

GIBSON THORNLEY ARCHITECTS	
Job Title	Holborn Links: 6-8 Southampton Row
Job No.	20023
Date	Jun-22
Revision	P04
Source	GIBSON THORNLEY ARCHITECTS
SCHEDULE OF WORKS 20023-AS[00]-100	
2.00 7 SOUTHAMPTON PLACE	
Internal RM_7.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 internal door and architrave to hallway.
A.08	Remove internal partition to existing hallway,
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	New painted MDF skirting.
C.03	New MF Plasterboard ceiling.
C.04	New riser cupboard as per D.05 formed from plasterboard nib walls.
C.05	Brick up existing door opening to No. 6 with plasterboard and skim coated decorated finish. (as per C.05 in 6.B01.01_P).
C.06	Form new door opening to hallway as per design drawings.
D_Services	
D.01	Single VRF unit housed within painted casing and associated pipework within floor.
D.02	New electrical supply outlets as per M&E engineer 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. 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). Layout 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 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, refubish 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. <i>General Finishes</i> <i>Specification: Bolon nylon carpet or similar</i>
G.02	Existing wall finish to be removed, new plaster skim coat and decorated.
G.03	New painted ceiling finish.

GIBSON THORNLEY	
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Job No.	20023
Date	Jun-22
Revision	PO4
Source	GIBSON THORNLEY ARCHITECTS
SCHEDULE OF WORKS 20023-AS[00]-100	
2.00 7 SOUTHAMPTON PLACE	
Internal RM_7.B01.02_P (Services room)	
A_Demolition Works	
A.01	Remove existing shelving.
A.02	Remove all existing services.
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 decoreated.
F_Windows	
G_Decoration	
G.01	Exposed brickwork and floor finish made good.

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Source	GIBSON THORNLEY ARCHITECTS
SCHEDULE OF WORKS 20023-AS[00]-100	
2.00 7 SOUTHAMPTON PLACE	
Internal RM_7.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/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 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 hallway 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, refubish 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. <i>General Finishes Specification: Bolon nylon carpet or similar</i>
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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Source	GIBSON THORNLEY ARCHITECTS
SCHEDULE OF WORKS 20023-AS[00]-100	
2.00 7 SOUTHAMPTON PLACE	
Internal RM_7.B01.04_P (Hallway)	
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 internal partition wall and door adjacent to stair.
A.06	Remove existing suspended ceiling.
A.07	Remove internal door to existing link building.
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	New painted MDF skirting.
C.03	New plasterboard plasterboard MF ceiling..
C.04	Stair enclosure to be built out with internal partition and new door to create new enclosed landing at base of stair.
C.05	Door opening to rear office to be built out from existing walls as per design drawings.
C.06	New door openings to rooms as described in respective room shcedules.
D_Services	
D.01	New cleaner's sockets as per M&E engineer drawings.
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.
D.04	New doors to rooms as described in respective room shcedules.
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. Door specification TBC by architect.
F_Windows	
F.01	Existing window to be replaced with anodised aluminium top-hung Velfec casement windows, fitted in exsiting opening in brickwork.
G_Decoration	
G.01	New carpet tiles floor finish to be installed on new plywood or OSB underlay. <i>General Finishes Specification: Bolon nylon carpet or similar</i>
G.02	Existing wall finish to be removed, new plaster skim coat, and decorated.
G.03	New painted ceiling finish.

