

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	
3.00 8 SOUTHAMPTON PLACE	
Internal RM_8.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 internal doors and architraves to hallway and closet.
A.07	Demolish wall to decrease width as shown in design drawings.
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	New painted MDF skirting.
C.03	New plasterboard MF ceiling..
C.04	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.
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 door to WC and associated ironmongery, architraves, and finishes. Allow for shadow gap door frame detail.
E.03	New basement secure entrance door set into existing opening in brickwork. Door specification TBC by architect.
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 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	
3.00 8 SOUTHAMPTON PLACE	
Internal RM_8.B01.02_P (WC)	
A_Demolition Works	
A.01	Remove existing switchboard and all other fittings.
A.02	Remove all existing services.
B_Making Good	
B.01	Make good all surfaces for new finishes.
C_Walls & Building Fabric	
C.01	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 door as described in 8.B01.02.
F_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.

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SCHEDULE OF WORKS 20023-AS[00]-100	
3.00 8 SOUTHAMPTON PLACE	
Internal RM_8.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 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	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 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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3.00 8 SOUTHAMPTON PLACE	
Internal RM_8.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 existing suspended ceiling.
A.06	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 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	New painted MDF skirting.
C.03	New plasterboard MF ceiling..
C.04	Stair enclosure to be built out with internal parition 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 secure external door to courtyard and associated ironmongery, architraves, and finishes.
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	Existing wall finish to be removed, new plaster skim coat, and decorated.
G.03	New painted ceiling finish.

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3.00 8 SOUTHAMPTON PLACE	
Internal RM_7.B01.05_P	
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 all fittings and appliances.
A.04	Remove existing window 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 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	New painted skirting.
D_Services	
D.01	New electrical supply and outlet as per M&E engineer information.
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 ceiling and wall lights.
D.03	New smoke alarms and proximity detectors (ceiling mounted) as per M&E engineer drawings.
E_Doors	
E.01	New door and associated ironmongery, architraves, and finishes.
F_Windows	
F.01	Existing window to be replaced with aluminium top-hung Velfec casement window, fitted in exsiting openings in brickwork. 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 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	
3.00 8 SOUTHAMPTON PLACE	
Internal RM_8.B01.06_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.02	New light switches and fittings to be installed as per M&E engineer drawings. Switch position same as existing switches where possible.
D.03	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).
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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3.00 8 SOUTHAMPTON PLACE

Internal RM_8.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 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.

D_Services

D.01 New cleaner's sockets to be installed. 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 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.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	
2.00 8 SOUTHAMPTON PLACE	
Internal RM_8.G00.02_P (Front Room)	
A_Demolition Works <div> <div>A.01</div> <div>All existing mechanical and electrical services to be removed including reeds within floors and walls.</div> </div> <div> <div>A.02</div> <div>Existing carpet and timber underlay to be removed.</div> </div> <div> <div>A.03</div> <div>Existing blinds fittings and features to be removed.</div> </div> <div> <div>A.04</div> <div>Existing bench/storage feature next to fireplace to be removed.</div> </div>	
B_Making Good <div> <div>B.01</div> <div>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.</div> </div> <div> <div>B.02</div> <div>Existing walls and ceilings to be made good. Skim coat as required.</div> </div>	
C_Walls & Building Fabric <div> <div>C.01</div> <div>All feeds to mechanical and electrical services to be concealed in walls/floors and made good.</div> </div> <div> <div>C.02</div> <div>Install new skirting, dado's cornicing and architraves, to match existing, in locations shown on design drawings.</div> </div>	
D_Services <div> <div>D.01</div> <div>Single VRF unit housed within painted casing and associated pipework within floor.</div> </div> <div> <div>D.02</div> <div>New floor boxes with power/data and cleaner's sockets as per M&E engineer drawings.</div> </div> <div> <div>D.03</div> <div>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.</div> </div> <div> <div>D.04</div> <div>New smoke alarms and proximity detectors (ceiling mounted) as per M&E engineer drawings.</div> </div>	
E_Doors <div> <div>E.01</div> <div> All retained (non-demolished) existing doors to be refurbished. Refurbishment to include: <ol style="list-style-type: none"> Strip of existing painted finish and removal all ironmongery and fittings. Install new fire/smoke seals. Fire resistant paper lining to be added to inner panels. 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. Decorate (eggshell) </div> </div>	
F_Windows <div> <div>F.01</div> <div> All existing sash windows to be retained and refurbished. Refurbishment to include: <ol style="list-style-type: none"> Strip of existing painted finish, refubish and decorate and ensure windows are fully operational. Provide new ironmongery to windows. </div> </div> <div> <div>F.02</div> <div>Any existing window shutters to be stripped and re-finished, made good and fully operational.</div> </div>	
G_Decoration <div> <div>G.01</div> <div>New carpet tiles floor finish to be installed on new plywood or OSB underlay. <i>General Finishes Specification: Bolon nylon carpet or similar</i></div> </div> <div> <div>G.02</div> <div>Existing wallpapered finish to be removed, new plaster skim coat and decorated. Existing panelling to be retained.</div> </div> <div> <div>G.03</div> <div>New painted ceiling finish.</div> </div> <div> <div>G.04</div> <div>Existing tiled hearth to be broken out and replaced with natural stone hearth.</div> </div>	

