walls.	New water, drainage and kitchenette, linked to existing connections.	New in existing positions	New in existing positions
T21.02	Stair and lobby					Timber winding stair	Remove existing stair, linings to surrounding walls (noted as asbestos containing boards)	Renew carpet and underlays with new nosings to stairs	Make good all plasterwork, skim and redecorate.	Make good, reskim and redecorate	Renew staircase in timber - replacing existing deformed / sloping stair.	Overhaul and reglaze lantern above with new double-glazed units and reseal.	n/a		New statutory and wayfinding signage	New wall mounted fittings with concealed wiring	New concealed supplies to lighting, fire alarm		New in existing positions	
T21.03	Classroom	Office				doors to cupboards; stone effect fire surrounds to shallow chimneybreasts; Columns and beam/bulkhead from strengthening works concealed within existing modern partitions.	Remove intermediate (modern) partitions and earlier cupboards and existing WC and fittings.	Repairs to existing bowed floor required: New level floorboards required on firrings over existing joists; Renew carpet and underlays.	Make good all plasterwork, skim and redecorate. Provide new partition between front and rear rooms, and doorway infill to existing large opening off stair lobby (original door position?).	Make good, reskim and redecorate	New teaching wall	Overhaul and redecorate	New panelled fire door	New in satin brass finish.	New statutory signage.	New suspended linear LED fittings.	Renew and provide new power and data positions in new floor boxes and chased in sockets in walls.	New water, drainage and extract to kitchenette, linked to existing connections.	New in existing positions	New in existing positions
T21.05	Office					Plain decoration; 6-panelled door to cupboard; stone effect fire surrounds to shallow chimneybreasts; Columns and beam/bulkhead from strengthening works concealed within existing modern partitions.	Soft-strip floor finishes, redundant signs, fittings.	Repairs to existing bowed floor required: New level floorboards required on firrings over existing joists; Renew carpet and underlays.	Make good all plasterwork, skim and redecorate.	Make good, reskim and redecorate		Overhaul and redecorate	New panelled fire door	New in satin brass finish.	New statutory signage.	New suspended linear LED fittings.	Renew and provide new power and data positions in new floor boxes and chased in sockets in walls.	New water, drainage and extract to kitchenette, linked to existing connections.	New in existing positions	New in existing positions
Fourth Floor:																				
Fo21.01	Office				25.1	Sloped ceilings following profile of mansard roof; cast iron fire surrounds in narrow chimneybreasts; Columns and beam/bulkhead from strengthening works.	Soft-strip floor finishes, redundant signs, fittings.	Renew carpet and underlays.	Make good all plasterwork, skim and redecorate. Provide new doorway infill to one door.	Make good, reskim and redecorate		Overhaul and redecorate	New panelled fire door	New in satin brass finish.	New statutory signage.	New suspended linear LED fittings.	Renew and provide new power and data positions in new floor boxes and chased in sockets in walls.		New in existing positions	
Fo21.02	WCs	Office			13.6	Sloped ceilings following profile of mansard roof; cast iron fire surrounds in narrow chimneybreasts; Columns and beam/bulkhead from strengthening works.	Soft-strip floor finishes, redundant signs, fittings.	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 bulkhead fitting	Renew in existing locations	New hot and cold water and drainage - connect into existing SVP.	Renew in existing locations.	
Fo21.03	Stair and landing					Winder stair to below with plain balustrade; Patent glazed lantern above.	Soft-strip floor finishes, redundant signs, fittings.	Renew carpet and underlays with new nosings to stairs	Make good all plasterwork, skim and redecorate.	Make good, reskim and redecorate	Renew staircase in timber - replacing existing deformed / sloping stair.	Overhaul and reglaze lantern above with new double-glazed units and reseal.	n/a		New statutory and wayfinding signage	New wall mounted fittings with concealed wiring	New concealed supplies to lighting, fire alarm	Opening AOV vents to roof lantern for smoke vent.	New in existing positions, link and controls to AOV	
Fo 21.04	Classroom	2x offices			47	Sloped ceilings following profile of mansard roof; cast iron fire surrounds in narrow chimneybreasts; Columns and beam/bulkhead from strengthening works.	Remove intermediate (modern?) partitions and one door	Renew carpet and underlays.	Make good all plasterwork, skim and redecorate. Provide new doorway infill to one door.	Make good, reskim and redecorate	New teaching wall	Overhaul and redecorate	New panelled fire door	New in satin brass finish.	New statutory signage.	New suspended linear LED fittings.	Renew and provide new power and data positions in new floor boxes and chased in sockets in walls.		New in existing positions	

