

4 - 5 LOVAT LANE

DESIGN AND ACCESS STATEMENT FOR
LISTED BUILDING APPLICATION.
160 DA 03 05 2013

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INTRODUCTION

This is an application for listed buildings consent for alterations to the ground floor of 4-5 Lovat Lane, a grade 2 listed house on Lovat Lane in the Billingsgate area of the City of London. The report contains a brief history of the house, the clients' brief, a description of the proposed alterations and a justification for the impact they have. Backup material is contained in the appendices.



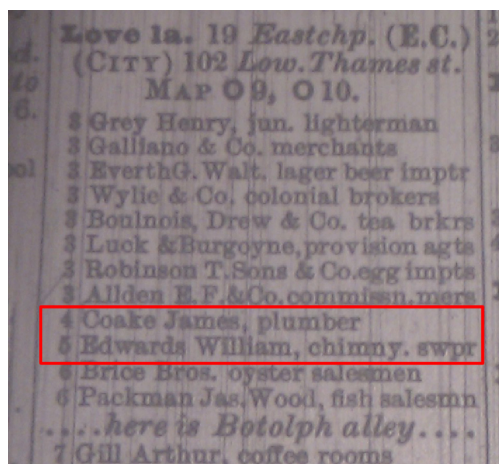
View along Lovat Lane from north 1971



Horwoods Map 1799



Goade's Insurance Map 1887



Postal Record 1890

4-5 Lovat Lane, London EC3R 8DT

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HISTORY OF THE HOUSES

The history of the house and the Lane were researched in the guildhall library and the metropolitan archive.

Pevsner refers to the buildings as, "a humble stuccoed early 19th century house with a convex front". This is the only reference I can find indicating that 4-5 were indeed ever a house historically, other information indicates that 4 and 5 have been occupied as two buildings for much of their lives as the numbering suggests.

Maps

Horwood's map of 1799 indicates two properties, 4 and 5, with 1, 2 and 3 arranged around a court to the north. Goade's Insurance map of 1887 indicates that number 5 is domestic (D) and 3 storeys, number 4 is "plumber", both have tiled roofs (T)

Postal records

The earliest postal reference I can find is from 1890 indicating the buildings were separate addresses at that point, with 4. occupied by James Coake, plumber and 5. occupied by William Edwards, chimney sweep. Records continue to show separate addresses for a number of trades/commercial interests though to at least 1964.

Photographic

The earliest photograph I can find is from 1910 and shows number 4 pretty much as it is today with the old number 3 entrance on the side, the 4-5 entrance area is not clear from the photograph.

Drawings and Surveys

I can find no drawings of the property from the 19th century, there is a very large wall in the basement between the two properties as my existing drawing in appendix 3 perhaps indicating the location of the historic split between 4 and 5.

Land Tax and Insurance records

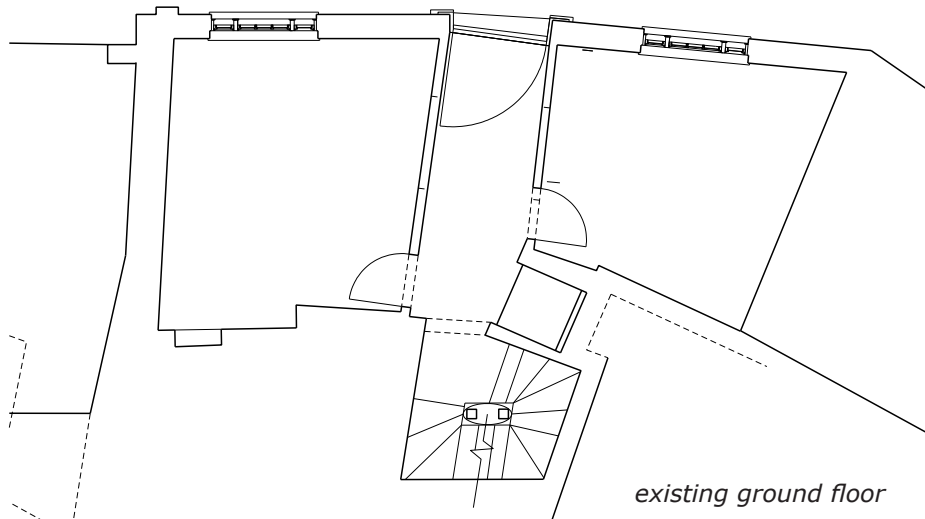
There are no references to number 4 or 5 in the land tax or Sun Fire insurance records as far as my research could reveal.

My conclusion is that the buildings have been through several adaptations over time. The two pre-19th century buildings were adapted into a single, perhaps residential, building in the early 19th century and reverted to two properties in commercial use (even if only at ground floor level) by the end of the nineteenth century and, combined into one (commercial) property again towards the end of the twentieth century. This adaptation from two buildings to one, multi to single use, commercial to residential and back again might help explain the wide proportion of the doorway. It may have been a passage into a court and a stair to the upper residential floors with shops onto the lane either side, the frame of the existing door has cut outs for hinges on both sides indicating that there were double doors historically. There may also perhaps have been a separate entrance into number 4 in the blank area to the right of the existing door.

The differing sill heights and the asymmetry of the ground floor windows further indicate that 4 and 5 were two distinct houses and this history gives the building interest. While the conversion to a town house appears georgian in character some parts of the external masonry fabric may pre-date this.



View of 4-5 Lovat Lane from the south 2012



4-5 Lovat Lane, London EC3R 8DT
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THE BRIEF

The building was completely renovated in the 1990's and is fitted with a zoned fire alarm, emergency lighting and a single person lift. Little remains of the original interior.

Meeting Rooms

The clients aspiration is make the building more useful as a base for a small to medium sized company. At present there are offices on the ground floor and a meeting room on the third floor in the mansard where access is difficult. Visitors enter directly into a corridor and have to ascend three flights of stairs or, ascend one at a time in the lift. The brief is to alter the ground floor offices such that they can be used as a reception space for visitors and a meeting room.

Office Space

The first and second floor are currently open plan space with the third floor sub-divided into two, the building is more useful to the client if a partition can also be erected on the second floor creating a private office at that level, this alteration will have minimal impact on the fabric of the building.

Modern Lighting and Improved Ventilation

While the building is functional some of the services need updating, we are proposing to install modern LED spatial and task lighting and a simple 150mm supply air duct to the first and second floors within the existing riser. This will involve cutting and patching and replacing areas of the existing plasterboard ceilings.

Access

The ground floor is accessed via a pair of 90-100mm steps, the upper floors are then accessible via the single person lift. Its beyond the scope of this refurbishment to alter this access but the alterations will result in the relocation of a meeting room from the third floor to the ground floor resulting in easier access per se which is otherwise up three flights of stairs or via the small one person lift. In this sense the alterations have a positive effect on access.



THE PROPOSED ALTERATIONS

The alterations are shown on the architects drawings in appendix 2 and are described further in the two schedules of work. The schedule of work For clarity the alterations have been scheduled 1 to 6 and are noted accordingly on the architect's drawings.

Alteration 1

Enlarged and relocated openings into ground floor offices

(refer to drawings 160 100 10. 160 100 20, 21. 160 200 10. 160 200 20, 21. 160 700 02)

The partition walls on the ground floor , while it is likely are in the original locations, are made from concrete block work and date from the last 15-20 years as the engineer's report. Our proposal is to lift the flooring above the panels for the engineer to check the detail between the joists and the 100mm wall and then prop the floor as necessary in order to install the lintels as specified by the engineer. It will be necessary to remove the cornice and the skirting in the ground floor spaces to achieve this, we will make good the ceiling and renew the skirting, neither are original features. The blockwork partitions are plastered in modern two coat plaster and our intention is to make good around the openings with bonding and multifinish plaster to match. Its possible that the external walls have some lime plaster but we do not intend to remove this. The existing openings will be blocked with 100mm and 75mm concrete block connected to the existing with stainless steel wall starters and finished similarly in two coat plaster to match the existing. The finishes on the ground floor will need renewing in association with the new doors and the proposal is to install wide format engineered oak boards throughout the ground floor running left to right between the two halves of the house. We feel this will give the ground floor a better identity than the existing tiles and carpet

Alteration 2

New security bars to ground floor windows

(refer to drawings 160 100 20, 30. 160 200 20, 30. 160 600 02. 160 700 01)

The proposal is to remove the pull across bars from the inside of the ground floor windows and replace them with rigid external bars formed from 12mm mild steel bar and 40 x 15mm steel flat. The array would be hinged on the left and padlocked on the right in order that they can be opened for cleaning. The entire assembly would be galvanised and painted black

Alteration 3

New partition on second floor

(refer to drawings 160 100 22, 160 200 22)

As with alteration 1 the engineer would like to lift the floor locally to establish joist locations, we would double up one of the joists if necessary following the inspection using a structural grade of timber and stainless steel joist hangers, and then replace the floor. The partition itself would be simple timber studwork fixed to the existing masonry structure at either end with frame fixings. There are no covings at second floor level and the skirting will be made good across the partition.

Alteration 4

Replacement doors at third floor level

(refer to drawings 160 100 23. 160 200 23)

There are a mixture of doors in the house, flush and panelled, all of them recently installed. Its essential for the fire strategy that all doors are fire doors. The ground floor panelled doors will be replaced by the new double (fire) doors, there are two panelled doors on the third floor that we will replace with fire doors and the panelled door to the wc at this level will be replaced to match

4-5 Lovat Lane, London EC3R 8DT

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Alteration 5

New lighting to ground, first, second, third floors and to basement

(refer to drawings 160 400 10, 11, 12, 13)

The lighting is to be replaced globally, specific light fittings have not been chosen but the schematic design has been identified and is as shown on the ceiling plans.

