

Job Title Holborn Links: 6-8 Southampton Row
 Job No. 20023
 Date June 2022
 Revision PO4
 Source GIBSON THORNLEY ARCHITECTS

SCHEDULE OF WORKS 20023-AS[00]-100

1.00 6 SOUTHAMPTON PLACE

Internal RM_6.B01.01_P (Front/entrance Room)

A_Demolition Works

- A.01 Existing entrance door and frame to be removed.
 A.02 All existing mechanical and electrical services to be removed including reeds within floors and walls.
 A.03 Existing floor finish to be removed.
 A.04 Existing blinds fittings and features to be removed.
 A.05 Remove all fittings and appliances.
 A.06 Remove cupboard adjacent to fireplace.
 A.07 Remove 2 internal doors (access door to No. 7. and access door to main stairway).
 A.08 Remove existing suspended ceiling.

B_Making Good

- B.01 All architectural features (skirting, dados, corncing, architraves etc) to be made good where demolition/serivces removal has taken place.
 B.02 Existing walls and ceilings to be made good. Skim coat as required.

C_Walls & Building Fabric

- C.01 All feeds to mechanical and electrical services to be concealed in walls/floors and made good.
 C.02 New painted MDF skirting.
 C.03 New plasterboard MF ceiling.
 C.04 New riser cupboard as per D.05
 C.05 Form brick wall in existing door opening to No. 7 with plasterboard and skim coated decorated finish.

D_Services

- D.01 Single VRF unit housed within painted casing and associated pipework within floor.
 D.02 New floor boxes with power/data and cleaner's sockets.
 D.03 New light switches and dimmable fittings to be installed as per M&E engineer drawings. Switch position same as existing switches where possible. General Fittings Specification: Flos Super Flat suspended lights.
 D.04 New smoke alarms and proximity detectors (ceiling mounted) as per M&E engineer drawings.
 D.05 New LV cupboard to be 60 min. fire rated and formed from 2no. 12.5mm Gyproc WallBoard on timber framing. Full width flush 60 min. rated access double doors to architect's specification (TBC).

E_Doors

- E.01 New FR30 door to stairway and associated ironmongery, architraves, and finishes. Allow for shadow gap door frame detail. Door lever to be simple tear wedge lever by Opitome or similar.
 E.02 New basement secure entrance door set into existing opening in brickwork. Allow for Strongdor Steel door or similar.

F_Windows

- F.01 All existing sash windows to be retained and refurbished. Refurbishment to include:
 1. Strip of existing painted finish, refurbish and decorate and ensure windows are fully operational.
 2. Provide new ironmongery to windows.
 F.02 Any existing window shutters to be stripped and re-finished, made good and fully operational.

G_Decoration

- G.01 New carpet tiles floor finish to be installed on new plywood or OSB underlay. *General Finishes Specification: Bolon nylon carpet or similar*
 G.02 Existing wallpapered finish to be removed, new plaster skim coat on existing lathe and plaster wall, and decorated.
 G.03 New painted ceiling finish.

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SCHEDULE OF WORKS 20023-AS[00]-100

1.00 6 SOUTHAMPTON PLACE

Internal RM_6.B01.02_P (Services room)

A_Demolition Works

A.01 Existing shelving to be removed.

B_Making

Good

B.01 All architectural features (skirting, dados, cornicing, architraves etc) to be made good where demolition/serivces removal has taken place.

B.02 Existing walls and ceilings to be made good.

C_Walls & Building Fabric

D_Services

D.01 New electrical/comms equipment to be installed as per M&E engineer's information.

D.03 New light switches and dimmable fittings to be installed as per M&E engineer drawings. Switch position same as existing switches where possible.

D.04 New smoke alarms and proximity detectors (ceiling mounted) as per M&E engineer drawings.

E_Doors

E.01 Existing door to be made good and decorated.

F_Windows

G_Decoration

G.01 Exposed brickwork and floor finish made good.

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SCHEDULE OF WORKS 20023-AS[00]-100

1.00 6 SOUTHAMPTON PLACE

Internal RM_6.B01.03_P (Back Room)

A_Demolition Works

- A.01 All existing mechanical and electrical services to be removed including reeds within floors and walls.
- A.02 Remove existing floor finish.
- A.03 Remove existing blinds fittings and features.
- A.04 Remove all fittings and appliances.
- A.05 Remove cupboard adjacent to fireplace.
- A.06 Remove internal access door.
- A.07 Remove existing suspended ceiling.

B_Making Good

- B.01 All architectural features (skirting, dados, cornicing, architraves etc) to be made good where demolition/services removal has taken place.
- B.02 Existing walls and ceilings to be made good. Skim coat as required.

C_Walls & Building Fabric

- C.01 All feeds to mechanical and electrical services to be concealed in walls/floors and made good.
- C.02 New painted MDF skirting.
- C.03 New plasterboard MF ceiling.

D_Services

- D.01 Single VRF unit housed within painted casing and associated pipework within floor.
- D.02 New floor boxes with power/data and cleaner's sockets.
- D.03 New light switches and dimmable fittings to be installed as per M&E engineer drawings. Switch position same as existing switches where possible. General Fittings Specification: Flos Super Flat suspended lights.
- D.04 New smoke alarms and proximity detectors (ceiling mounted) as per M&E engineer drawings.

E_Doors

- E.01 New FR30 door to stairway and associated ironmongery, architraves, and finishes. Allow for shadow gap door frame detail. Door lever to be simple tear wedge lever by Opitome or similar.

F_Windows

- F.01 All existing sash windows to be retained and refurbished. Refurbishment to include:
 1. Strip of existing painted finish, refurbish and decorate and ensure windows are fully operational.
 2. Provide new ironmongery to windows.
- F.02 Any existing window shutters to be stripped and re-finished, made good and fully operational.

G_Decoration

- G.01 New carpet tiles floor finish to be installed on new plywood or OSB underlay. *General Finishes Specification: Bolon nylon carpet or similar*
- G.02 Existing wallpapered finish to be removed, new plaster skim coat on existing lathe and plaster wall, and decorated.
- G.03 New painted ceiling finish.

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SCHEDULE OF WORKS 20023-AS[00]-100

1.00 6 SOUTHAMPTON PLACE

Internal RM_6.B01.04_P (Kitchen)

A_Demolition Works

- A.01 All existing internal walls and doors, service lift and closet to be removed.
 A.02 All existing services to be removed.
 A.03 Existing windows to be removed (Window to No. 5 TBC)
 A.04 Existing carpet and timber underlay to be removed.

B_Making Good

- B.01 All architectural features to be made good where demolition/services removal has taken place,

C_Walls & Building Fabric

- C.01 New plasterboard MF ceiling.
 C.02 New timber floor structure in location of existing lift opening to engineer's specification.
 C.03 New plasterboard wall finishes with skim coated decorated finish.
 C.04 Lay new self-levelling screed.
 C.05 Dab out plasterboard finish above wall tiling to create flush vertical finish with tiling.
 C.06 New riser cupboard to be built partially in same floor void as created by existing lift.
 C.07 All feeds to mechanical and electrical services to be concealed in walls/floors and made good.

D_Services

- D.01 Provide mechanical and electrical supply and drainage to and from all kitchen fittings and appliances.
 D.02 New electrical matt UFH system.
 D.03 New light switches and dimmable fittings to be installed as per M&E engineer drawings. Switch position same as existing switches where possible. General Fittings Specification: Flos Glo-Ball Wall lights and trimless downlights.
 D.04 New smoke alarms and proximity detectors (ceiling mounted) as per M&E engineer drawings.