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22																					
Ground																					
22.01	Library	Meeting Room	49.1		40	Ornate cornices 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.	Softstrip of finishes including loose applied materials on ceilings/ walls; re-open doorway to no.21; Double-doorway re-created between front and rear rooms, as expected original arrangement.	Existing floor boards retained, underlays/ nails etc removed and any loose/ uneven boards or holes made good and rotten boards replaced; New carpet and underlay to existing floor boards.	Existing plastered brick walls, remove all tenants fittings, signage, decorative lighting. Make good all holes present; Clean down plaster features	Remove redundant decorative lighting; Make good generally and locally skim; redecorate in matt emulsion; Provide new lighting.	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 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 corner.	Renew in existing locations.	
22.02	Front Entrance 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, stair carpet	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.	Make good and redecorate.	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	None	Renew in existing locations.	
22.04	Library	Office	27.5		20	Ornate cornices 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.	Softstrip of finishes	Existing floor boards retained, underlays/ nails etc removed and any loose/ uneven boards or holes made good and rotten boards replaced; New carpet and underlay to existing floor boards.	Existing plastered brick walls, remove all tenants fittings, signage, decorative lighting. Make good all holes present; Clean down plaster features	Remove redundant decorative lighting; Make good holes; redecorate in matt emulsion; Provide new lighting.	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 stairwell; New drainage pipe drop to floor below, located discretely in corner.	Renew in existing locations.		
22.06	WC		1.6			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 bulkhead fitting	Renew in existing locations	New pipe connections to existing positions.	Alarm pull cord, fire alarm beacon		
22.07	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 hand-dryers, lighting	New hot and cold water and drainage - connect into existing SVP in 21.05	Renew in existing locations.		
Lower Ground:																					
B22.01	Early-Years Classroom	Office, lobby, WCs	39.4	2.6		Chimney breast to east wall (no fireplace); External entrance door (plain door).	Remove existing modern sanitary installation, dividing walls retaining ribs and provide beams over.	Remove all	Provide new infill sections; Remove all fixtures, make good and redecorate.	Make good plaster, provide new bulkheads, skim 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 'push button to exit'.	Renew in existing opening	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.	Renew in existing locations		
B22.02	Passageway, IT room	IT room	10.1	varies - vaulted		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.21 lobby	Replace with new in satin brass finish.	New statutory signage.	New LED bulkhead fitting	Renew lighting and fire alarm connections; Relocate IT cabling and trays	Relocate existing FCU	Renew and provide new for IT room and corridor		
B22.03, 05	Corridor		34.5	2.6		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.	Provide new water trough in corridor, connect into existing water and drainage connections.	Retain, overhaul and redecorate, provide new locking ironmongery with thumbturn release.	Retain, redecorate	Replace with new in satin brass finish.	New statutory signage.	New LED bulkhead fitting	Renew lighting and fire alarm connections	New services runs to be tight to existing soffit, enclosed in galvanised trunking and local suspended ceiling.	Renew in existing locations.		
B22.06	District Heating Plant Room	Boiler Room	20.4	2.5		None - modern brick enclosure	Strip out existing modern mechanical equipment	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			
B22.08	WC		3	2.6		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 locations	New pipe connections to existing positions.	Alarm pull cord, fire alarm beacon		
B22.07	WC		9.8	2.6		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 bulkhead fitting	Renew in existing locations	New hot and cold water and drainage - connect into existing SVP.	Renew in existing locations.		