Alteration 6

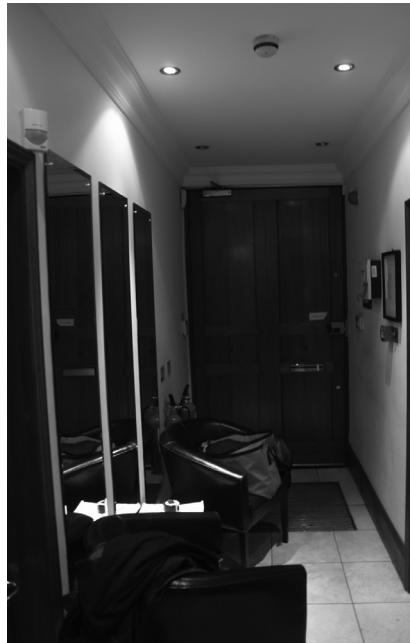
New ventilation to first and second floors

(refer to drawing 160 200 20)

The disturbance to the building fabric is limited, there will be one mushroom intake through the back of the box shaped structure on the roof, one or two small in-line fans will be fitted within the roof structure and outlet grills will be fitted to the riser on the first and second floors. The date of the box like structure on the roof is unclear, it currently provides access to the circuit board feeding the existing chillers on its rear face, and the top of the lift but little else.



View of 4-5 Lovat Lane from the south 1971 showing window bars



View of corridor directly behind front door as existing

JUSTIFICATION FOR THE ALTERATIONS

The house has a chequered history as residential and commercial use or a mixture of the two. The most recent planning permission given on the house in 2005 was for a conversion of the entire building back to residential use. This conversion has not materialised and it would seem likely that the building will remain in commercial/office use for the foreseeable future given the economy of the immediate area and its relation to other occupiers in the square mile.

Alteration 1. (double doors on ground floor)

At present the front door opens directly onto a corridor making the ground floor spaces difficult to use. Widening the openings on the ground floor such that it can function more effectively as a place to receive visitors and hold meetings will greatly enhance its functionality as a commercial building for a smaller company, however this functionality could also pertain equally to a residential user who would be similarly unlikely to find the current entry sequence welcoming for guests and other visitors.

Alteration 2. (new security bars on ground floor)

The security bars will allow the occupiers to leave windows open without compromising security and will compliment the historic character of the building and the conservation area. The current pull across internal bars with diagonal steel mesh detract from the character of the building and the lane signifying absence and emptiness when closed. There is a photograph from the metropolitan archive dated 1971 that indicates there were at this time vertical round bars on the ground floor windows. The proposal is to fabricate the security bars from mild steel bars with a simple pattern that compliments the georgian facade. The proposal is to set the bars onto a simple lockable hinge that allows the bars to be swung open for cleaning.

Alterations 3. (new partition and door on second floor)

This partition adds to the functionality of the building for the current leaseholders and is easily reversible. Its likely there were partitions on the upper floors historically.

Alteration 4. (new fire doors on third floor)

This alteration is necessary to ensure the doors on the third floor are fire rated.

Alteration 5. (new low energy lighting)

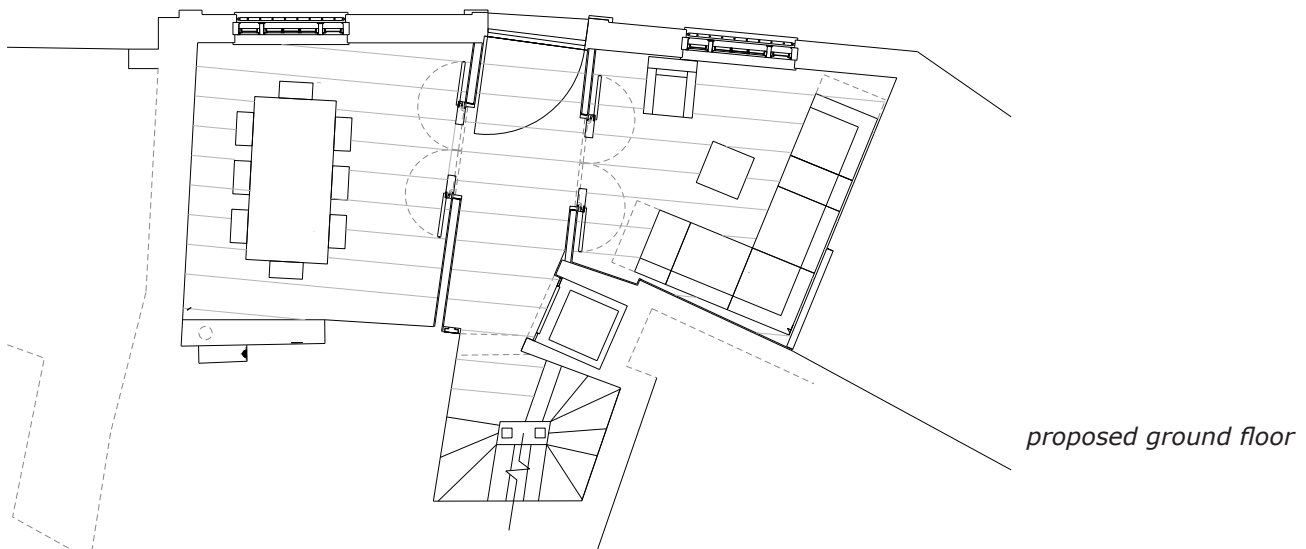
The existing plasterboard ceilings are not part of the historic fabric, the light fittings similarly have no historic interest and installing a modern LED lighting system with accent lighting will reduce energy consumption in the building and will also give a more interesting and accented impression when viewed from the lane.

Alteration 6. (supply air to first and second floor)

The house is single aspect although historically it may have opened into a rear court and the plan form indicates this. While the building is not deep the lack of air movement in the narrow lane makes single sided ventilation less effective and the simple 150mm diameter supply air to the middle floors will provide a flow of air and will have little impact on the fabric, it can be fitted within the riser and will not penetrate any historic fabric.

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CONSULTATION, RESEARCH AND SOURCES

Consultation with City of London Conservation Office

The brief for the project was discussed with the conservation officer as attached correspondence in appendix 3. The initial design was to open up the passageway into number 5. We consulted with the conservation officer on this proposal who commented that despite the age of the walls the historic plan form on the ground floor has value and enlargening the doorways to the office in order to retain the historic plan form despite the fact that the clinker block work indicated these walls are not particularly old fabric.

The history of the Billingsgate area and of 4-5 Lovat Lane in particular was researched in:

Metropolitan Archive

Photographic records
 Drawings collection
 Tax records, poll books
 Insurance records
 LCC street naming index

Guildhall Library

Pevsner
 The London Encyclopedia
 Wheatly and Cunningham
 Fairfield
 London and Middlesex archeological society transactions

Other Sources

Site Survey of existing fabric by architect
 Site Survey of existing structure by architect and engineer.
 The Planning Portal
 PPS 5 guidance on Listed Building Consent Applications
 The Conservation Directory
 Worshipful Company of Fishmongers
 City of London Lovat Lane conservation area character summary

APPENDIX 1. ENGINEER'S REPORT

Our Ref: 12123

Dylan Haughton
Dylan Haughton Architects
23 Allensbury Place
London
NW1 9YR2

21st December 2012

Dear Dylan,

4-5 LOVAT LANE, LONDON EC3

I was pleased to meet you on Wednesday (19th December) at 4-5 Lovat Lane. I confirm that we carried out some limited investigations to help us assess the structural nature of the two ground floor corridor walls and my observations and comments are set out below.

The walls in question are the walls each side of the ground floor corridor directly as you enter the building from the front door. We took small sections of plaster off both walls to confirm their construction and found them both to be a modern concrete block in cement mortar. As an educated guess I would say that the walls have both been built within the last 15 to 20 years (approximately).

The wall on the left hand side of the corridor was 130mm thick overall with 35mm of plaster on the office side. This wall is, therefore, a 75mm thick concrete block. There are no structural walls underneath it in the basement so it is either built off a beam or directly off the floor. This wall is unlikely to be structural.

The wall on the right hand side of the corridor was 150mm thick overall with 20mm of plaster on the office side. It is, therefore, a 100mm thick concrete block. This wall was built off a 9" thick (possibly 13½" thick wall) in the basement and is almost certainly the original structural line of the building in its early format.

No investigations were carried out to determine the floor span because it was thought to be too invasive at this stage. However, the first floor office is open plan so the ground floor corridor walls cannot be loaded by anything other than the first floor joists themselves. Even assuming the very worst case where the entire first floor spans on to either one of the new openings proposed for the ground floor corridor walls, a simple prestressed concrete lintel is adequate structurally. As the corridor walls are in a modern concrete block, they are more than strong enough to carry the relatively light loads that would be applied to them by these alterations. The structure underneath is not significantly affected by the work.

My recommendation would be to use a 100x145 deep prestressed concrete lintel reference R6 by Naylor in each wall reducing the thickness of the plaster as necessary over the lintel in the 75mm thick block wall.

I trust the above is clear. Please feel free to contact me if you have any queries.