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SCHEDULE OF WORKS 20023-AS[00]-100	
2.00 7 SOUTHAMPTON PLACE	
Internal RM_7.B01.05_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. sanitaryware.
A.03	Existing window to be removed.
A.04	Existing floor finish to be removed.
B_Making Good	
B.01	All architectural features to be made good where demolition/serivces 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 internal wall to form WC enclosure.
C.04	Dab out plasterboard finish above wall tiling to create flush vertical finish with tiling.
C.05	All feeds to mechanical and electrical services to be concealed in walls/floors and made good.
C.06	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 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 doors and associated ironmongery, architraves, and finishes. Allow shadow gap detail. 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 exsiting openings in brickwork.
F.02	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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SCHEDULE OF WORKS 20023-AS[00]-100	
2.00 7 SOUTHAMPTON PLACE	
Internal RM_7.B01.06_P (Rear kitchen)	
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 existing door to courtyard.
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	New painted skirting.
C.03	New walling built out in locations shown in design drawings.
C.04	Dab out plasterboard finish above wall tiling to create flush vertical finish with tiling.
C.05	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	Single VRF unit housed within painted casing and associated pipework within floor.
D.03	New electrical supply and outlet as per M&E engineer information.
D.04	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.05	New smoke alarms and proximity detectors (ceiling mounted) as per M&E engineer drawings.
E_Doors	
E.01	New FR30 external door to courtyard and associated ironmongery, architraves, and finishes. Allow for shadow gap door frame detail. 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, refubish and decorate and ensure windows are fully operational. 2. Provide new ironmongery to 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 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	
2.00 7 SOUTHAMPTON PLACE	
Internal RM_7.G00.01_P (Entrance Porch)	
A_Demolition Works	
A.01	All existing mechanical and electrical services to be removed including reeds within floors and walls.
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.
B.03	Make good existing stone tiles.
C_Walls & Building Fabric	
C.01	All feeds to mechanical and electrical services to be concealed in walls/floors and made good.
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.
D.04	New secuirty locking and entry as per M&E engineer's information.
E_Doors	
E.01	Extrance 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. New door ironmongery including lever handles, mortice, keep, hinges , locks and concealed closers to be installed. Door lever to be simple tear wedge lever by Opitome or similar. 5. Decorate (eggshell)
E.02	Secondary entrance door (inlcuding top light and flank panelling) to be stripped, re-decorated and made good with new ironmongery to architect's specification.
F_Windows	
F.01	Top light above door to be refurbished.
G_Decoration	
G.02	Walls and ceiling new painted finish.

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Source	GIBSON THORNLEY ARCHITECTS
SCHEDULE OF WORKS 20023-AS[00]-100	
2.00 7 SOUTHAMPTON PLACE	
Internal RM_7.G00.02_P (Front 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.
A.04	Existing blocking in of double doorway to back room 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 or where existing damage is evident.
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 as per M&E engineer drawings.
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 to be 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, refubish 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. <i>General Finishes Specification: Bolon nylon carpet or similar</i>
G.02	Existing wallpapered finish to be removed, new plaster skim coat and decorated. Existing panelling to be retained.
G.03	New painted ceiling finish.

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SCHEDULE OF WORKS 20023-AS[00]-100	
2.00 7 SOUTHAMPTON PLACE	
Internal RM_7.G00.03_P (Back Room)	
A_Demolition Works	
A.01	Existing cupboard fittings 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 or where existing damage is evident.
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 to be simple tear wedge lever by Oritome 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. <i>General Finishes Specification: Bolon nylon carpet or similar</i>
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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2.00 7 SOUTHAMPTON PLACE	
Internal RM_7.G00.04_P (WC01)	
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 window to be removed.
A.04	Existing floor finishes and underlays to be removed.
B_Making Good	
B.01	All architectural features to be made good where demolition/serivces removal has taken place.
C_Walls & Building Fabric	
C.01	New Internal partition walls built to WC and storage cupboard as per design drawings.
C.02	New 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 decorared finish.
C.05	Dab out plasterboard finish above wall tiling to create flush vertical finish with tiling.
C.06	All feeds to mechanical and electrical services to be concealed in walls/floors and made good.
C.07	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 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	Existing window to be replaced with aluminium top-hung Velfec casement windows, fitted in existing openings in brickwork. 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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SCHEDULE OF WORKS 20023-AS[00]-100	
2.00 7 SOUTHAMPTON PLACE	
Internal RM_7.G00.05_P (WC02)	
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 floor finishes and underlays to be removed.
B_Making Good	
B.01	All architectural features to be made good where demolition/serivces removal has taken place.
C_Walls & Building Fabric	
C.01	New Internal partition walls built to WC and storage cupboard as per design drawings.
C.02	New 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 decorared finish.
C.05	Dab out plasterboard finish above wall tiling to create flush vertical finish with tiling.
C.06	All feeds to mechanical and electrical services to be concealed in walls/floors and made good.
C.07	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 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, refubish and decorate and ensure windows are fully operational. 2. Provide new ironmongery to windows.
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.

GIBSON THORNLEY	
Job Title	Holborn Links: 6-8 Southampton Row
Job No.	20023
Date	Jun-22
Revision	PO4
Source	GIBSON THORNLEY ARCHITECTS
SCHEDULE OF WORKS 20023-AS[00]-100	
2.00 7 SOUTHAMPTON PLACE	
Internal RM_7.G00.06_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 original architectural features to be made good where demolition/serivces removal has taken place.
C_Walls & Building Fabric	
C.01	New 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 cavity on existing column 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	Provide mechanical and electrical supply and drainage to and from all kitchen fittings and appliances.
D.02	2x VRF units housed within painted casing and associated pipework within floor.
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: 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 floor boxes with power/data and cleaner's sockets.
E_Doors	
E.01	New FR30 door to to hallway 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, refubish and decorate and ensure windows are fully operational.
F.01	2. Provide new ironmongery to windows. Existing rear windows to be replaced with Velfec aluminium windows with opening casements, fitted in exsiting 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. <i>General Finishes Specification: Bolon nylon carpet or similar</i>
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.
H_Fittings	
H.01	New kitchen units with bespoke lacquered doors with recessed pulls.
H.02	New terrazzo or corian worktop and splashback with drainage slots and undermounted franke sink. Tap to be Grohe or similar approved model.
H.03	New terrazzo or corian shelf with concealed LED strip lighting.