Phases: (TBC)	

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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	Overhaul and redecorate	n/a	Provide new mortice lock to gate in railings.	N/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 floor	Redecorate walls with breathable masonry paint	As walls	Remove redundant modern fixtures	Overhaul and redecorate gates	n/a	Provide new mortice lock to gates.	n/a	New LED bulkhead fitting	Renew in existing locations	n/a	Clear/make good existing courtyard drainage	n/a
Rear:	Courtyard			35		Solid brick enclosing walls to three sides, smooth rendered curved wall to north	Form doorway opening in 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	Remove redundant modern fixtures, make good walls; Provide new water trough	Overhaul and redecorate existing; new gate in wall to no.20		Provide new locking mechanism to existing; new stainless steel ironmongery to new gate.	New 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.		

F22.01	Classroom		51.4		Linked to F 22.04 with panelled double doors: Typical Bloomsbury cornice with swag detail, and decorative ceiling details, full height shutter boxes to tall windows.	Remove water damaged flooring (modern timber); remove redundant fittings, fixtures	Provide new floor boards, carpet and underlays	Make good and redecorate retaining all feature plaster details and covings.	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.	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 stairwell; New drainage pipe drop to floor below, located discretely in corner.	Renew in existing locations.	
F21.03	Stair		20		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.	Remove redundant modern fixtures	Overhaul and redecorate fanlight over closet wing door	Retain, overhaul and redecorate.	New in satin brass finish.	New statutory signage.	New LED suspended feature fittings	Replace lighting and fire alarm wiring, concealed	n/a	Renew in existing locations	
F22.02, 04	Classroom, corridor		39.4		double doors: Typical Bloomsbury cornice with swag detail, and decorative ceiling details, full height shutter boxes to tall window. Chimney breast but no fireplaces.	Remove water damaged flooring (modern timber) and modern plasterboard ceiling, retaining perimeter cornices and features; remove redundant fittings, fixtures	Provide new floor boards, carpet and underlays	New glazed partition to divide corridor from meeting room, retaining view of room.	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.	New panelled fire door to no.21; New glazed door in glazed screen.	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 stairwell; New drainage pipe drop to floor below, located	Renew in existing locations.	

S22.01	Office		14.8	2.4	Plain rooms, no cornice, simple skirting, chimney breast to east wall (no fireplace)	Soft-strip floor finishes, redundant signs, fittings.	Repairs to existing bowed floors required: New level floorboards required on firings over existing joists; Renew carpet and underlays.	Make good all plasterwork, skim and redecorate.	Make good, reskim and redecorate		Overhaul and redecorate	Provide new panelled fire door	New in satin brass finish.	New statutory signage.	New suspended linear LED fittings.	Renew and provide new power and data positions in new floor boxes and chased in sockets in walls.		New in existing positions	
S22.02	Office (Head of School)	two separate offices	26.6	2.4	Plain rooms, no cornice, simple skirting, chimney breast to east wall (no fireplace); existing mechanical pipe riser in corner	Soft-strip floor finishes, redundant signs, fittings.	Repairs to existing bowed floors required: New level floorboards required on firings over existing joists; Renew carpet and underlays.	Make good all plasterwork, skim and redecorate. Provide new doorway infill to existing door.	Make good, reskim and redecorate		Overhaul and redecorate	New panelled fire door	New in satin brass finish.	New statutory signage.	New suspended linear LED fittings.	Renew and provide new power and data positions in new floor boxes and chased in sockets in walls.	New water, drainage and extract to kitchenette, linked to existing connections.	New in existing positions	
S22.03	Stair and Lobby				main stair, one arch infilled with solid screen; Dog-leg stair up to third floor, uneven pitch and winders, appears to have deformed with floor movement below.	Remove existing redundant signage, fixtures, infill to stair arch	Renew carpet and underlays with new nosings to stairs	third floor stairs and replace in new fireline plasterboard, skim and redecorate; enclose space under stair in fire rated plasterboard; Provide new glazed screen to landing over main stair	Make good, reskim and redecorate	Renew staircase in timber - replacing existing deformed / sloping stair.	n/a	New panelled fire doors with vision panels to lobbies, new solid fire door to space under stair, refix and redecorate existing glazed screen.	New in satin brass finish.	New statutory and wayfinding signage	New suspended feature fittings	Renew in existing locations	n/a	New in existing positions	
S22.04	Group Room ('Drop Everything and Read')	Office	33.5	2.6	Plain rooms, no cornice, simple skirting, chimney breast to east wall and fireplace.	Soft-strip floor finishes, redundant signs, fittings.	Renew carpet and underlays, make good floorboards to repair water damage	Make good, skim and redecorate; repairs required to water damaged area	As walls		Overhaul and redecorate	Retain, overhaul and redecorate.	Replace with new in satin brass	New statutory signage.	New LED bulkhead fitting	Renew in existing locations	New pipe connections to existing positions.	Alarm pull cord, fire alarm beacon	