E_Doors

- E.01 New FR30 door with vision panel and associated ironmongery, architraves, and finishes. Allow for flush finish of frame with shadow gap detail to kitchen side. Door lever to be simple tear wedge lever by Opitome or similar.

F_Windows

- F.01 Existing windows to be replaced with aluminium top-hung Velfec casement windows, fitted in existing openings in brickwork.
 F.02 All ironmongery and finishes for new windows to architect's specification.

G_Decoration

- G.01 New large format floor tiles to be Grestec Wilde tiles. Size/finish TBC.
 G.02 Existing wall finish stripped and new decorated plaster skim coat.
 G.03 New large format wall tiles to approx. 1100mm from FFL expect in location of kitchen fittings. Tiles to be Grestec Wilde tiles Size/finish TBC.
 G.04 New painted ceiling finish.

H_Fittings

- H.01 New kitchen units with bespoke joinery including lacquered doors with recessed pulls, shelving etc. as per design drawings. Finishes/veneers TBC.
 H.02 New Foresso timber terrazzo worktop and splashback with routed drainage slots (TBC) and undermounted Franke Mythos sink. Tap to be Lusso Stone brushed stainless mixer tap or similar approved model.
 H.03 New lacquered shelf above worktop with concealed LED strip lighting.

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SCHEDULE OF WORKS 20023-AS[00]-100

1.00 6 SOUTHAMPTON PLACE

Internal RM_6.B01.05_P (Rear office)

A_Demolition Works

- A.01 All existing mechanical and electrical services to be removed including reeds within floors and walls.
- A.02 All partition walls to and between existing rooms to be demolished including all doors, architraves and architectural features associated with proposed demolished partition walls.
- A.03 Remove existing floor finish.
- A.04 Remove all fittings and appliances.
- A.05 Remove cupboard adjacent to fireplace.
- A.06 Remove internal access door.
- A.07 Remove existing glazed doors and window to courtyard.

B_Making Good

- B.01 All architectural features (skirting, dados, cornicing, architraves etc) to be made good where demolition/services removal has taken place.
- B.02 Existing walls and ceilings to be made good. Skim coat as required.

C_Walls & Building Fabric

- C.01 All feeds to mechanical and electrical services to be concealed in walls/floors and made good.
- C.02 New painted skirting.
- C.03 New internal timber step to level of threshold.

D_Services

- D.01 Single VRF unit housed within painted casing and associated pipework within floor.
- D.02 New floor boxes with power/data and cleaner's sockets.
- D.03 New light switches and dimmable fittings to be installed as per M&E engineer drawings. Switch position same as existing switches where possible. General Fittings Specification: Flos Super Flat suspended lights.
- D.04 New smoke alarms and proximity detectors (ceiling mounted) as per M&E engineer drawings.

E_Doors

- E.01 New FR30 door to stairway and associated ironmongery, architraves, and finishes. Allow for shadow gap door frame detail. Door lever to be simple tear wedge lever by Opitome or similar.
- E.02 New Velfac glazed casement double doors as shown in design drawings. All ironmongery and finishes for new windows to architect's specification.

F_Windows

- F.01 New Tilt/turn Velfac windows either side of double doors as shown in design drawings. All ironmongery and finishes for new windows to architect's specification.

G_Decoration

- G.01 New carpet tiles floor finish to be installed on new plywood or OSB underlay. *General Finishes Specification: Bolon nylon carpet or similar*
- G.02 New painted ceiling finish.

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SCHEDULE OF WORKS 20023-AS[00]-100

1.00 6 SOUTHAMPTON PLACE

Internal RM_6.G00.01_P (Entrance Hall)

A_Demolition Works

- A.01 All existing mechanical and electrical services to be removed including reeds within floors and walls.
- A.02 Existing vinyl floor and timber underlay to be removed.

B_Making Good

- B.01 All architectural features (skirting, dados, cornicing, architraves etc) to be made good where demolition/services removal has taken place.
- B.02 Existing walls and ceilings to be made good. Skim coat as required.

C_Walls & Building Fabric

- C.01 All feeds to mechanical and electrical services to be concealed in walls/floors and made good.
- C.02 Install new skirting, dado's cornicing and architraves, to match existing, in locations shown on design drawings.
- C.03 Existing door opening to No. 7 to be bricked up, plasterboarded and decorated.

D_Services

- D.01 New cleaner's sockets to be installed.
- D.02 New light switches and dimmable fittings to be installed as per M&E engineer drawings. Switch position same as existing switches where possible. General Fittings Specification: Flos Glo-Ball wall lights.
- D.03 New smoke alarms and proximity detectors (ceiling mounted) as per M&E engineer drawings.

E_Doors

- E.01 Entrance door to be refurbished. Refurbishment to include:
1. Strip of existing painted finish and removal all ironmongery and fittings.
 2. Install new fire/smoke seals.
 3. Fire resistant paper lining to be added to inner panels.
 4. New door ironmongery including lever handles, mortice, keep, hinges and concealed closers to be installed. Door lever simple tear wedge lever by Opitome or similar.
 5. Decorate (eggshell)
- New security locking and entry as per mechanical and electrical engineer's drawings.

F_Windows

- F.01 Top light above door to be refurbished.

G_Decoration

- G.01 New terrazo/ stone floor tiles set in traditional Georgian decorative pattern. Detail TBC by Architect.
- G.02 Walls and ceiling new painted finish.

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SCHEDULE OF WORKS 20023-AS[00]-100

1.00 6 SOUTHAMPTON PLACE

Internal RM_6.G00.02_P (Front Room)

A_Demolition Works

- A.01 Access door to No. 7 to be removed, including architraves and ironmongery.
 A.02 All existing mechanical and electrical services to be removed including reeds within floors and walls.
 A.03 Existing carpet and timber underlay to be removed.
 A.04 Existing blinds fittings and features to be removed.

B_Making Good

- B.01 All architectural features (skirting, dados, cornicing, architraves etc) to be made good where demolition/services removal has taken place.
 B.02 Existing walls and ceilings to be made good. Skim coat as required.

C_Walls & Building Fabric

- C.01 All feeds to mechanical and electrical services to be concealed in walls/floors and made good.
 C.02 Install new skirting, dado's cornicing and architraves, to match existing, in locations shown on design drawings.

D_Services

- D.01 Single VRF unit housed within painted casing and associated pipework within floor.
 D.02 New floor boxes with power/data and cleaner's sockets.
 D.03 New light switches and dimmable fittings to be installed as per M&E engineer drawings. Switch position same as existing switches where possible. General Fittings Specification: Flos Glo-Ball ceiling and wall lights.
 D.04 New smoke alarms and proximity detectors (ceiling mounted) as per M&E engineer drawings.

E_Doors

- E.01 All retained (non-demolished) existing doors to be refurbished. Refurbishment to include:
 1. Strip of existing painted finish and removal all ironmongery and fittings.
 2. Install new fire/smoke seals.
 3. Fire resistant paper lining to be added to inner panels.
 4. New door ironmongery including lever handles, mortice, keep, hinges and concealed closers to be installed. Door lever simple tear wedge lever by Opitec or similar.
 5. Decorate (eggshell)

F_Windows

- F.01 All existing sash windows to be retained and refurbished. Refurbishment to include:
 1. Strip of existing painted finish, refurbish and decorate and ensure windows are fully operational.
 2. Provide new ironmongery to windows.
 F.02 Any existing window shutters to be stripped and re-finished, made good and fully operational.