Yours sincerely,

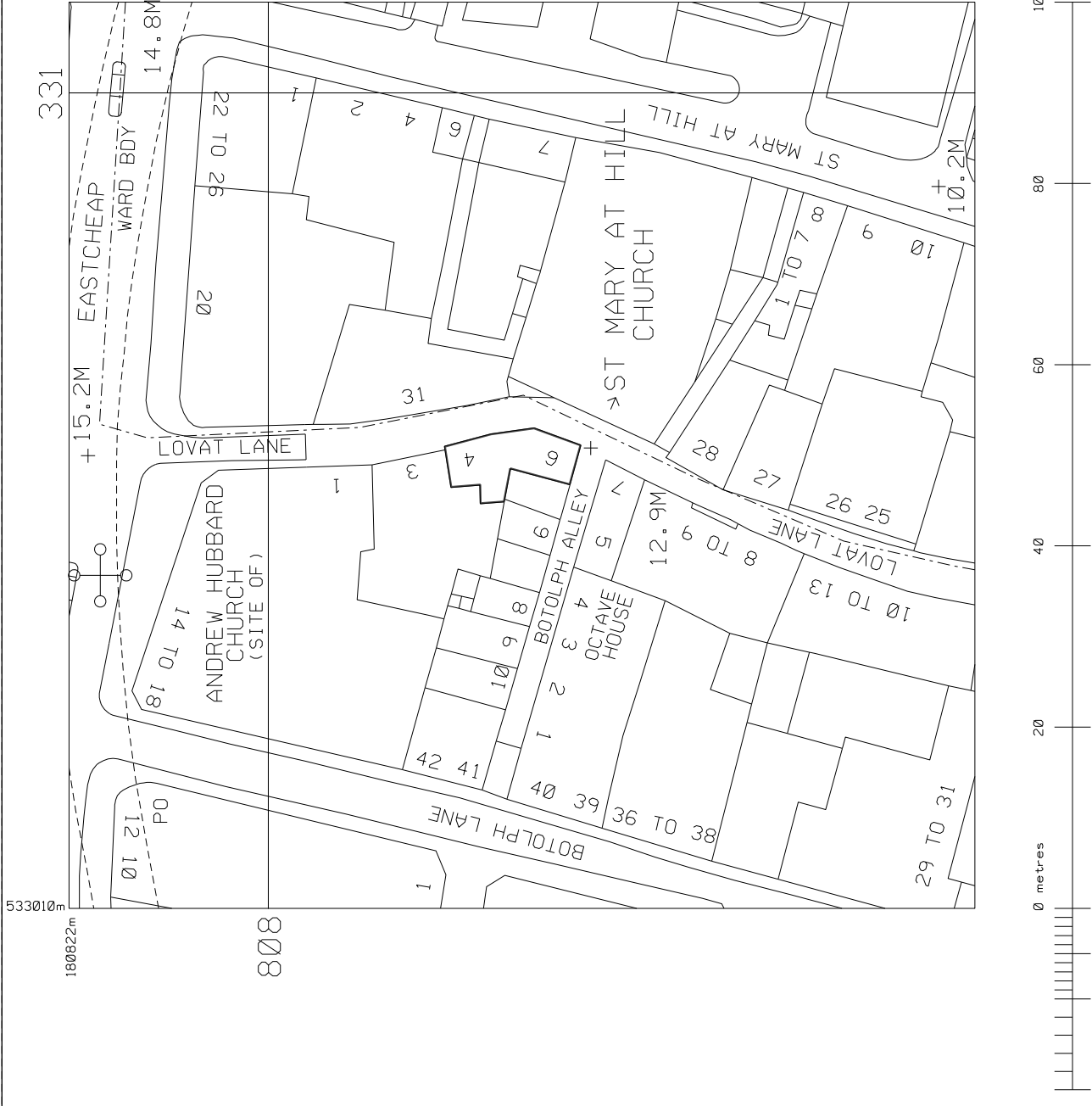
Duncan Mercer

for and on behalf of Michael Chester & Partners LLP

cc. Andy Jeckells
Alexia Cameron

APPENDIX 2. ARCHITECTS DRAWINGS

Location Plan	Existing	Proposed
160 100 01a	Plan	Plan
	160 100 05a	160 200 10d
	160 100 10c	160 200 11f
	160 100 11d	160 200 12f
	160 100 12d	160 200 13c
	160 100 13b	160 200 14a
	160 100 14a	
		Section
	Section	160 200 20a
	160 100 20a	160 200 21a
	160 100 21a	
		Elevation
	Elevation	160 200 30a
	160 100 30a	
		Ceilings
	Ceilings	160 400 10c
	160 400 20c	160 400 11e
	160 400 21c	160 400 12d
	160 400 22c	160 400 13c
	160 400 23b	
		Assemblies
		160 600 01b
		160 600 02a
		160 600 03a
		Details
		160 700 01
		160 700 02



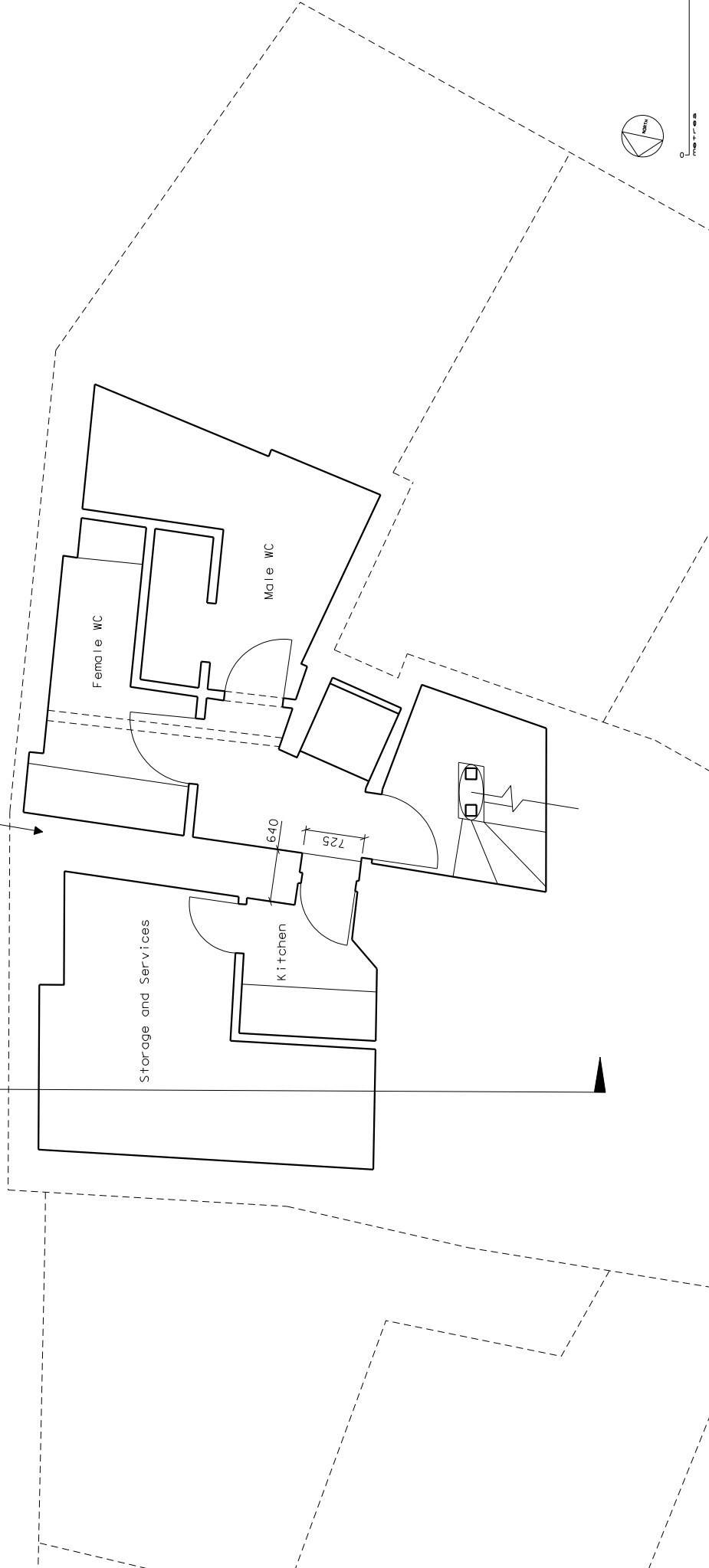
DYLAN ©
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Not valid for construction unless status indicates construction. Do not scale, use figured dimensions

Revisions			Notes	
dm	chk	date		
dh	dh	A 30 04 2013	consent	

160 100 01 a
Drawing: Location Plan
Status: Consent
Scale: 1:500 @ A3
Date: 30 04 2013



Thicker wall in basement
possibly indicates historic
split between 4 and 5



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Revisions

dm	chk	date
dh	dh	A 29 04 2013 consent

160 100 05 a

Drawing: Basement Plan Existing

Status: Consent

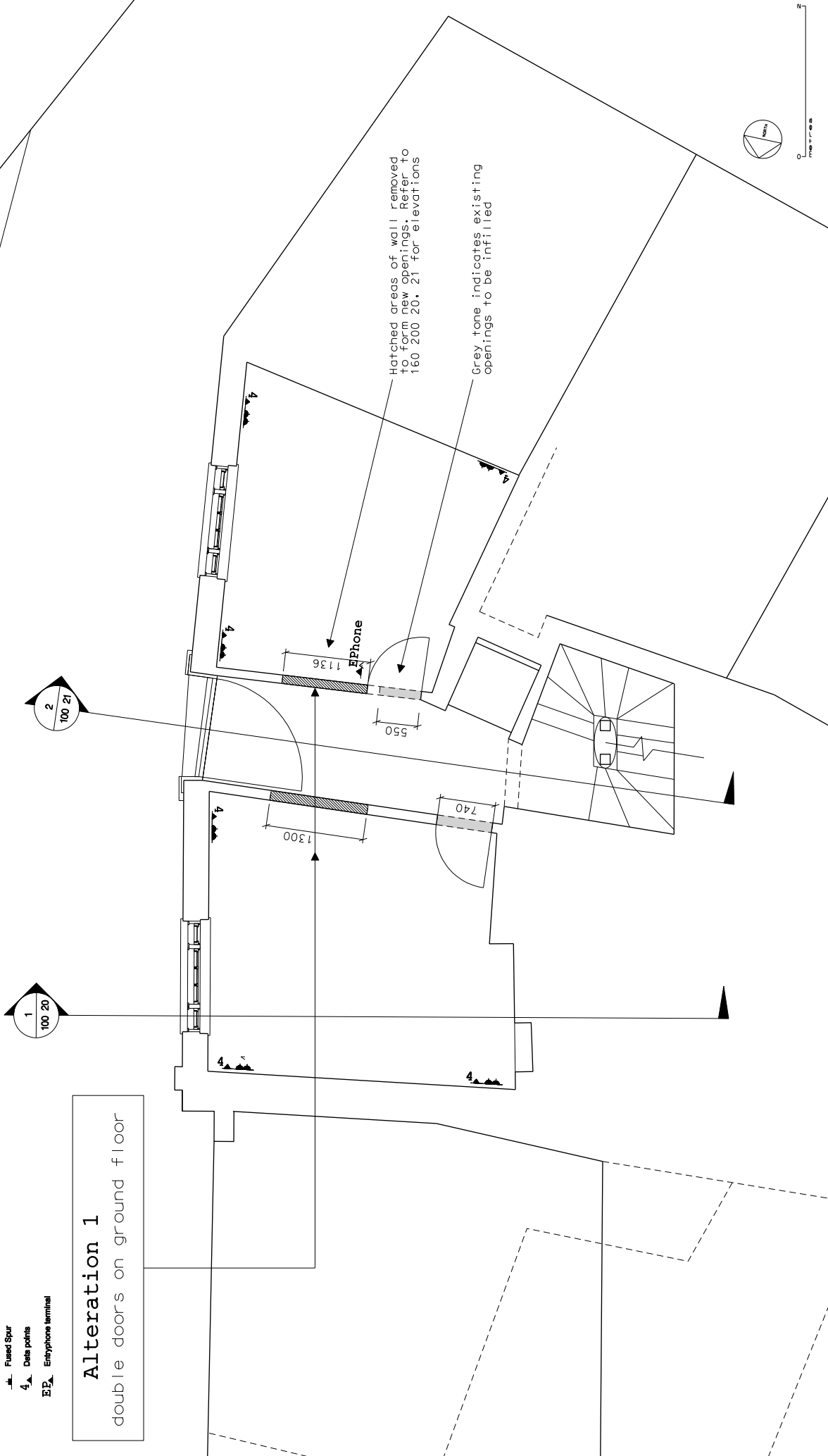
Scale: 1:50 @ A3

Date: 29 04 2013

Key power and data

- Double switched socket
- Fused Spur
- Data points
- Entrypoint terminal

Alteration 1
double doors on ground floor



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Revisions			
dm	chk	date	
dm	dm	A 28 11 2015	preliminary
dm	dm	B 12 12 2015	pricing
dm	dm	C 30 04 2016	consent