T22.01	Classroom	Office			20+2	Plain decoration; Columns and beam/bulkhead from strengthening works concealed within existing modern partitions.	Remove intermediate (modern) lobby partitions and doors.	Repairs to existing bowed floor required: New level floorboards required on firings over existing joists; Renew carpet and underlays.	Make good all plasterwork, skim and redecorate. Provide new doorway infill to existing large opening off stair lobby (original door position?).	Make good, reskim and redecorate	New teaching wall	Overhaul and redecorate	New panelled fire door	New in satin brass finish.	New statutory signage.	New suspended linear LED fittings.	Renew and provide new power and data positions in new floor boxes and chased in sockets in walls.	New water, drainage and extract to kitchenette, linked to existing connections.	New in existing positions	New in existing positions
T22.02, 03	WCs	Office, kitchenette, WC	10			Plain rooms without decoration, modern subdivision and fitout.	Remove intermediate (modern) partitions and earlier cupboards and existing WC and fittings.	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 bulkhead fitting	Renew in existing locations	New hot and cold water and drainage - connect into existing SVP.	Renew in existing locations.	
T22.04	Stair and lobby					Timber winding stair	Remove existing stair, linings to surrounding walls (noted as asbestos containing boards)	Renew carpet and underlays with new nosings to stairs	Provide new partition to corridor and opening to no.23; Make good all plasterwork, skim and redecorate.	Make good, reskim and redecorate	Renew staircase in timber - replacing existing deformed / sloping stair.	Overhaul and reglaze lantern above with new double-glazed units and resal.	n/a		New statutory and wayfinding signage	New wall mounted fittings with concealed wiring	New concealed supplies to lighting, fire alarm		New in existing positions	
T22.07	Classroom	Two separate offices				doors to cupboards; stone effect fire surrounds to shallow chimneybreasts; Columns and beam/bulkhead from strengthening works concealed within existing modern partitions.	Remove intermediate (modern) partitions and earlier cupboards and existing WC and fittings.	Repairs to existing bowed floor required: New level floorboards required on firings over existing joists; Renew carpet and underlays.	Make good all plasterwork, skim and redecorate - replaster water damaged area.	Provide new plasterboard ceiling to replace water damaged existing.	New teaching wall	Overhaul and redecorate	New panelled fire door	New in satin brass finish.	New statutory signage.	New suspended linear LED fittings.	Renew and provide new power and data positions in new floor boxes and chased in sockets in walls.	New water, drainage and extract to kitchenette, linked to existing connections.	New in existing positions	New in existing positions

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