G_Decoration

- G.01 New carpet tiles floor finish to be installed on new plywood or OSB underlay. *General Finishes Specification: Bolon nylon carpet or similar*
 G.02 Existing wallpapered finish to be removed, new plaster skim coat on existing lathe and plaster wall, and decorated.
 G.03 New painted ceiling finish.

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1.00 6 SOUTHAMPTON PLACE

Internal RM_6.G00.03_P (Back Room)

A_Demolition Works

- A.01 Existing cupboard fitting to be removed adjacent to fireplace.
 A.02 All existing mechanical and electrical services to be removed including reeds within floors and walls.
 A.03 Existing carpet and timber underlay to be removed.
 A.04 Existing blinds fittings and features to be removed.

B_Making Good

- B.01 All architectural features (skirting, dados, cornicing, architraves etc) to be made good where demolition/serivces removal has taken place.
 B.02 Existing walls and ceilings to be made good. Skim coat as required.

C_Walls & Building Fabric

- C.01 All feeds to mechanical and electrical services to be concealed in walls/floors and made good.
 C.02 Install new skirting, dado's cornicing and architraves, to match existing, in locations shown on design drawings.
 C.03

D_Services

- D.01 Single VRF unit housed within painted casing and associated pipework within floor.
 D.02 New floor boxes with power/data and cleaner's sockets.
 D.03 New light switches and dimmable fittings to be installed as per M&E engineer drawings. Switch position same as existing switches where possible. General Fittings Specification: Flos Glo-Ball ceiling and wall lights.
 D.04 New smoke alarms and proximity detectors (ceiling mounted) as per M&E engineer drawings.

E_Doors

- E.01 All retained (non-demolished) existing doors to be refurbished. Refurbishment to include:
 1. Strip of existing painted finish and removal all ironmongery and fittings.
 2. Install new fire/smoke seals.
 3. Fire resistant paper lining to be added to inner panels.
 4. New door ironmongery including lever handles, mortice, keep, hinges and concealed closers to be installed. Door lever simple tear wedge lever by Opitec or similar.
 5. Decorate (eggshell)

F_Windows

- F.01 All existing sash windows to be retained and refurbished. Refurbishment to include:
 1. Strip of existing painted finish, refurbish and decorate and ensure windows are fully operational.
 2. Provide new ironmongery to windows.
 F.02 Any existing window shutters to be stripped and re-finished, made good and fully operational.

G_Decoration

- G.01 New carpet tiles floor finish to be installed on new plywood or OSB underlay. *General Finishes Specification: Bolon nylon carpet or similar*
 G.02 Existing wallpapered finish to be removed, new plaster skim coat on existing lathe and plaster wall, and decorated.
 G.03 New painted ceiling finish.

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SCHEDULE OF WORKS 20023-AS[00]-100

1.00 6 SOUTHAMPTON PLACE

Internal RM_6.G00.04_P (WC)

A_Demolition Works

- A.01 All existing internal walls and doors, service lift and closet to be removed.
 A.02 All existing services to be removed inc. all sanitaryware.
 A.04 Existing floor finishes and underlays to be removed.

B_Making Good

- B.01 All architectural features to be made good where demolition/services removal has taken place.
 B.02 Existing window to No. 5 to be made good and re-finished.

C_Walls & Building Fabric

- C.01 New GypWall type internal partitions built to WC and storage cupboard as per design drawings.
 C.02 New plasterboard MF ceiling.
 C.03 New timber floor structure in location of existing lift opening to engineer's specification.
 C.04 New plasterboard wall finishes with skim coated decorated finish.
 C.05 Lay new self-levelling screed.
 C.06 Dab out plasterboard finish above wall tiling to create flush vertical finish with tiling.
 C.07 New riser cupboard to be built partially in same floor void as created by existing lift.
 C.08 All feeds to mechanical and electrical services to be concealed in walls/floors and made good.
 C.09 Box out wall behind pan to create cavity for concealed cistern.

D_Services

- D.01 Provide mechanical/electrical/water supply and drainage to and from all WC fittings and appliances.
 D.02 New electrical matt UFH system.
 D.03 New light switches and fittings to be installed as per M&E engineer drawings. Switch position same as existing switches where possible. General Fittings Specification: Flos Glo-Ball Wall lights and trimless downlights.
 D.04 New smoke alarms and proximity detectors (ceiling mounted) as per M&E engineer drawings.

E_Doors

- E.01 New FR30 door to rear office and associated ironmongery, architraves, and finishes. Allow for shadow gap door frame detail. Lever handle simple tear wedge lever by Opitome or similar.

F_Windows

- F.01 Existing windows to be replaced with aluminium top-hung Velfec casement windows, fitted in existing openings in brickwork.
 F.02 Window to No. 5 retained, made good and re-finished. Ironmongery to be replaced.
 F.03 All ironmongery and finishes for new windows to architects specification.

G_Decoration

- G.01 New large format floor tiles to be Grestec Wilde tiles installed on new sublayer. Size/finish TBC.
 G.02 Existing wall finish stripped and new decorated plaster skim coat.
 G.03 Form WC duct from studwork, plywood and New large format wall tiles to approx. 1100mm from FFL. Tiles to be Grestec Wilde tiles Size/finish TBC.
 G.04 New painted finish to ceilings.
 G.05 12mm Safety glass mirror finish to walls from top level of wall tiles to ceiling (flush) with bevelled edge.

H_Fittings

- H.01 New sanitaryware units: Duravit vero ceramic sink, Ideal Standard White wall hung pan, Lusso Stone Stainless Steel wall mounted mixer tap, Geberit cistern or similar to Architect's approval.

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1.00 6 SOUTHAMPTON PLACE

Internal RM_6.G00.05_P (Rear Office)

A_Demolition Works

- A.01 All existing doors, skirting and internal fittings to be removed.
- A.02 All existing services to be removed inc. all sanitaryware.
- A.03 All existing windows and secondary glazing to be removed.
- A.04 Existing floor and wall finishes and any underlays to be removed.
- A.05 Existing roof light to be removed.
- A.06 Existing suspended ceiling to be removed.
- A.07 Existing raised access floor to be removed.

B_Making Good

- B.01 All architectural features to be made good where demolition/services removal has taken place.

C_Walls & Building Fabric

- C.01 New plasterboard MF ceiling.
- C.02 Existing rooflight openings extended and made good to create large singular flat glass rooflight laid to fall.
- C.03 Existing raised access floor to be re-used if possible, with existing carpet tiles to be replaced with new floor finish as per G01.
- C.04 Build out existing wall for vertical services zone as per design drawings.
- C.05 All feeds to mechanical and electrical services to be concealed in walls/floors and made good.

D_Services

- D.01 Single VRF unit housed within painted casing and associated pipework within floor.
- D.02 New light switches and fittings to be installed as per M&E engineer drawings. Switch position same as existing switches where possible. General Fittings Specification: General Fittings Specification: Flos Super Flat suspended lights.
- D.03 New smoke alarms and proximity detectors (ceiling mounted) as per M&E engineer drawings.
- D.04 New floor boxes with power/data and cleaner's sockets.

E_Doors

- E.01 New FR30 door to rear office and associated ironmongery, architraves, and finishes. Allow for shadow gap door frame detail. Lever handle simple tear wedge lever by Opitome or similar.

F_Windows

- F.01 Existing windows to be replaced with Velfec aluminium windows with opening casements, fitted in existing openings in existing brickwork. Central mullion to separate window units. All ironmongery and finishes for new windows to architect's specification.