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Source	GIBSON THORNLEY ARCHITECTS
SCHEDULE OF WORKS 20023-AS[00]-100	
2.00 7 SOUTHAMPTON PLACE	
Internal RM_7.G01.01_P (Front Room)	
A_Demolition Works	
A.01	Partition walls to and between existing rooms RM_7.G01.04 and RM_7.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 releif 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.
C.03	Existing sealed doorway to be re-openedwith new door inserted.
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 to be simple tear wedge lever by Opitome or similar. 5. Decorate (eggshell)
E.02	New Panelled timber door inserted into existing sealed doorway. Ironmongery and finishes specification by architect TBC.
F_Windows	
F.01	All existing sash windows to be retained and refurbished. Refurbishment to include: 1. Strip of existing painted finish, refubish 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. <i>General Finishes Specification: Bolon nylon carpet or similar</i>
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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Source	GIBSON THORNLEY ARCHITECTS
SCHEDULE OF WORKS 20023-AS[00]-100	
2.00 7 SOUTHAMPTON PLACE	
Internal RM_7.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.
C.03	Existing sealed doorway to be opened up as per despcriton in 7.G01.01 shedule.
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 to be 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, refubish 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. <i>General Finishes Specification: Bolon nylon carpet or similar</i>
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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Source	GIBSON THORNLEY ARCHITECTS
SCHEDULE OF WORKS 20023-AS[00]-100	
2.00 7 SOUTHAMPTON PLACE	
Internal RM_7.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 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 fitted shelving and cupboards (including riser cupboard) to be built as design drawings.
C.08	All feeds to mechanical and electrical services to be concealed in walls/floors and made good.
C.09	New void cut into floor to form new services riser.
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	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 Foreoso 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	
2.00 7 SOUTHAMPTON PLACE	
Internal RM_7.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	Exsiting 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/serivces removal has taken place or where existing damage is evident.
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	New opening to be created for single leaf door with access to back room as per 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 to be simple tear wedge lever by Opitome or similar. 5. Decorate (eggshell)
E.02	New door to back room with historic panelling detail to be built and inserted into traditional style architrave. Door finish 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, refubish 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. <i>General Finishes Specification: Bolon nylon carpet or similar</i>
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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2.00 7 SOUTHAMPTON PLACE	
Internal RM_7.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.
A.04	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 or where existing damage is evident.
B.02	Existing walls and ceilings to be made good. Skim coat as required.
B.03	New opening in wall for door as per description in 7.G02.02
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 to be simple tear wedge lever by Opitome or similar. 5. Decorate (eggshell)
E.02	New door as per description in 7.G02.01
F_Windows	
F.01	All existing sash windows to be retained and refurbished. Refurbishment to include: 1. Strip of existing painted finish, refubish 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. <i>General Finishes Specification: Bolon nylon carpet or similar</i>
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	
2.00 7 SOUTHAMPTON PLACE	
Internal RM_6.G02.03_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.03	Existing windows to be removed.
A.04	Existing floor finishes and underlays to be removed.
B_Making Good	
B.01	All architectural features to be made good where demolition/serivces removal has taken place,
C_Walls & Building Fabric	
C.02	New MF ceilling.
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 decorared 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 void cut into floor to form new services riser.
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 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 exsiting openings in brickwork.
F.02	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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SCHEDULE OF WORKS 20023-AS[00]-100	
2.00 7 SOUTHAMPTON PLACE	
Internal RM_7.G03.01_P (Front 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.
A.04	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/serivces removal has taken place or where existing damage is evident.
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 bricked in and made good with plasterboard, skim coat and decorated where existing door to No. 6 removed.
C.04	Form new opening for double doors to rear room.
C.05	Form new void in floor for new service riser. Floor strucure 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 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. New 450x450mm flush 60min. rated access panel to riser.
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 to be 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, refubish 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. <i>General Finishes Specification: Bolon nylon carpet or similar</i>
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	
2.00 7 SOUTHAMPTON PLACE	
Internal RM_7.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 or where existing damage is evident.
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	Form new opening for double doors to front room.
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 to be 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, refubish 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. <i>General Finishes Specification: Bolon nylon carpet or similar</i>
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	
2.00 7 SOUTHAMPTON PLACE	
Internal RM_7.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.
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 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 void cut into floor to form new services riser.
C.08	All feeds to mechanical and electrical services to be concealed in walls/floors and made good.
C.09	New fitted shelving and cupboards (including riser cupboard) to be built as design drawings.
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 level by Optome.
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 Foreoso 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.