160 100 10 10 C

Drawing: Ground Floor Plan Existing

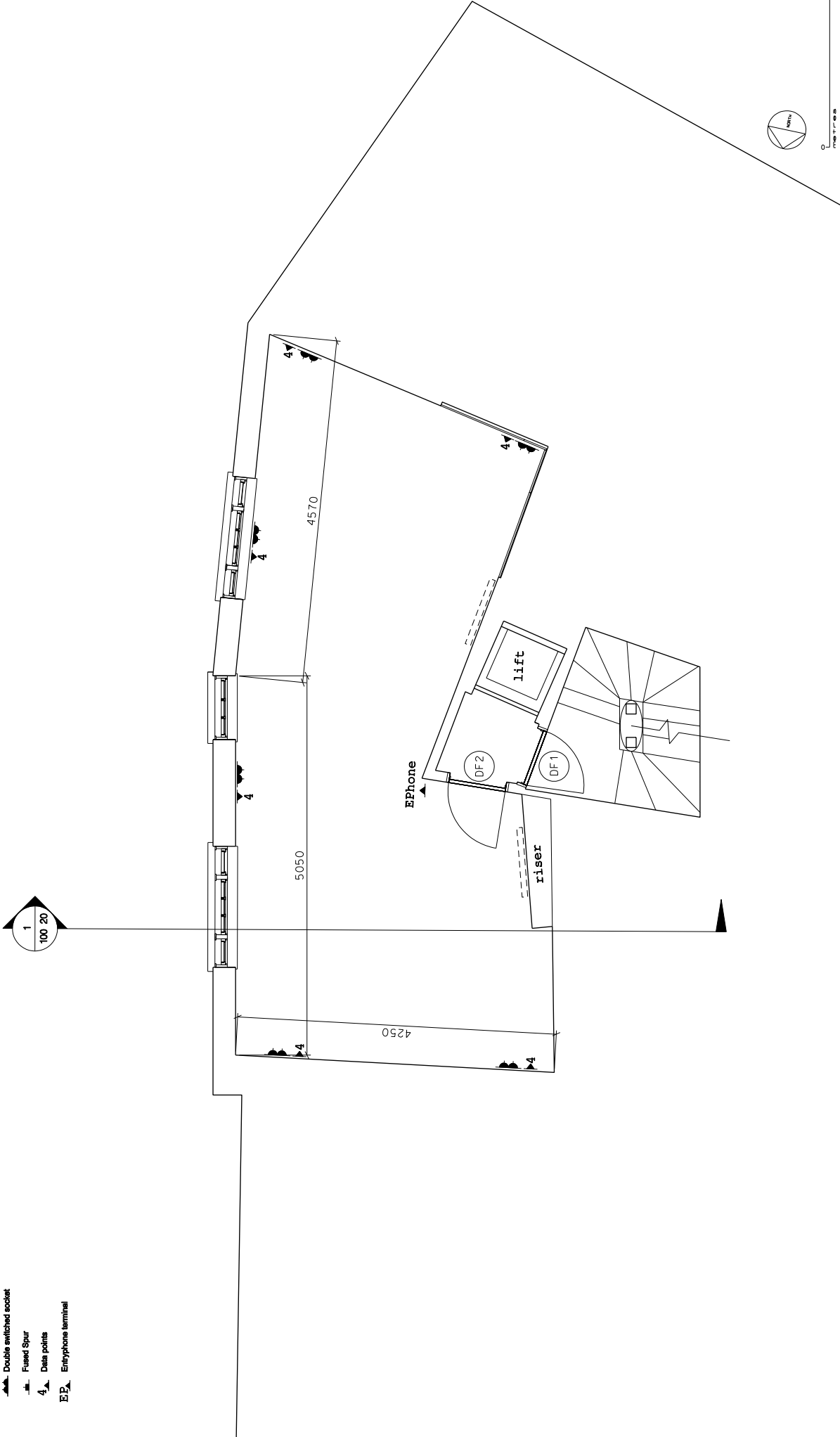
Status: Consent

Scale: 1:50 @ A3

Date: 28 11 2012

Key power and data

- Double switched socket
- Fused Spur
- Data points
- Entrypoint terminal



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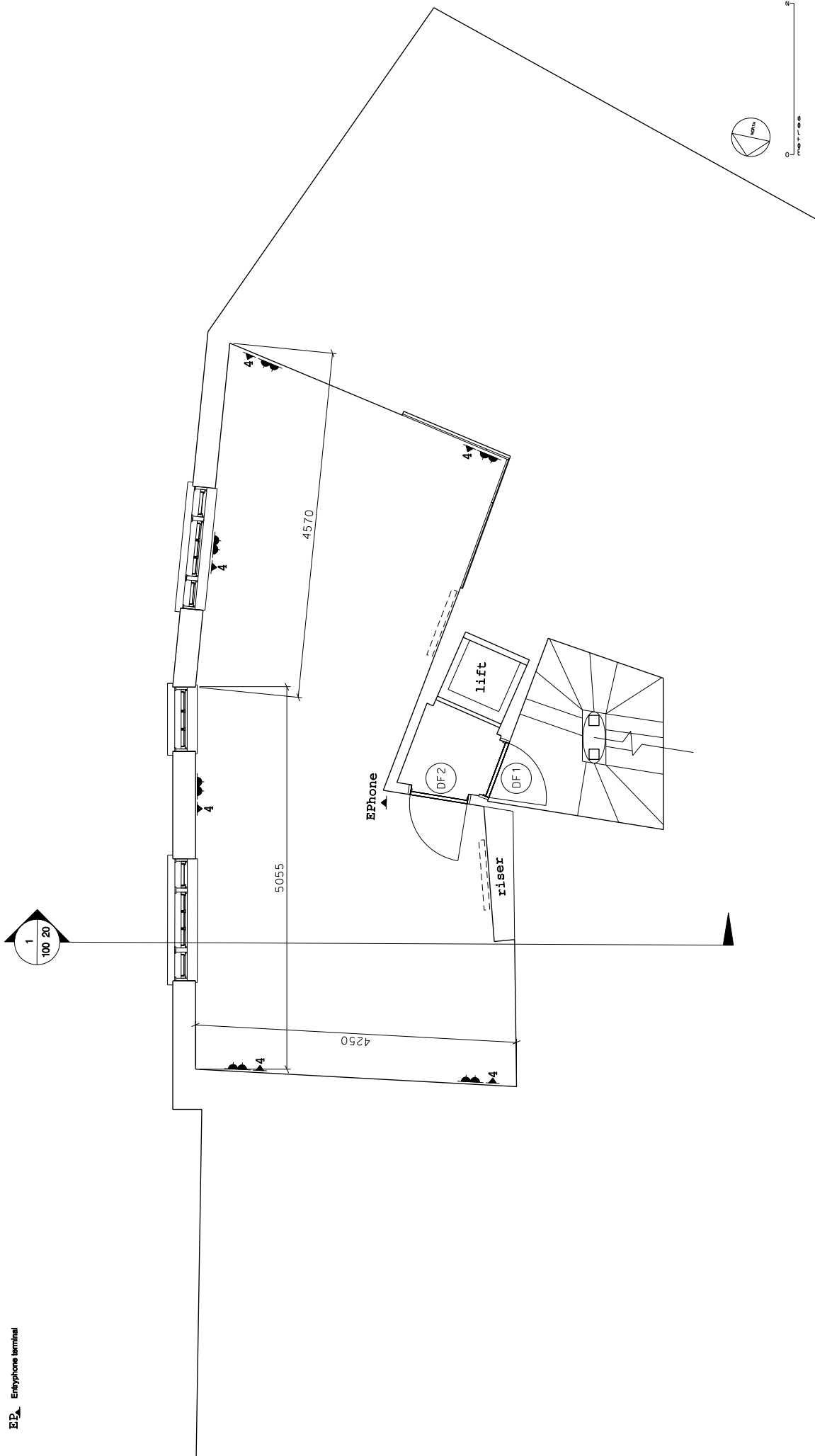
Revisions		
dm	chk	date
dm	dh	A 27 11 2012 preliminary
dm	dh	B 21 12 2012 design
dm	dh	C 07 01 2013 info added
dm	dh	D 30 04 2013 consent

- Notes
- Power and data shown on floor plans
Lighting and emergency shown on ceiling plans

160 100 11 d
Drawing: First Floor Existing
Status: consent
Scale: 1:50 @ A3
Date: 27 11 2012

Key power and data

- Double switched socket
- Fused Spur
- Data points
- EP, Entrophy terminal



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Revisions			
dm	chk	date	
dm	dm	A 27 11 2012	preliminary
dm	dm	B 21 12 2012	working
dm	dm	C 07 01 2013	finalised
dm	dm	D 30 04 2013	consent

Notes

- Power and data shown on floor plans
Lighting and emergency shown on ceiling plans