G_Decoration

- G.01 New carpet tiles floor finish to be installed on new plywood or OSB underlay. *General Finishes Specification: Bolon nylon carpet or similar*
- G.02 Existing wallpapered finish to be removed, new plaster skim coat on existing lathe and plaster wall, and decorated.
- G.03 New painted ceiling finish.

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1.00 6 SOUTHAMPTON PLACE

Internal RM_6.G01.02_P (Back Room)

A_Demolition Works

- A.01 All existing mechanical and electrical services to be removed including reeds within floors and walls.
- A.02 Existing timber panelling to be removed.
- A.03 Existing carpet and timber underlay to be removed.
- A.04 Existing blinds fittings and features to be removed.

B_Making Good

- B.01 All architectural features (skirting, dados, cornicing, architraves etc) to be made good where demolition/serivces removal has taken place.
- B.02 Existing walls and ceilings to be made good. Skim coat as required.

C_Walls & Building Fabric

- C.01 All feeds to mechanical and electrical services to be concealed in walls/floors and made good.
- C.02 Install new skirting, dado's cornicing and architraves, to match existing, in locations shown on design drawings.

D_Services

- D.01 Single VRF unit housed within painted casing and associated pipework within floor.
- D.02 New floor boxes with power/data and cleaner's sockets.
- D.03 New light switches and dimmable fittings to be installed as per M&E engineer drawings. Switch position same as existing switches where possible. General Fittings Specification: Flos Glo-Ball ceiling and wall lights.
- D.04 New smoke alarms and proximity detectors (ceiling mounted) as per M&E engineer drawings.

E_Doors

- E.01 All retained (non-demolished) existing doors to be refurbished. Refurbishment to include:
1. Strip of existing painted finish and removal all ironmongery and fittings.
 2. Install new fire/smoke seals.
 3. Fire resistant paper lining to be added to inner panels.
 4. New door ironmongery including lever handles, mortice, keep, hinges and concealed closers to be installed. Door lever simple tear wedge lever by Opitome or similar.
 5. Decorate (eggshell)

F_Windows

- F.01 All existing sash windows to be retained and refurbished. Refurbishment to include:
1. Strip of existing painted finish, refurbish and decorate and ensure windows are fully operational.
 2. Provide new ironmongery to windows.
- F.02 Any existing window shutters to be stripped and re-finished, made good and fully operational.

G_Decoration

- G.01 New carpet tiles floor finish to be installed on new plywood or OSB underlay. *General Finishes Specification: Bolon nylon carpet or similar*
- G.02 Existing wallpapered finish to be removed, new plaster skim coat on existing lathe and plaster wall, and decorated.
- G.03 New painted ceiling finish.

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1.00 6 SOUTHAMPTON PLACE

Internal RM_6.G01.01_P (Front Room)

A_Demolition Works

- A.01 Partition walls to and between existing rooms RM_6.G01.04 and RM_6.G01.03 to be demolished including all doors, architraves and architectural features associated with proposed demolished partition walls.
- A.02 All existing mechanical and electrical services to be removed including reeds within floors and walls.
- A.03 Existing timber panelling and fireplace to be removed.
- A.04 Existing flock relief wallpaper to be removed.
- A.05 Existing carpet and timber underlay to be removed.
- A.06 Existing blinds fittings and features to be removed.

B_Making Good

- B.01 All architectural features (skirting, dados, cornicing, architraves etc) to be made good where demolition/serivces removal has taken place.
- B.02 Existing walls and ceilings to be made good. Skim coat as required.

C_Walls & Building Fabric

- C.01 All feeds to mechanical and electrical services to be concealed in walls/floors and made good.
- C.02 Install new skirting, dado's cornicing and architraves, to match existing, in locations shown on design drawings.

D_Services

- D.01 Single VRF unit housed within painted casing and associated pipework within floor.
- D.02 New floor boxes with power/data and cleaner's sockets.
- D.03 New light switches and dimmable fittings to be installed as per M&E engineer drawings. Switch position same as existing switches where possible. General Fittings Specification: Flos Glo-Ball ceiling and wall lights.
- D.04 New smoke alarms and proximity detectors (ceiling mounted) as per M&E engineer drawings.

E_Doors

- E.01 All retained (non-demolished) existing doors to be refurbished. Refurbishment to include:
1. Strip of existing painted finish and removal all ironmongery and fittings.
 2. Install new fire/smoke seals.
 3. Fire resistant paper lining to be added to inner panels.
 4. New door ironmongery including lever handles, mortice, keep, hinges and concealed closers to be installed. Door lever simple tear wedge lever by Opitome or similar.
 5. Decorate (eggshell)

F_Windows

- F.01 All existing sash windows to be retained and refurbished. Refurbishment to include:
1. Strip of existing painted finish, refurbish and decorate and ensure windows are fully operational.
 2. Provide new ironmongery to windows.
- F.02 Any existing window shutters to be stripped and re-finished, made good and fully operational.

G_Decoration

- G.01 New carpet tiles floor finish to be installed on new plywood or OSB underlay. *General Finishes Specification: Bolon nylon carpet or similar*
- G.02 Existing wallpapered finish to be removed, new plaster skim coat on existing lathe and plaster wall, and decorated.
- G.03 New painted ceiling finish.

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SCHEDULE OF WORKS 20023-AS[00]-100

1.00 6 SOUTHAMPTON PLACE

Internal RM_6.G01.03_P (Kitchen)

A_Demolition Works

- A.01 All existing internal walls and doors, service lift and closet to be removed.
 A.02 All existing services to be removed.
 A.03 Existing windows to be removed (Window to No. 5 TBC)
 A.04 Existing carpet and timber underlay to be removed.

B_Making Good

- B.01 All architectural features to be made good where demolition/services removal has taken place,

C_Walls & Building Fabric

- C.01 Wall to stair-way to be built out to meet dimensions of new door and made good.
 C.02 New plasterboard MF ceiling.
 C.03 New timber floor structure in location of existing lift opening to engineer's specification.
 C.04 New plasterboard wall finishes with skim coated decorated finish.
 C.05 Lay new self-levelling screed.
 C.06 Dab out plasterboard finish above wall tiling to create flush vertical finish with tiling.
 C.07 New riser cupboard to be built partially in same floor void as created by existing lift.
 C.08 All feeds to mechanical and electrical services to be concealed in walls/floors and made good.

D_Services

- D.01 Provide mechanical and electrical supply and drainage to and from all kitchen fittings and appliances.
 D.02 New electrical matt UFH system.
 D.03 New light switches and dimmable fittings to be installed as per M&E engineer drawings. Switch position same as existing switches where possible. General Fittings Specification: Flos Glo-Ball Wall lights and trimless downlights.
 D.04 New smoke alarms and proximity detectors (ceiling mounted) as per M&E engineer drawings.

E_Doors

- E.01 New FR30 door with vision panel and associated ironmongery, architraves, and finishes. Allow for flush finish of frame to kitchen side, architraves to stair side. Door lever simple tear wedge lever by Opitome or similar.

F_Windows

- F.01 Existing windows to be replaced with aluminium top-hung Velfec casement windows, fitted in existing openings in brickwork.
 F.02 Window to No. 5 retained, made good and re-finished. Ironmongery to be replaced.
 F.03 All ironmongery and finishes for new windows to architect's specification.

G_Decoration

- G.01 New large format floor tiles to be Grestec Wilde tiles. Size/finish TBC.
 G.02 Existing wall finish stripped and new decorated plaster skim coat.
 G.03 New large format wall tiles to approx. 1100mm from FFL expect in location of kitchen fittings. Tiles to be Grestec Wilde tiles Size/finish TBC.
 G.04 New painted ceiling finish.