GIBSON THORNLEY	
Job Title	Holborn Links: 6-8 Southampton Row
Job No.	20023
Date	Jun-22
Revision	PO4
Source	GIBSON THORNLEY ARCHITECTS
SCHEDULE OF WORKS 20023-AS[00]-100	
2.00 7 SOUTHAMPTON PLACE	
Internal RM_7.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	Exsiting access door to No. 6 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. Allow for new decorated plaster skim coat for all wall and ceiling surfaces.
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 to No.6 removed (as A.06).
C.04	Form new doorways in locations shown in design drawings.
C.05	Allow for rockwool insulation between existing rafters
C.06	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.
E_Doors	
E.01	New FR30 stair access door 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, refubish 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. <i>General Finishes Specification: Bolon nylon carpet or similar</i>
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	
2.00 7 SOUTHAMPTON PLACE	
Internal RM_7.G04.02_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. sanitaryware.
A.03	Existing floor finishes and underlays to be removed.
A.04	Existing concrete floor in service room to be broken out.
B_Making Good	
B.01	All architectural features to be made good where demolition/serivces removal has taken place,
C_Walls & Building Fabric	
C.01	Dab out plasterboard finish above wall tiling to create flush vertical finish with tiling.
C.02	All feeds to mechanical and electrical services to be concealed in walls/floors and made good.
C.03	Box out wall behind pan to create cavity for concealed cistern.
C.04	Existing door and architrave to be removed.
C.05	New floor structure where concrete floor broken out in service room to engineer's specification.
C.06	Allow for rockwool insulation between existing rafters
C.07	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 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.03	New smoke alarms and proximity detectors (ceiling mounted) as per M&E engineer drawings.
E_Doors	
E.01	New FR30 doors in location in design drawings 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	Existing windows to be replaced with aluminium top-hung Velfec casement windows, fitted in exsiting 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 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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Revision	PO4
Source	GIBSON THORNLEY ARCHITECTS
SCHEDULE OF WORKS 20023-AS[00]-100	
2.00 7 SOUTHAMPTON PLACE	
Internal SO_7 (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 doorways in locations 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 proviles to match existing. New 450x450mm flush 60mins rated access panel to each riser accessed from stair side.
D.03	New wall lighting <i>General Fittings Specification: Flos Glo-Ball ceiling and wall lights.</i>
D.04	New emergency lighting.
D.05	New smoke alarms and proximity detectors (ceiling mounted) as per M&E engineer drawings.
D.06	New automatic opening vent above stair.
E_Doors	
E.01	Existing doors to be refurbished as described in the room schedule (through which the door is accessed)
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. <i>General Finishes Specification: Bolon nylon carpet or similar</i>
G.02	New nosings to stair treads.
G.03	Existing wall finish stripped and new decorated plaster skim coat.
G.04	New painted finish to walls, doors, skirtings, ceiling and balustrading
G.05	Existing marble tiles on ground floor to be cleaned and repaired where needed.
J_Fittings	
J.01	New signage fittings.

GIBSON THORNLEY

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Job No.	20023	
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Revision	P04	
Source	GIBSON THORNLEY ARCHITECTS	

SCHEDULE OF WORKS 20023-AS[00]-100		
2.00 7 SOUTHAMPTON PLACE		
7.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, made good and re-decorated.
C_Roofs	
C.01	<i>For proposed works to roof coverings and proposed plant equipment please see seperate Full Planning Application (Drawing Revision P05)</i>
C.02	New rooflight to lower roof. Vision AGI flat roof light or similar
C.03	<i>For proposed works to roof coverings and proposed plant equipment please see seperate Full Planning Application (Drawing Revision P05)</i>
C.04	Upper roof: Assess existing roof finishes and make good if possible with like for like repairs.
C.05	New automatic opening vent to be installed 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 to be installed as per mechanical and electrical engineer's drawings.
D.03	New external making good, cleaning and external decoration to courtyard walls, steps, railings etc.
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 pipes, outlets, hoppers etc to be cleared and 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 contrained in vault spaces as per mechanical and electrcial 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.