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3.00 8 SOUTHAMPTON PLACE	
Internal RM_8.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 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.
G.04	New natural stone/slate hearth to be installed.

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3.00 8 SOUTHAMPTON PLACE	
Internal RM_8.G00.04_P (WC)	
A_Demolition Works	
A.01	All existing internal walls and doors, service void 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 window, fitted in exsiting 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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3.00 8 SOUTHAMPTON PLACE	
Internal RM_8.G00.05_P (Hallway rear)	
A_Demolition Works	
A.01	All existing mechanical and electrical services to be removed including reeds within floors and walls.
A.02	Existing carpet 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/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	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	Existing doors to be repaired and re-finished with new ironmongery.
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	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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3.00 8 SOUTHAMPTON PLACE	
Internal RM_8.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.08	Existing wall between two rear rooms removed to create singular space.
A.09	Existing windows/doors to be removed as per design drawings.
A.10	Existing rooflight 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 rooflight opening to be made good and prepared for new flat glass rooflight.
C_Walls & Building Fabric	
C.01	New MF ceiling.
C.02	Existing rooflight opening extended and made good to create large singular flat glass rooflight laid to fall.
C.03	New floor to be installed with FFL at same level as rest of ground floor (TBC by architect).
C.04	All feeds to mechanical and electrical services to be concealed in walls/floors and made good.
D_Services	
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.
D.06	Install capped off services for kitchenette (hot/cold water/waste drainage/electrical supply) in location to be confirmed by architect.
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.
E.02	New external glazed timber doors to terrace to replace exsiting.
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.02	2. Provide new ironmongery to windows. Existing rear-most window to be replaced with Velfec aluminium window with opening casement, fitted in exsiting openings in existing brickwork. 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.

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	
3.00 8 SOUTHAMPTON PLACE	
Internal RM_8.G01.01_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.
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	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 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	
3.00 8 SOUTHAMPTON PLACE	
Internal RM_8.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 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	Existing sealed doorway to be opened up as per despcrition 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 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	
3.00 8 SOUTHAMPTON PLACE	
Internal RM_8.G01.03_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.
A.03	Existing tiling and timber underlay 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 wall finishes with skim coated decorared finish.
C.02	Dab out plasterboard finish above wall tiling to create flush vertical finish with tiling.
C.03	Box out wall behind pan to create cavity for concealed cistern.
C.04	Existing notch to be used for water supply/waste and boxed out as per design drawings.
D_Services	
D.01	Provide mechanical and electrical supply and drainage to and from all kitchen fittings and appliances.
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 and trimless downlights.
D.03	New smoke alarms and proximity detectors (ceiling mounted) as per M&E engineer drawings.
E_Doors	
E.01	Existing door to be repaired and re-finished with new ironmongery.
F_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.

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Source	GIBSON THORNLEY ARCHITECTS
SCHEDULE OF WORKS 20023-AS[00]-100	
3.00 8 SOUTHAMPTON PLACE	
Internal RM_8.G02.01_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.
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	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 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.

GIBSON THORNLEY	
Job Title	Holborn Links: 6-8 Southampton Row
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Source	GIBSON THORNLEY ARCHITECTS
SCHEDULE OF WORKS 20023-AS[00]-100	
3.00 8 SOUTHAMPTON PLACE	
Internal RM_8.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 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	Existing sealed doorway to be opened up as per despcrition 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 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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Job Title	Holborn Links: 6-8 Southampton Row
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Source	GIBSON THORNLEY ARCHITECTS
SCHEDULE OF WORKS 20023-AS[00]-100	
3.00 8 SOUTHAMPTON PLACE	
Internal RM_8.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.
A.03	Existing tiling and timber underlay 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 wall finishes with skim coated decorared finish.
C.02	Dab out plasterboard finish above wall tiling to create flush vertical finish with tiling.
C.03	Box out wall behind pan to create cavity for concealed cistern.
C.04	Existing notch to be used for water supply/waste and boxed out as per design drawings.
D_Services	
D.01	Provide mechanical and electrical supply and drainage to and from all kitchen fittings and appliances.
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 and trimless downlights.
D.03	New smoke alarms and proximity detectors (ceiling mounted) as per M&E engineer drawings.
E_Doors	
E.01	Existing door to be repaired and re-finished with new ironmongery.
F_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
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Source	GIBSON THORNLEY ARCHITECTS
SCHEDULE OF WORKS 20023-AS[00]-100	
3.00 8 SOUTHAMPTON PLACE	
Internal RM_8.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.
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	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 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.