H_Fittings

- H.01 New kitchen units with bespoke joinery including lacquered doors with recessed pulls, shelving etc. as per design drawings. Finishes/veneers TBC.
 H.02 New Forezzo timber terrazzo worktop and splashback with routed drainage slots (TBC) and undermounted Franke Mythos sink. Tap to be Lusso Stone brushed stainless mixer tap or similar approved model.
 H.03 New lacquered shelf above worktop with concealed LED strip lighting.

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SCHEDULE OF WORKS 20023-AS[00]-100

1.00 6 SOUTHAMPTON PLACE

Internal RM_6.G02.01_P (Front Room)

A_Demolition Works

- A.01 All partition walls to and between existing rooms to be demolished including all doors, architraves and architectural features associated with proposed demolished partition walls.
- A.02 All existing mechanical and electrical services to be removed including reeds within floors and walls.
- A.03 Existing carpet and timber underlay to be removed.
- A.04 Existing blinds fittings and features to be removed.
- A.05 Existing storage cupboards either side of fireplace to be removed including access doors.

B_Making Good

- B.01 All architectural features (skirting, dados, cornicing, architraves etc) to be made good where demolition/services removal has taken place.
- B.02 Existing walls and ceilings to be made good. Skim coat as required.

C_Walls & Building Fabric

- C.01 All feeds to mechanical and electrical services to be concealed in walls/floors and made good.
- C.02 Install new skirting, dado's cornicing and architraves, to match existing, in locations shown on design drawings.

D_Services

- D.01 Single VRF unit housed within painted casing and associated pipework within floor.
- D.02 New floor boxes with power/data and cleaner's sockets.
- D.03 New light switches and dimmable fittings to be installed as per M&E engineer drawings. Switch position same as existing switches where possible. General Fittings Specification: Flos Glo-Ball ceiling and wall lights.
- D.04 New smoke alarms and proximity detectors (ceiling mounted) as per M&E engineer drawings.

E_Doors

- E.01 All retained (non-demolished) existing doors to be refurbished. Refurbishment to include:
1. Strip of existing painted finish and removal all ironmongery and fittings.
 2. Install new fire/smoke seals.
 3. Fire resistant paper lining to be added to inner panels.
 4. New door ironmongery including lever handles, mortice, keep, hinges and concealed closers to be installed. Door lever simple tear wedge lever by Opitome or similar.
 5. Decorate (eggshell)
- E.02 New double doors with historic panelling detail to be built and inserted into existing disused architrave. Door and Ironmongery to architect's specification.

F_Windows

- F.01 All existing sash windows to be retained and refurbished. Refurbishment to include:
1. Strip of existing painted finish, refurbish and decorate and ensure windows are fully operational.
 2. Provide new ironmongery to windows.
- F.02 Any existing window shutters to be stripped and re-finished, made good and fully operational.

G_Decoration

- G.01 New carpet tiles floor finish to be installed on new plywood or OSB underlay. *General Finishes Specification: Bolon nylon carpet or similar*
- G.02 Existing wallpapered finish to be removed, new plaster skim coat on existing lathe and plaster wall, and decorated.
- G.03 New painted ceiling finish.

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SCHEDULE OF WORKS 20023-AS[00]-100

1.00 6 SOUTHAMPTON PLACE

Internal RM_6.G02.02_P (Back Room)

A_Demolition Works

- A.01 All existing mechanical and electrical services to be removed including reeds within floors and walls.
- A.02 Existing carpet and timber underlay to be removed.
- A.03 Existing blinds fittings and features to be removed.

B_Making Good

- B.01 All architectural features (skirting, dados, cornicing, architraves etc) to be made good where demolition/serivces removal has taken place.
- B.02 Existing walls and ceilings to be made good. Skim coat as required.

C_Walls & Building Fabric

- C.01 All feeds to mechanical and electrical services to be concealed in walls/floors and made good.
- C.02 Install new skirting, dado's cornicing and architraves, to match existing, in locations shown on design drawings.

D_Services

- D.01 Single VRF unit housed within painted casing and associated pipework within floor.
- D.02 New floor boxes with power/data and cleaner's sockets.
- D.03 New light switches and dimmable fittings to be installed as per M&E engineer drawings. Switch position same as existing switches where possible. General Fittings Specification: Flos Glo-Ball ceiling and wall lights.
- D.04 New smoke alarms and proximity detectors (ceiling mounted) as per M&E engineer drawings.

E_Doors

- E.01 All retained (non-demolished) existing doors to be refurbished. Refurbishment to include:
1. Strip of existing painted finish and removal all ironmongery and fittings.
 2. Install new fire/smoke seals.
 3. Fire resistant paper lining to be added to inner panels.
 4. New door ironmongery including lever handles, mortice, keep, hinges and concealed closers to be installed. Door lever simple tear wedge lever by Opitome or similar.
 5. Decorate (eggshell)
- E.02 New double doors with historic panelling detail to be built and inserted into existing disused architrave. Door and Ironmongery to architect's specification.

F_Windows

- F.01 All existing sash windows to be retained and refurbished. Refurbishment to include:
1. Strip of existing painted finish, refurbish and decorate and ensure windows are fully operational.
 2. Provide new ironmongery to windows.
- F.02 Any existing window shutters to be stripped and re-finished, made good and fully operational.

G_Decoration

- G.01 New carpet tiles floor finish to be installed on new plywood or OSB underlay. *General Finishes Specification: Bolon nylon carpet or similar*
- G.02 Existing wallpapered finish to be removed, new plaster skim coat on existing lathe and plaster wall, and decorated.
- G.03 New painted ceiling finish.

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SCHEDULE OF WORKS 20023-AS[00]-100

1.00 6 SOUTHAMPTON PLACE

Internal RM_6.G02.03_P (WCs)

A_Demolition

Works

- A.01 All existing internal walls and doors, service lift and closet to be removed.
 A.02 All existing services to be removed inc. all sanitaryware.
 A.03 Existing windows to be removed (Window to No. 5 TBC)
 A.04 Existing floor finishes and underlays to be removed.

B_Making

Good

- B.01 All architectural features to be made good where demolition/services removal has taken place,

C_Walls &

Building Fabric

- C.01 New GypWall type internal partitions built to create two WCs as per design drawings.
 C.02 New plasterboard MF ceiling.
 C.03 New timber floor structure in location of existing lift opening to engineer's specification.
 C.04 New plasterboard wall finishes with skim coated decorated finish.
 C.05 Lay new self-levelling screed.
 C.06 Dab out plasterboard finish above wall tiling to create flush vertical finish with tiling.
 C.07 New riser cupboard to be built partially in same floor void as created by existing lift.
 C.08 All feeds to mechanical and electrical services to be concealed in walls/floors and made good.
 C.09 Box out wall behind pan to create cavity for concealed cistern.

D_Services

- D.01 Provide mechanical/electrical/water supply and drainage to and from all WC fittings and appliances.
 D.02 New electrical matt UFH system.
 D.03 New light switches and fittings to be installed as per M&E engineer drawings. Switch position same as existing switches where possible. General Fittings Specification: Flos Glo-Ball Wall lights and trimless downlights.
 D.04 New smoke alarms and proximity detectors (ceiling mounted) as per M&E engineer drawings.

E_Doors

- E.01 New FR30 doors and associated ironmongery, architraves, and finishes. Allow for flush finish of frame to WC, architraves to stair side. Door lever simple tear wedge lever by Opitome or similar.