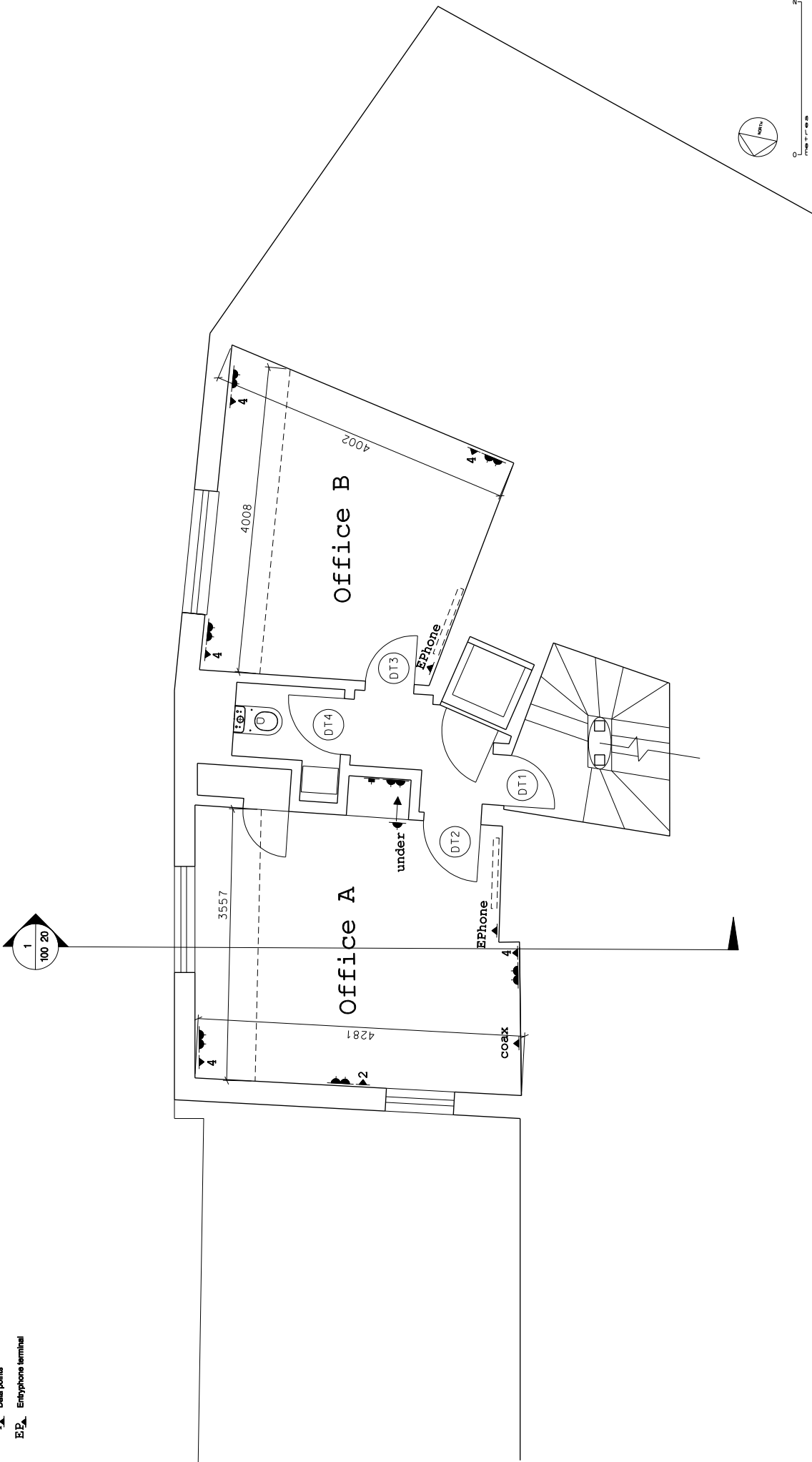
160 100 12 d

Drawing: Second Floor Existing
Status: Consent
Scale: 1:50 @ A3
Date: 27 11 2012

Not valid for construction unless status indicates construction. Do not scale, use figured dimensions

Key power and data

- Double switched socket
- Fused Spur
- Data points
- Entrypoint terminal



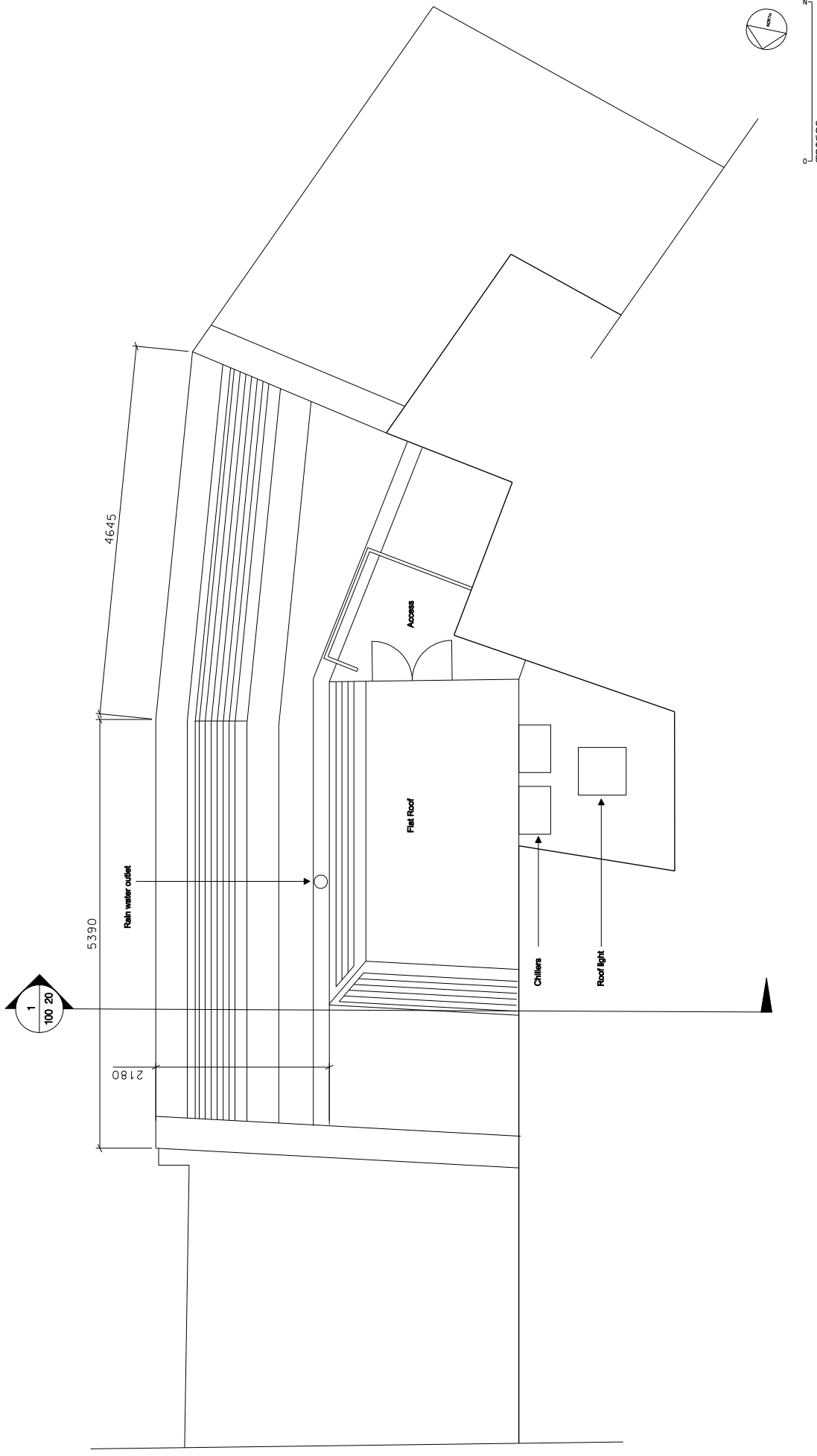
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Revisions

dim	chk	date
dm	dm	A 07 01 2013
dm	dm	B 30 04 2013

- Notes
- Power and data shown on floor plans
Lighting and emergency shown on ceiling plans

160 100 13 b
Drawing: Third Floor Existing
Status: Consent
Scale: 1:50 @ A3
Date: 27 11 2012



