



Holborn Links Estate

HLE – Project 5: 20-21 Southampton Place

SCHEDULE OF WORKS

Location	Item	Demolitions	Proposed
Internal: Lower Ground Floor	1		Refurbished lift
	2		Existing WCs refurbished with new sanitary ware and finishes.
	3		Existing WC refurbished in current position
	4		All new period appropriate doors, skirtings, architraves and cornices throughout
	5		New floor mounted FCUs in built in joinery.
	6		Existing lobby retained.
	7	New service risers.	
	8		Courtyards refurbished with wall panelling and paving.
	9		New kitchenette with high and low wall mounted units.
	10		Wall clad in black vertical cladding.
	11		New service cupboard in existing location.
Internal: Ground Floor	1		Existing lift refurbished.
	2		Existing WCs refurbished with new sanitary ware and finishes.

	3	New condensate risers sized to allow retention of high and low level historic features.	
	4	All non-historic features replaced with more in keeping skirtings, architraves and cornices.	
	5		Existing windows refurbished and re decorated.
	6		Existing fireplace surrounds repaired as required and new inserts installed
	7		New capped services for future tea point.
	8	New partition formed with double doors to reinstate entrance lobby.	
	9	New door and partition installed.	
	10	Existing opening infilled to reinstated separate reception room.	
	11		External store area
	12		New floor mounted FCUs within built in joinery.
Internal: Typical Upper Floor	1		Existing lift refurbished.
	2		Existing WCs refurbished with new sanitary ware and finishes.
	3	All replaced features such as skirting, architraves and cornices replaced to match existing.	
	4		New doors into offices.
	5		New floor mounted FCUs in built in joinery.
	6	New service risers sized to allow retention of high and low level historic features.	
	7		Existing fireplace surrounds repaired and new inserts installed.
	8	New openings formed in assumed modern partition.	
	9	New guarding to full height windows (first floor only).	
	10		Existing windows refurbished and redecorated.
	11	New capped services for future tea points.	

Internal: Fourth Floor	1	New stair lobby formed.	
	2	Existing assumed 1970s partitions removed, and new partitions installed to rationalise room layouts.	
	3	All new doors, skirtings, architraves and cornices throughout with period appropriate designs.	
	4	New capped services for future tea points.	
	5	New stair and access hatch to roof in existing access location.	
	6	New opening formed in modern partition.	
	7	New floor mounted FCUs in built in joinery	
	8	New risers	
	9		Existing windows refurbished and redecorated.
	10	New casement windows.	
	11	New sash window.	
	12		Existing mansard roof upgraded with new insulation to improve thermal performance.

HLE – PROJECT 5: 22 SOUTHAMPTON PLACE

Location	Item	Demolitions	Proposed
Internal: Lower Ground Floor	A		Existing lift refurbished.
	B	New floor mounted FCUs in built in joinery.	
	C		Existing cupboard retained as comms room.
	D	All new period appropriate doors, skirtings, architraves and cornices throughout.	
	E	New condensate risers	

	F		Existing courtyard cleaned and surfaces made good.
	G		Existing door widened and re-handed.
	H	New kitchenette within lower ground front room in existing kitchenette location.	
	I		Existing window sill lowered to create new access into rear courtyard for maintenance access.
	J	New ladder installed for maintenance access.	
	K	New service cupboard in existing location.	
Internal: Ground Floor	A	Existing 2016 lift refurbished.	
	B		New capped services for future tea point installation.
	C	WC enlarged in line with 2016 consent and refurbished with new fittings and finishes.	
	D	All non-historic features replaced with more in keeping skirtings, architraves and cornices.	
	E		Existing windows refurbished and re decorated.
	F	Existing fireplace surrounds repaired as required and new inserts installed	
	G	Existing opening widened to create more usable access to front room	
	H	New floor mounted FCUs within built in joinery.	
	I	Riser rebuilt for new services.	
Internal: Typical Upper Floor	A		Existing lift refurbished.
	B	New guarding to full height windows (first only).	
	C	WC enlarged in line with 2016 consent and refurbished with new fittings and finishes.	
	D	All replaced features such as skirting, architraves and cornices replaced to match existing.	

Internal: Fourth Floor	E	New floor mounted FCUs in built in joinery.	
	F	New service riser.	
	G	Existing fireplace surrounds repaired and new inserts installed.	
	H	New capped services for tea points.	
	I		Existing office doors retained.
	J		Existing windows refurbished and redecorated
	A		Existing lift overrun.
	B	Existing assumed 1970s partitions removed, and new partitions installed to rationalise room layouts.	
	C	All new doors, skirtings, architraves and cornices throughout with period appropriate designs.	
	D	New cleaners cupboard within existing plant room.	
	E	New stair and access hatch to roof within existing plant room to open up rear room - stair to match rise and going of existing	
	F	New landing formed.	
	G	New floor mounted FCUs in built in joinery.	
	H	New service riser.	
	I	New capped services for tea point.	
	J		Existing windows refurbished and redecorated.
	K	New sash window	

HLE – PROJECT 5: 20-22 SOUTHAMPTON PLACE (INCLUSIVE)

Location	Item	Demolitions	Proposed
	1		Existing roof overlain with new roofing membrane.