F_Windows

- F.01 Existing windows to be replaced with aluminium top-hung Velfec casement windows, fitted in existing openings in brickwork.
 F.02 Window to No. 5 retained, made good and re-finished. Ironmongery to be replaced.
 F.03 All ironmongery and finishes for new windows to architects specification.

G_Decoration

- G.01 New large format floor tiles to be Grestec Wilde tiles installed on new sublayer. Size/finish TBC.
 G.02 Existing wall finish stripped and new decorated plaster skim coat.
 G.03 Form WC duct from studwork, plywood and New large format wall tiles to approx. 1100mm from FFL. Tiles to be Grestec Wilde tiles Size/finish TBC.
 G.04 New painted finish to ceilings.
 G.05 12mm Safety glass mirror finish to walls from top level of wall tiles to ceiling (flush) with bevelled edge.

H_Fittings

- H.01 New sanitaryware units: Duravit vero ceramic sink, Ideal Standard White wall hung pan, Lusso Stone Stainless Steel wall mounted mixer tap, Geberit cistern or similar to Architect's approval.

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1.00 6 SOUTHAMPTON PLACE

Internal RM_6.G03.01_P (Front Room)

A_Demolition Works

- A.01 All partition walls to and between existing rooms to be demolished including all doors, architraves and architectural features associated with proposed demolished partition walls.
- A.02 All existing mechanical and electrical services to be removed including reeds within floors and walls.
- A.03 Existing carpet and timber underlay to be removed.
- A.04 Existing blinds fittings and features to be removed.
- A.05 Existing access door, ironmongery and architrave adjacent to fireplace to be removed.

B_Making Good

- B.01 All architectural features (skirting, dados, cornicing, architraves etc) to be made good where demolition/services removal has taken place.
- B.02 Existing walls and ceilings to be made good. Skim coat as required.

C_Walls & Building Fabric

- C.01 All feeds to mechanical and electrical services to be concealed in walls/floors and made good.
- C.02 Install new skirting, dado's cornicing and architraves, to match existing, in locations shown on design drawings.
- C.03 Wall to be filled in and made good where existing door removed (see A.05).
- C.04 Form new void in floor for new service riser. Floor structure trimmed to Structural engineer specification.

D_Services

- D.01 Single VRF unit housed within painted casing and associated pipework within floor.
- D.02 New floor boxes with power/data and cleaner's sockets.
- D.03 New light switches and dimmable fittings to be installed as per M&E engineer drawings. Switch position same as existing switches where possible. General Fittings Specification: Flos Super Flat suspended light.
- D.04 New smoke alarms and proximity detectors (ceiling mounted) as per M&E engineer drawings.
- D.05 Form new risers in location shown on design drawing. Riser to be 60 min. fire rated and formed from 2no. 12.5mm Gyproc WallBoard on timber framing. New 450x450mm flush 60min. rated access panel.

E_Doors

- E.01 All retained (non-demolished) existing doors to be refurbished. Refurbishment to include:
1. Strip of existing painted finish and removal all ironmongery and fittings.
 2. Install new fire/smoke seals.
 3. Fire resistant paper lining to be added to inner panels.
 4. New door ironmongery including lever handles, mortice, keep, hinges and concealed closers to be installed. Door lever simple tear wedge lever by Opitome or similar.
 5. Decorate (eggshell)
- E.02 New double doors to be inserted into existing partition wall to rear room. Door and Ironmongery to architect's specification.

F_Windows

- F.01 All existing sash windows to be retained and refurbished. Refurbishment to include:
1. Strip of existing painted finish, refurbish and decorate and ensure windows are fully operational.
 2. Provide new ironmongery to windows.
- F.02 Any existing window shutters to be stripped and re-finished, made good and fully operational.

G_Decoration

- G.01 New carpet tiles floor finish to be installed on new plywood or OSB underlay. *General Finishes Specification: Bolon nylon carpet or similar*
- G.02 Existing wallpapered finish to be removed, new plaster skim coat on existing lathe and plaster wall, and decorated.
- G.03 New painted ceiling finish.

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SCHEDULE OF WORKS 20023-AS[00]-100

1.00 6 SOUTHAMPTON PLACE

Internal RM_6.G03.02_P (Back Room)

A_Demolition Works

- A.01 All existing mechanical and electrical services to be removed including reeds within floors and walls.
- A.02 Existing carpet and timber underlay to be removed.
- A.03 Existing blinds fittings and features to be removed.

B_Making Good

- B.01 All architectural features (skirting, dados, cornicing, architraves etc) to be made good where demolition/serivces removal has taken place.
- B.02 Existing walls and ceilings to be made good. Skim coat as required.

C_Walls & Building Fabric

- C.01 All feeds to mechanical and electrical services to be concealed in walls/floors and made good.
- C.02 Install new skirting, dado's cornicing and architraves, to match existing, in locations shown on design drawings.

D_Services

- D.01 Single VRF unit housed within painted casing and associated pipework within floor.
- D.02 New floor boxes with power/data and cleaner's sockets.
- D.03 New light switches and dimmable fittings to be installed as per M&E engineer drawings. Switch position same as existing switches where possible. General Fittings Specification: Flos Glo-Ball ceiling and wall lights.
- D.04 New smoke alarms and proximity detectors (ceiling mounted) as per M&E engineer drawings.

E_Doors

- E.01 All retained (non-demolished) existing doors to be refurbished. Refurbishment to include:
1. Strip of existing painted finish and removal all ironmongery and fittings.
 2. Install new fire/smoke seals.
 3. Fire resistant paper lining to be added to inner panels.
 4. New door ironmongery including lever handles, mortice, keep, hinges and concealed closers to be installed. Door lever simple tear wedge lever by Opitome or similar.
 5. Decorate (eggshell)
- E.02 New double doors to be inserted into existing partition wall to front room. Door and Ironmongery to architect's specification.

F_Windows

- F.01 All existing sash windows to be retained and refurbished. Refurbishment to include:
1. Strip of existing painted finish, refurbish and decorate and ensure windows are fully operational.
 2. Provide new ironmongery to windows.
- F.02 Any existing window shutters to be stripped and re-finished, made good and fully operational.

G_Decoration

- G.01 New carpet tiles floor finish to be installed on new plywood or OSB underlay. *General Finishes Specification: Bolon nylon carpet or similar*
- G.02 Existing wallpapered finish to be removed, new plaster skim coat on existing lathe and plaster wall, and decorated.
- G.03 New painted ceiling finish.

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1.00 6 SOUTHAMPTON PLACE

Internal RM_6.G03.03_P (Kitchen)

A_Demolition Works

- A.01 All existing internal walls and doors, service lift and closet to be removed.
 A.02 All existing services to be removed.
 A.03 Existing windows to be removed (Window to No. 5 TBC)
 A.04 Existing carpet and timber underlay to be removed.

B_Making Good

- B.01 All architectural features to be made good where demolition/services removal has taken place,

C_Walls & Building Fabric

- C.01 Wall to stair-way to be built out to meet dimensions of new door and made good.
 C.02 New plasterboard MF ceiling.
 C.03 New timber floor structure in location of existing lift opening to engineer's specification.
 C.04 New plasterboard wall finishes with skim coated decorated finish.
 C.05 Lay new self-levelling screed.
 C.06 Dab out plasterboard finish above wall tiling to create flush vertical finish with tiling.
 C.07 New riser cupboard to be built partially in same floor void as created by existing lift.
 C.08 All feeds to mechanical and electrical services to be concealed in walls/floors and made good.
 C.09 New fitted stained and oiled timber bench with associated structural support.