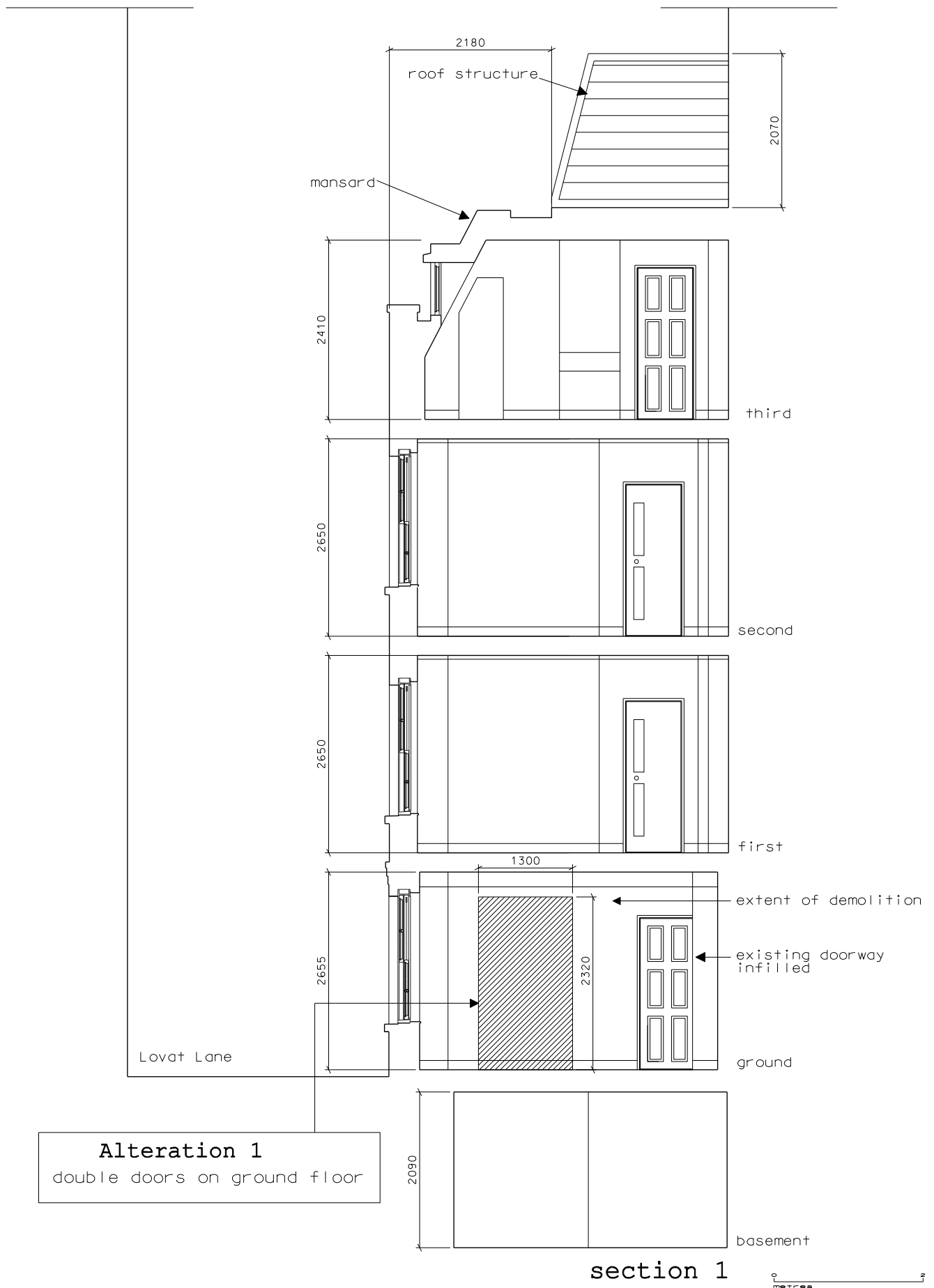
160 100 14 a

Drawing: Roof Existing
Status: Consent
Scale: 1:50 @ A3
Date: 28 04 2013

Notes

1. Power and data shown on floor plans
Lighting and emergency shown on ceiling plans

Revisions			
dm	chk	date	
dh	A	28 04 2013	consent



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Revisions

dm | chk | date

dh | dh | A 28 04 2013 consent

Notes

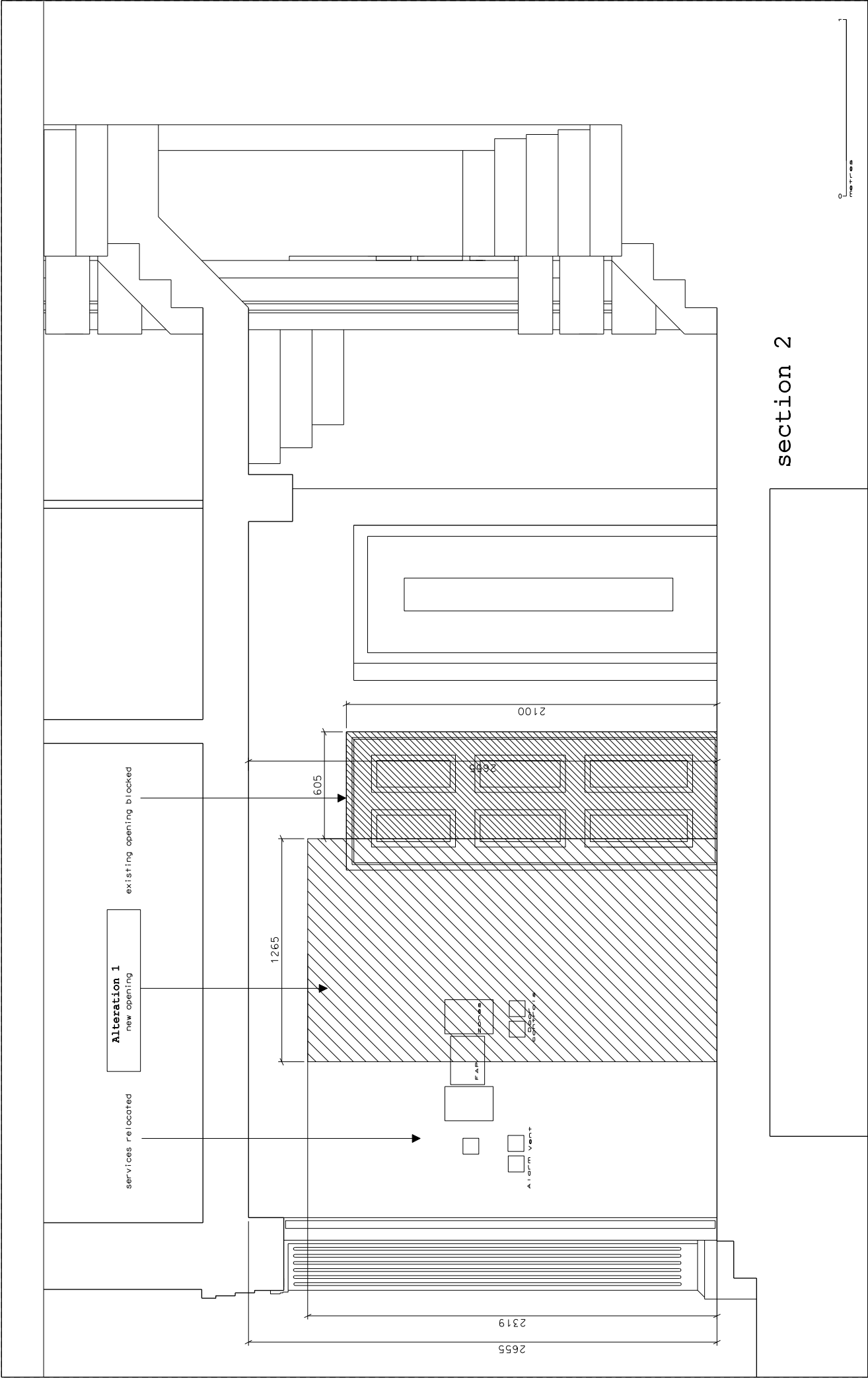
160 100 20 a

Drawing title: Existing Section 1

Status: Consent

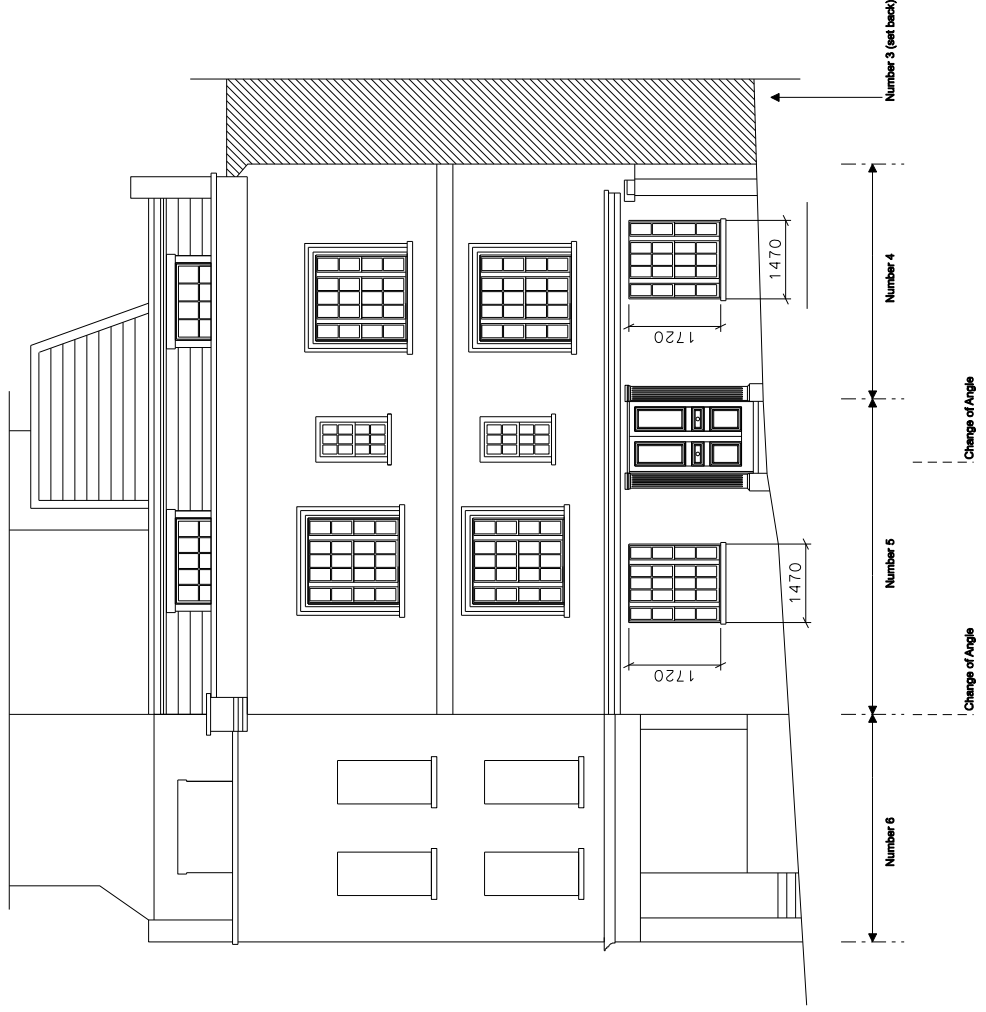
Scale: 1:50 @ A3

Date: 22 04 2013



Revisions			
dm	chk	date	
dh	dh	A 28 04 2013	consent

Notes
1. Power and data shown on floor plans
Lighting and emergency shown on ceiling plans



160 100 30 a

Drawing: Eastern Elevation Existing
Status: Consent
Scale: 1:100 @ A3
Date: 22 04 2013