External: Roof Plan	2	Existing plant removed and new plant consolidate to the back of the roof.	
	3	Existing guarding removed and new guarding installed to improve roof access	
	4	New access hatch from relocated stairs below.	
	5		Existing roof overlain with new roofing insulation and membrane to improve thermal performance of building.
	6	New access hatch from stairs below.	

HLE – PROJECT 5: 46-47 BLOOMSBURY SQUARE

Location	Item	Demolitions	Proposed
Internal: Lower Ground Floor	1		Existing lift refurbished.
	2		Existing WC refurbished with new sanitary ware and finishes.
	3		Existing vaults unaltered.
	4	All new doors, skirtings, architraves and cornices throughout.	
	5	New M&E installed to courtyard recess	
	6		Courtyards refurbished with new decking
	7	New comms cupboard.	
	8		New M&E cupboard in old location.
	9		Existing pavement vault utilised for plant.
	10	New floor mounted FCUs in built in joinery	
	11	New risers.	
	12	New external stairs.	

	13	Form new opening within passageway.	
Internal: Ground Floor	1		Existing lift refurbished.
	2		Existing WC refurbished with new sanitary ware and finishes.
	3	Form new double door opening in existing wall.	
	4	New stair to lower ground for bike access.	
	5		Existing fireplace surrounds repaired and new inserts installed.
	6		Existing fire escape arrangement retained.
	7	New floor mounted FCUs in built in joinery.	
	8	New risers sized to allow retention of high and low level historic features.	
	9	All replaced features such as skirtings, architraves and cornices replaced to match existing.	
	10	New doors to offices.	
	11		Existing windows refurbished and redecorated.
	12	New capped service provision for future tea points.	
	13	New casement window.	
Internal: Typical Upper Floors	1		Existing lift refurbished.
	2		Existing WC refurbished with new sanitary ware and finishes.
	3	Form new opening in existing wall within previous opening location.	
	4	All replaced features such as skirtings, architraves and cornices replaced to match existing.	
	5	Existing fireplace surrounds repaired and new inserts installed.	
	6	New panelled office doors.	
	7	New floor mounted FCUs in built in joinery.	

	8	New service risers sized to allow retention of high and low level historic features.	
	9	New guarding to full height windows (first floor only).	
	10	New free standing tea points within joinery.	
	11		Existing windows refurbished.
	12	New casement window.	
Internal: Fourth Floor	1	New stair lobby formed.	
	2	Existing assumed 1970s partitions removed to rationalise room layouts.	
	3	All new doors, skirtings, architraves and cornices throughout with period appropriate designs.	
	4	New capped service provision for future tea point.	
	5	New roof access in existing location.	
	6		Existing windows refurbished and redecorated.
	7	New floor mounted FCUs in built in joinery	
	8	New service risers.	
External: Roof Plan	1		Existing roof overlain with new roofing membrane.
	2	Existing plant removed and new plant consolidate to the back of the roof.	
	3	Existing guarding removed and new guarding installed to improve roof access.	
	4	New access hatch stairs below.	



ELEVATIONAL ENHANCEMENTS / RESTORATION WORKS: 20-22 SOUTHAMPTON PLACE

Location	Item [PAYE Survey Reference]	Demolitions	Proposed
Front Elevation	1 [SP20-21.01-02]		
	2 [SP20-21.03-04]		
	3 [SP20-21.05-06]		
	4 [SP20-21.07-08]		
	5 [SP20-21.09]		
	6 [SP20-21.10-12]		
	7 [SP20-21.13-15]		
	8 [SP20-21.16-17]		
	9 [SP22.01-02]		
	10 [SP22.03,05]		
	11 [SP22.04]		
	12 [SP22.06]		
	13 [SP22.07]		
	14 [SP22.08]		
	15 [SP22.09]		
	16 [SP22.10-12]		
	17 [SP23.01]		
	18 [SP23.02]		
	19 [SP23.03]		
	20 [SP23.04]		
	21 [SP23.05]		
Rear Elevation	22 [SPR20-21.18]		
	23 [SPR20-21.19]		
	24 [SPR20-21.20,23]		
	25 [SPR20-21.21-22,24-27]		



ELEVATIONAL ENHANCEMENTS / RESTORATION WORKS: 46-47 BLOOMSBURY SQUARE

Location	Item [PAYE Survey Reference]	Demolitions	Proposed
Elevation 08-02 / Elevation 07-01	26 [BS46/47.01]		
	27 [BS46/47.02-03]		
	28 [BS46/47.04-05]		
	29 [BS46/47.06-08]		
	30 [BS46/47.09-09a]		
	31 [BS46/47.10-11]		
	32 [BS46/47.12-13]		
	33 [BS46/47.14-15]		
	34 [BS46/47.16]		
	35 [BS46/47.17-18]		
	36 [BS46/47.19-22]		
	37 [BS46/47.23-26]		
	38 [BS46/47.27]		
	39 [BS46/47.28-30]		