D_Services

- D.01 Provide mechanical and electrical supply and drainage to and from all kitchen fittings and appliances.
 D.02 New electrical matt UFH system.
 D.03 New light switches and dimmable fittings to be installed as per M&E engineer drawings. Switch position same as existing switches where possible. General Fittings Specification: Flos Glo-Ball Wall lights and trimless downlights.
 D.04 New smoke alarms and proximity detectors (ceiling mounted) as per M&E engineer drawings.

E_Doors

- E.01 New FR30 door with vision panel and associated ironmongery, architraves, and finishes. Allow for flush finish of frame to kitchen side, architraves to stair side. Door lever simple tear wedge lever by Opitome or similar.

F_Windows

- F.01 Existing windows to be replaced with aluminium top-hung Velfec casement windows, fitted in existing openings in brickwork.
 F.02 Window to No. 5 retained, made good and re-finished. Ironmongery to be replaced.
 F.03 All ironmongery and finishes for new windows to architects specification.

G_Decoration

- G.01 New large format floor tiles to be Grestec Wilde tiles. Size/finish TBC.
 G.02 Existing wall finish stripped and new decorated plaster skim coat.
 G.03 New large format wall tiles to approx. 1100mm from FFL expect in location of kitchen fittings. Tiles to be Grestec Wilde tiles Size/finish TBC.
 G.04 New painted ceiling finish.

H_Fittings

- H.01 New kitchen units with bespoke joinery including lacquered doors with recessed pulls, shelving etc. as per design drawings. Finishes/veneers TBC.
 H.02 New Forezzo timber terrazzo worktop and splashback with routed drainage slots (TBC) and undermounted Franke Mythos sink. Tap to be Lusso Stone brushed stainless mixer tap or similar approved model.
 H.03 New lacquered shelf above worktop with concealed LED strip lighting.

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SCHEDULE OF WORKS 20023-AS[00]-100

1.00 6 SOUTHAMPTON PLACE

Internal RM_6.G04.01_P (Office)

A_Demolition Works

- A.01 All partition walls to and between existing rooms to be demolished including all doors, architraves and architectural features associated with proposed demolished partition walls.
- A.02 All existing mechanical and electrical services to be removed including reeds within floors and walls and existing sanitaryware.
- A.03 Existing floor finishes to be removed.
- A.04 Existing blinds fittings and features to be removed.
- A.05 Existing access door from stair, ironmongery and architrave to be removed.
- A.06 Existing access door to No. 7 to be removed.

B_Making Good

- B.01 All architectural features (skirting, dados, cornicing, architraves etc) to be made good where demolition/services removal has taken place.
- B.02 Existing walls and ceilings to be made good. Allow for new decorated plaster skim coat for all wall and ceiling surfaces.
- B.03 Existing fireplace to be made good.

C_Walls & Building Fabric

- C.01 All feeds to mechanical and electrical services to be concealed in walls/floors and made good.
- C.02 Install new skirting, dado's cornicing and architraves, to match existing, in locations shown on design drawings.
- C.03 Wall to be filled in and made good where existing door removed (see A.06).
- C.04 Allow for rockwool insulation between existing rafters
- C.05 New MF plasterboard ceiling throughout.

D_Services

- D.01 2x VRF units housed within painted casing and associated pipework within floor.
- D.02 New floor boxes with power/data and cleaner's sockets.
- D.03 New light switches and dimmable fittings to be installed as per M&E engineer drawings. Switch position same as existing switches where possible. General Fittings Specification: Flos Super Flat suspended light.
- D.04 New smoke alarms and proximity detectors (ceiling mounted) as per M&E engineer drawings.
- D.05 Form new riser in location shown on design drawing. Riser to be 60 min. fire rated and formed from 2no. 12.5mm Gyproc WallBoard on timber framing. Extend existing floor architraves with profiles to match existing. New 450x450mm flush 60mins rated access panel to riser.

E_Doors

- E.01 New FR30 stair access door and associated ironmongery, architraves, and finishes. Allow for shadow gap door frame detail. Door lever simple tear wedge lever by Opitome or similar.

F_Windows

- F.01 All existing sash windows to be retained and refurbished. Refurbishment to include:
 1. Strip of existing painted finish, refurbish and decorate and ensure windows are fully operational.
 2. Provide new ironmongery to windows.
- F.02 Any existing window shutters to be stripped and re-finished, made good and fully operational.

G_Decoration

- G.01 New carpet tiles floor finish to be installed on new plywood or OSB underlay. *General Finishes Specification: Bolon nylon carpet or similar*
- G.02 Existing wallpapered finish to be removed, new plaster skim coat on existing lathe and plaster wall, and decorated.
- G.03 New painted ceiling finish.

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1.00 6 SOUTHAMPTON PLACE

Internal RM_6.G04.02_P (Kitchen)

A_Demolition Works

- A.01 All existing internal walls and doors, service lift and closet to be removed.
- A.02 All existing services to be removed including tanks.
- A.03 Existing windows to be removed (Window to No. 5 TBC)
- A.04 Existing carpet and timber underlay to be removed.
- A.05 Existing partition wall to stair to be removed along with door and associated architrave.
- A.06 Wall to WC lobby to be partially demolished to allow for new door opening.

B_Making Good

- B.01 All architectural features to be made good where demolition/services removal has taken place,
- B.02 Allow for new decorated plaster skim coat for all wall and ceiling surfaces.

C_Walls & Building Fabric

- C.01 Wall to stair-way to be built out to meet dimensions of new door and made good.
- C.02 New plasterboard MF ceiling.
- C.03 New plasterboard wall finishes with skim coated decorated finish.
- C.04 Lay new self-levelling screed.
- C.05 Dab out plasterboard finish above wall tiling to create flush vertical finish with tiling.
- C.06 New riser cupboard to be built partially in same floor void as created by existing lift.
- C.07 All feeds to mechanical and electrical services to be concealed in walls/floors and made good.
- C.08 Re-build wall to WC lobby to meet edge of new door opening.
- C.09 Allow for rockwool insulation between existing rafters
- C.10 New MF plasterboard ceiling throughout.

D_Services

- D.01 Provide mechanical and electrical supply and drainage to and from all kitchen fittings and appliances.
- D.02 New electrical matt UFH system.
- D.03 New light switches and dimmable fittings to be installed as per M&E engineer drawings. Switch position same as existing switches where possible. General Fittings Specification: Flos Glo-Ball Wall lights and trimless downlights.
- D.04 New smoke alarms and proximity detectors (ceiling mounted) as per M&E engineer drawings.

E_Doors

- E.01 New FR30 door with vision panel and associated ironmongery, architraves, and finishes. Allow for flush finish of frame to kitchen side, architraves to stair side. Door lever simple tear wedge lever by Opitome or similar.

F_Windows

-

G_Decoration

- G.01 New large format floor tiles to be Grestec Wilde tiles. Size/finish TBC.
- G.02 Existing wall finish stripped and new decorated plaster skim coat.
- G.03 New large format wall tiles to approx. 1100mm from FFL expect in location of kitchen fittings. Tiles to be Grestec Wilde tiles Size/finish TBC.
- G.04 New painted ceiling finish.

H_Fittings

- H.01 New kitchen units with bespoke joinery including lacquered doors with recessed pulls, shelving etc. as per design drawings. Finishes/veneers TBC.
- H.02 New Forezzo timber terrazzo worktop and splashback with routed drainage slots (TBC) and undermounted Franke Mythos sink. Tap to be Lusso Stone brushed stainless mixer tap or similar approved model.
- H.03 New lacquered shelf above worktop with concealed LED strip lighting.