Revisions				Notes	
dm	chk	date			
dm	dm	A 28 04 2013	consent		

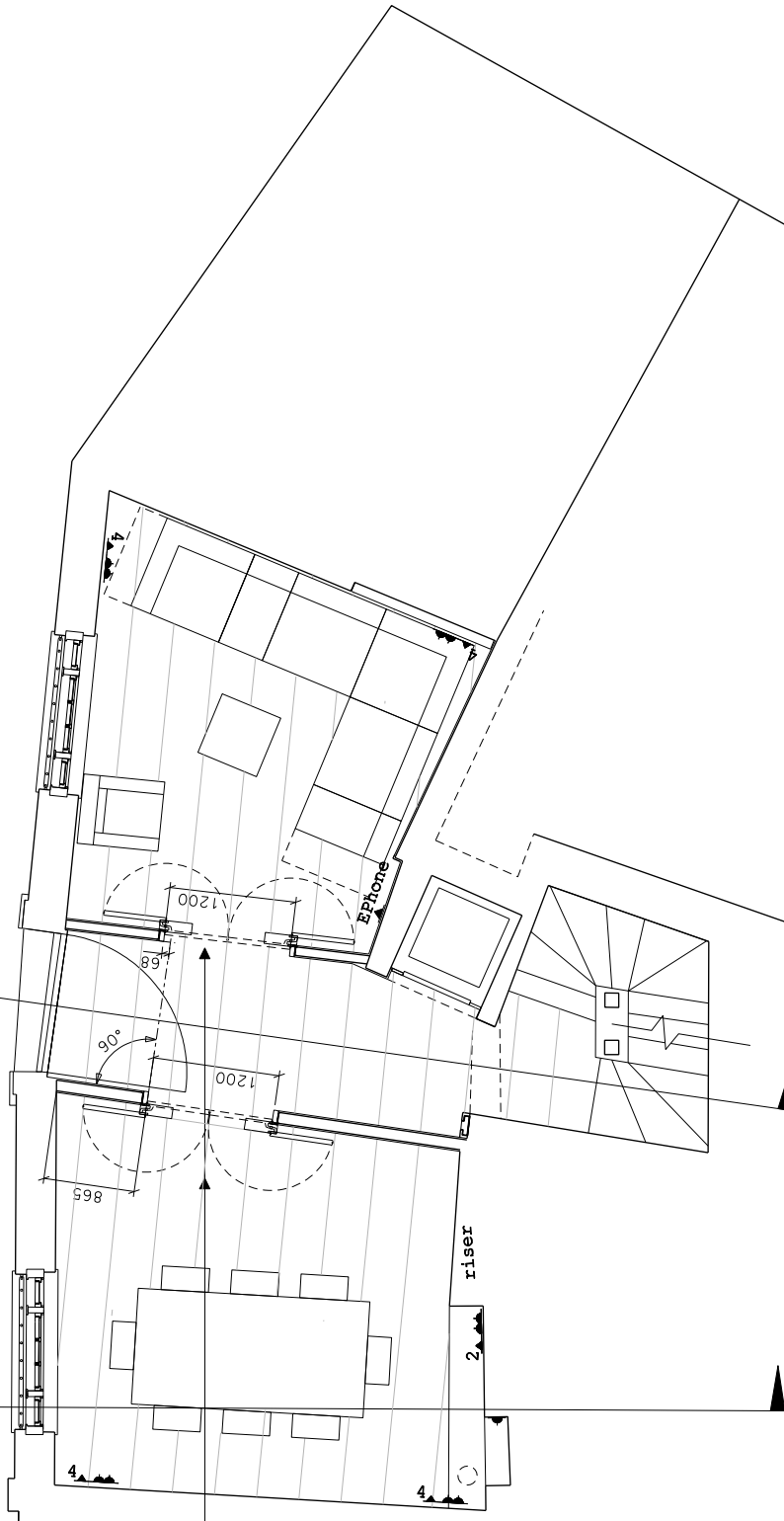
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Alteration 1

double doors on ground floor

1
200 20

2
200 21



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Revisions

dm	chk	date
dh	dh	A 27 11 2012 preliminary
dh	dh	B 27 11 2012 preliminary furniture option
dh	dh	C 29 11 2012 sliding fire door
dh	dh	D 30 04 2013 consent

Notes

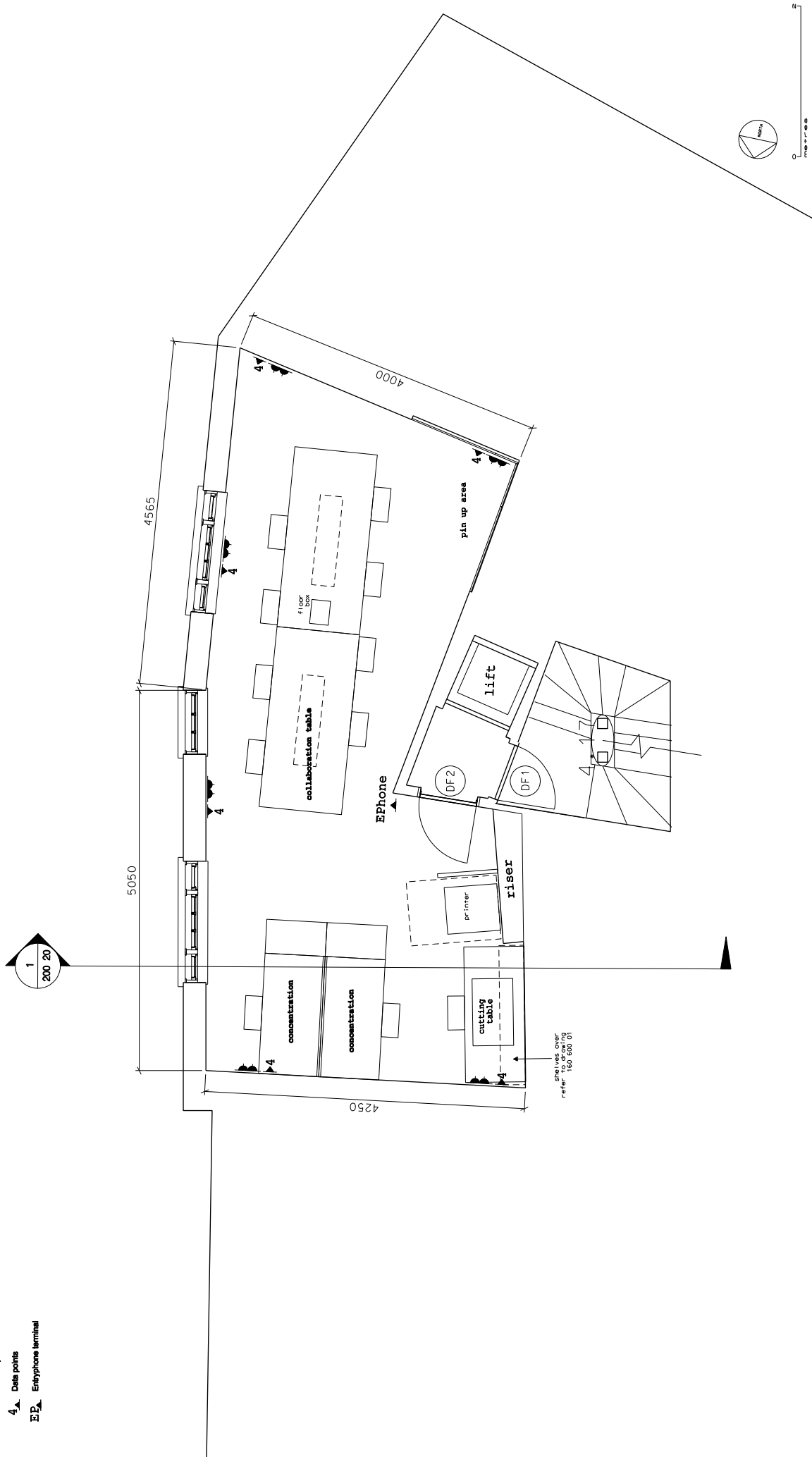
- Power and data shown on floor plans
Lighting and emergency shown on ceiling plans

160 200 10 d

Drawing: Ground Floor Plan Proposed
Status: Consent
Scale: 1:50 @ A3
Date: 27 11 2012

Key power and data

- Double switched socket
- Fused Spur
- Data points
- Entrypoint terminal



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Revisions	dm	chk	date
dm	dm	dm	A 27 11 2012 preliminary
dm	dm	dm	B 28 11 2012 dimensions added
dm	dm	dm	C 21 12 2012 pricing
dm	dm	dm	D 07 01 2013 notes added
dm	dm	dm	E 15 02 2013 notes added
dm	dm	dm	F 30 04 2013 Content

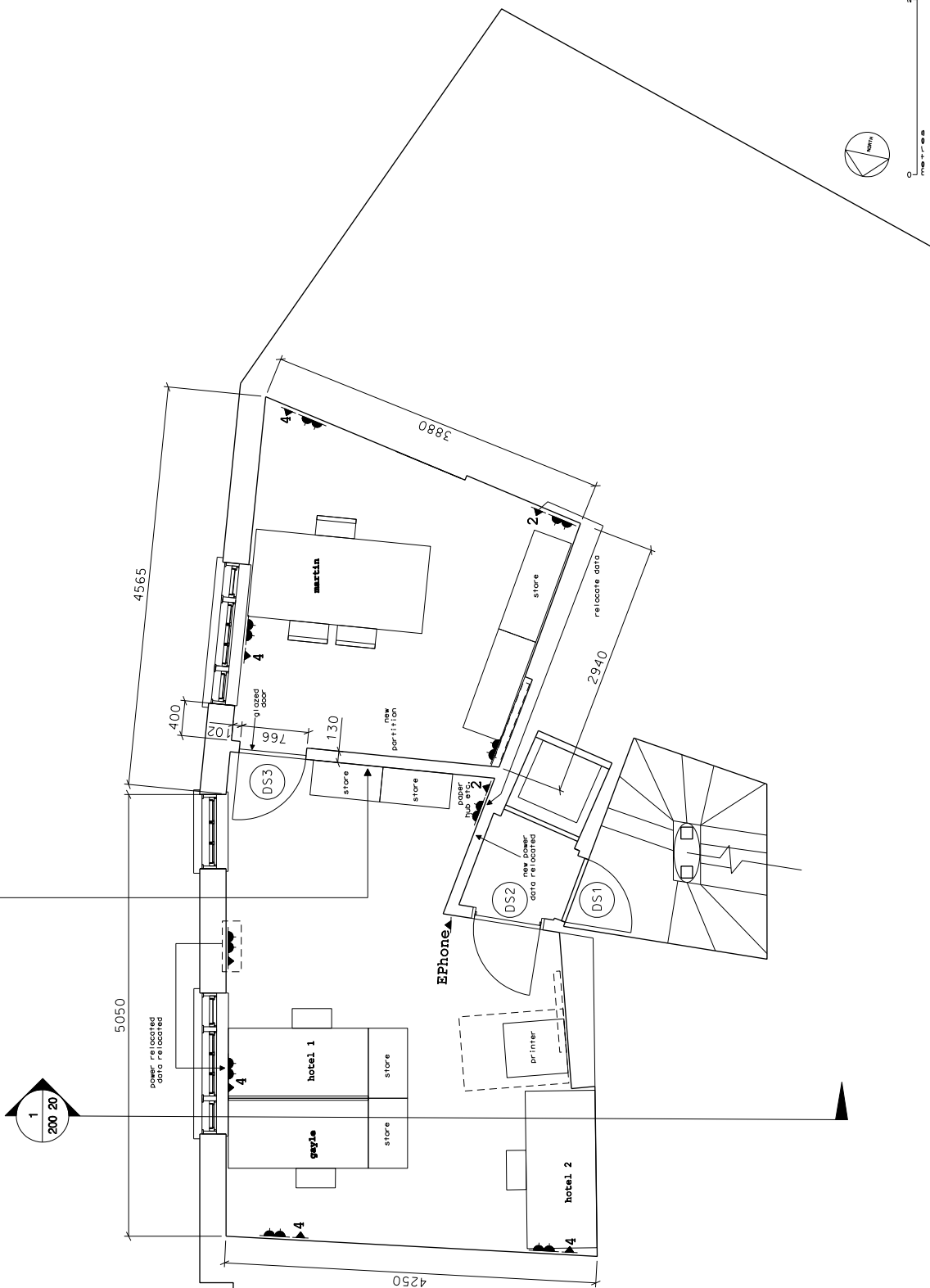
- Notes
- Power and data shown on floor plans
Lighting and emergency shown on ceiling plans