GIBSON THORNLEY	
Job Title	Holborn Links: 6-8 Southampton Row
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Source	GIBSON THORNLEY ARCHITECTS
SCHEDULE OF WORKS 20023-AS[00]-100	
3.00 8 SOUTHAMPTON PLACE	
Internal RM_8.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.
A.04	All existing partition walls and doors to be removed to create singular space.
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 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.

GIBSON THORNLEY	
Job Title	Holborn Links: 6-8 Southampton Row
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Source	GIBSON THORNLEY ARCHITECTS
SCHEDULE OF WORKS 20023-AS[00]-100	
3.00 8 SOUTHAMPTON PLACE	
Internal RM_8.G03.03_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.
A.03	Existing tiling and timber underlay 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 wall finishes with skim coated decorared finish.
C.02	Dab out plasterboard finish above wall tiling to create flush vertical finish with tiling.
C.03	Box out wall behind pan to create cavity for concealed cistern.
C.04	Existing notch to be used for water supply/waste and boxed out as per design drawings.
D_Services	
D.01	Provide mechanical and electrical supply and drainage to and from all kitchen fittings and appliances.
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 and trimless downlights.
D.03	New smoke alarms and proximity detectors (ceiling mounted) as per M&E engineer drawings.
E_Doors	
E.01	Existing door to be repaired and re-finished with new ironmongery.
F_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	
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SCHEDULE OF WORKS 20023-AS[00]-100	
3.00 8 SOUTHAMPTON PLACE	
Internal RM_8.G04.01_P	
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.
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. 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 painted skirting.
C.03	Existing skylight openings to be adjusted and extended with structural trimming as per structural engineer's information.
C.04	Form void in floor for new service riser as per design drawings, structural trimming as per structural engineer information.
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.
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.
D.06	Install capped off services for kitchenette (hot/cold water/waste drainage/electrical supply) in location to be confirmed by architect.
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.
F.02	2. Provide new ironmongery to windows. 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.

GIBSON THORNLEY	
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Source	GIBSON THORNLEY ARCHITECTS
SCHEDULE OF WORKS 20023-AS[00]-100	
3.00 8 SOUTHAMPTON PLACE	
Internal SO_8 (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.
A.05	Existing service lift to be removed.
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. Decorated skim coat plaster where required.
B.05	Existing stair treads, handrails, balustrades 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.
D_Services	
D.01	Provide electrical supply to light fittings, wall outlets and other utilities.
D.02	Form new service riser in position of existing service lift (demolished as per A.05). Riser to be 60 min. fire rated. 450x450mm access panels installed at each landing also 60 min. fire rated.
D.03	Existing pendant points retained with new wall lighting as epr M&E engineer information. General Fittings Specification: Flos Glo-Ball ceiling and wall lights.
D.04	Existing pendant points retained with new wall lighting as epr M&E engineer information. <i>General Fittings Specification: Flos Glo-Ball ceiling and wall lights .</i>
D.05	New emergency lighting.
D.06	New smoke alarms and proximity detectors (ceiling mounted) as per M&E engineer drawings.
D.07	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.
G.05	Existing tiling on ground floor to be cleaned and repaired where needed.
J_Fittings	
J.01	New signage fittings.

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		
3.00 8 SOUTHAMPTON PLACE		
8.EXT (External Works)		
	Refer to PAYE scope for extenral 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	Lower roof (above ground floor): Existing roof lining repaired and made good where required. New opening and upstand for new installed flat glass rooflight (Vision AGI flat roof lighrt or similar) as per design drawings.
C.02	<i>For proposed works to roof coverings and proposed plant equipment please see seperate Full Planning Application (Drawing Revision P05)</i>
C.03	Upper roof: Assess existing roof finishes and make good if possible with like for like repairs. New automatic opening vent to be installed above stair as per design drawings. New rooflight openings to be formed as per design drawings. Strucutral trimming as per structural engineer's information. Make good existing railings.
D_Courtyard	
D.01	Existing floor paving removed and new large format external tiles to be installed with gravel border as per design drawngs. Tiles to be London Stone Schellevis type. New drainage runs to existing drainage points.
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. Upper terrace in courtyard: Remove existing concrete floor tiles and replace with new natural stone large format tiles to architect's specification. Gravel border with new drainage runs to existing drainage points. Make level floor tilles. Make good railings.
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.