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1.00 6 SOUTHAMPTON PLACE

Internal RM_6.G04.03_P (WCs)

A_Demolition Works

- A.01 All existing internal walls and doors, service lift and closet to be removed.
 A.02 All existing services to be removed inc. liftgear.
 A.03 Existing windows to be removed (Window to No. 5 TBC)
 A.04 Existing floor finishes and underlays to be removed.
 A.06 Wall to WC lobby to be partially demolished to allow for new door opening.

B_Making Good

- B.01 All architectural features to be made good where demolition/services removal has taken place,
 B.02 Allow for new decorated plaster skim coat for all wall and ceiling surfaces.

C_Walls & Building Fabric

- C.01 New GypWall type internal partitions built to create two WCs as per design drawings.
 C.02 New plasterboard MF ceiling.
 C.03 New timber floor structure to engineer's specification.
 C.04 New plasterboard wall finishes with skim coated decorated finish.
 C.05 Lay new self-levelling screed.
 C.06 Dab out plasterboard finish above wall tiling to create flush vertical finish with tiling.
 C.07 New riser cupboard to be built partially in same floor void as created by existing lift.
 C.08 All feeds to mechanical and electrical services to be concealed in walls/floors and made good.
 C.09 Box out wall behind pan to create cavity for concealed cistern.
 C.10 Infill wall to kitchen to meet edge of new door opening.
 C.11 Allow for rockwool insulation between existing rafters.
 C.12 New MF plasterboard ceiling throughout.

D_Services

- D.01 Provide mechanical/electrical/water supply and drainage to and from all WC fittings and appliances.
 D.02 New electrical matt UFH system.
 D.03 New light switches and fittings to be installed as per M&E engineer drawings. Switch position same as existing switches where possible. General Fittings Specification: Flos Glo-Ball Wall lights and trimless downlights.
 D.04 New smoke alarms and proximity detectors (ceiling mounted) as per M&E engineer drawings.

E_Doors

- E.01 New FR30 doors and associated ironmongery, architraves, and finishes. Allow for shadow gap door frame detail. Door lever simple tear wedge lever by Opitec or similar.

F_Windows

- F.01 Existing windows to be replaced with aluminium top-hung Velfec casement windows, fitted in existing openings in brickwork.
 F.02 Window to No. 5 retained, made good and re-finished. Ironmongery to be replaced.
 F.03 All ironmongery and finishes for new windows to architect's specification.

G_Decoration

- G.01 New large format floor tiles to be Grestec Wilde tiles installed on new sublayer. Size/finish TBC.
 G.02 Existing wall finish stripped and new decorated plaster skim coat.
 G.03 Form WC duct from studwork, plywood and New large format wall tiles to approx. 1100mm from FFL. Tiles to be Grestec Wilde tiles Size/finish TBC.
 G.04 New painted finish to ceilings.
 G.05 12mm Safety glass mirror finish to walls from top level of wall tiles to ceiling (flush) with bevelled edge.

H_Fittings

- H.01 New sanitaryware units: Duravit vero ceramic sink, Ideal Standard White wall hung pan, Lusso Stone Stainless Steel wall mounted mixer tap, Geberit cistern or similar to Architect's approval.

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SCHEDULE OF WORKS 20023-AS[00]-100

1.00 6 SOUTHAMPTON PLACE

Internal SO_6 (Stairway throughout)

A_Demolition

Works

- A.01 Existing light fittings to be removed.
 A.02 Existing carpet to be removed.
 A.03 Existing service cupboards to be removed on first floor landing.
 A.04 Strip all balustrade and handrail paintwork. Varnish and prime for decoration.

B_Making

Good

- B.01 All skirting, dado rails, cornicing and architraves to be made good where demolition works occur.
 B.02 Any other damage caused by demolition works to be made good.
 B.03 Any existing skirting, dado rails, cornicing and architraves to be made good.
 B.04 Any walls and ceilings to be made good.
 B.05 Existing stair treads, handrails, balustrades to be made good.

C_Walls &

Building Fabric

- C.01 Adjust building fabric for risers (See D.02). Extend Architraves and make openings in floor structure with any trimming as per Structural Engineer's information.
 C.02 All feeds to mechanical and electrical services to be concealed in walls/floors and made good.
 C.03 Install new skirting, dado's cornicing and architraves, to match existing, in locations shown on design drawings.

D_Services

- D.01 Provide electrical supply to light fittings, wall outlets and other utilities.
 D.02 Form new risers to either side of doorway in location shown on design drawing. Riser to be 60 min. fire rated and formed from 2no. 12.5mm Gyproc WallBoard on timber framing. Extend existing floor architraves with profiles to match existing. New 450x450mm flush 60mins rated access panel to each riser accessed from stair side.
 D.03 New wall lighting *General Fittings Specification: Flos Glo-Ball ceiling and wall lights.*
 D.04 New emergency lighting
 D.05 New smoke alarms and proximity detectors (ceiling mounted) as per M&E engineer drawings.

E_Doors

- E.01 Existing doors to be refurbished as described in respective room schedules.
 E.02 Existing architrave finish to be stripped, made good as per C.03 and re-decorated.

F_Windows

-

G_Decoration

- G.01 New carpet tiles floor finish to be installed on new plywood or OSB underlay. *General Finishes Specification: Bolon nylon carpet or similar*
 G.02 New nosings to stair treads.
 G.03 Existing wall finish stripped and new decorated plaster skim coat.
 G.04 New painted finish.

J_Fittings

- J.01 New signage fittings.

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SCHEDULE OF WORKS 20023-AS[00]-100

1.00 6 SOUTHAMPTON PLACE

6.EXT (External Works)

Refer to PAYE scope for external making good of front elevation

A_External

Walls

- A.01 Make good and repair to external wall elements as per design drawings.
 A.02 New air bricks inserted into locations show in design drawings.

B_External

Windows

- B.01 Make good and repair external windows as per design drawings.
 B.02 External window sills to be cleaned and re-decorated.

C_Roofs

- C.01 *For proposed works to roof coverings and proposed plant equipment please see seperate Full Planning Application (Drawing Revision P05)*
 C.02 *For proposed works to roof coverings and proposed plant equipment please see seperate Full Planning Application (Drawing Revision P05)*
 C.03 Upper roof: Assess existing roof finishes and make good if possible with like for like repairs.
 C.04 New Automatic Opening Vent to be installed on upper above stair as per design drawings.

D_Courtyard

- D.01 Existing floor paving removed and new large format external tiles to be installed with gravel border as per design drawings. Tiles to be London Stone Schellevis type.
 D.02 New external lighting to be installed as per mechanical and electrical engineer's drawings.
 D.03 New external cleaning and external decoration to existing white painted courtyard walls.
 D.04 Remove existing bench and plant boxes.

E_Drainage

- E.01 New cast Iron rain water pipes installed as per design drawings.
 E.02 External drainage points to be made good.

F_Front

Lightwell

- F.01 New external enclosures for services in street-side light well to be created as per design drawings.
 F.02 New doors to external vault spaces.
 F.03 Services contained in vault spaces as per mechanical and electrical engineer's specification.
 F.04 Metal stair to be re-painted.

G_Misc.

- G.01 All railings to be re-painted.
 G.03 External steps and tiled entranceway to front door made good.
 G.04 Paintwork to walls at base of railings on street elevation to be made good.