160 200 11 f
Drawing: First Floor Plan Proposed
Status: Consent
Scale: 1:50 @ A3
Date: 27 11 2012

Key power and data

- Double switched socket
- Fused Spur
- Data points
- EPX Ennophone terminal

Alteration 3
new partition on second floor



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Revisions

dm	chk	date
dh	dh	A 18 12 2012 preliminary
dh	dh	B 15 12 2012 pricing
dh	dh	C 27 12 2012 materials
dh	dh	D 07 01 2013 new added
dh	dh	E 11 01 2013 furniture altered
dh	dh	F 30 04 2013 consent

Notes

- Power and data shown on floor plans
Lighting and emergency shown on ceiling plans

160 200 12 f

Drawing: Second Floor Plan Proposed

Status: Consent

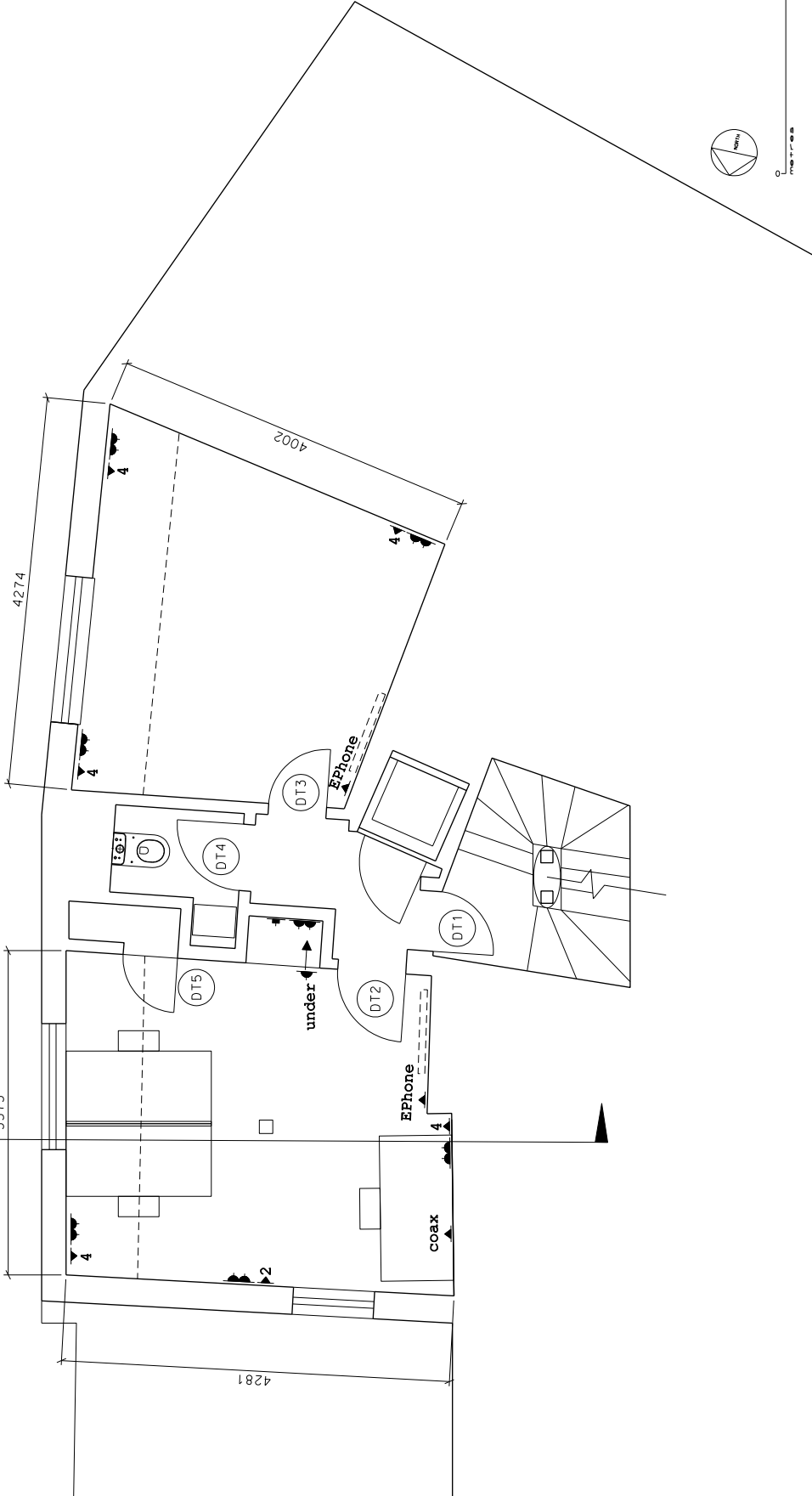
Scale: 1:50 @ A3

Date: 27 11 2012

Key power and data

- Double switched socket
- Fused Spur
- Data points
- Entrypoint terminal

Alteration 4
doors DT 2, 3 and 4 renewed

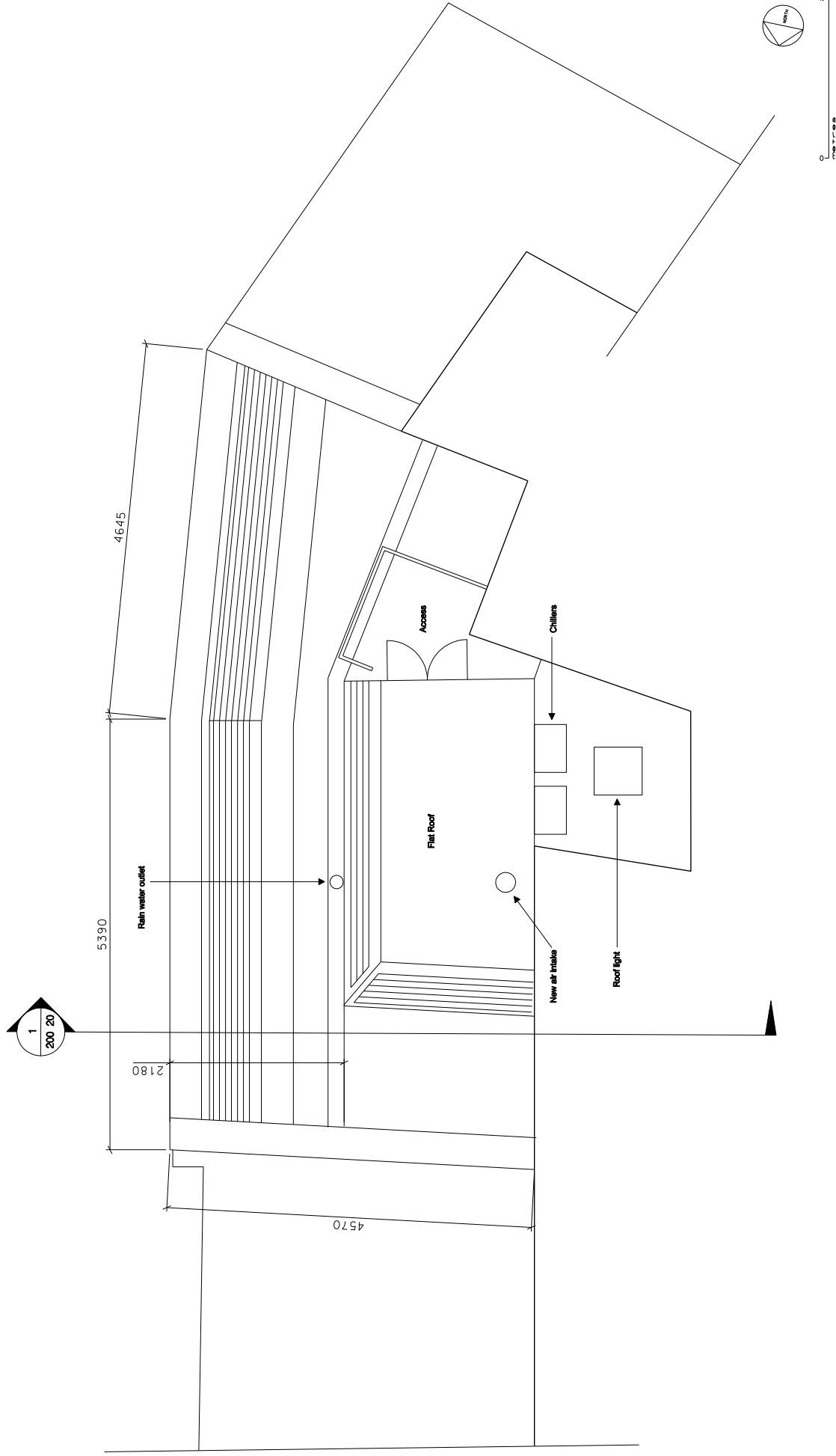


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Revisions		
dm	chk	date
dh	dh	A 07 01 2013 pricing
dh	dh	B 11 01 2013 furniture altered
dh	dh	C 30 04 2013 consent

- Notes
- Power and data shown on floor plans
Lighting and emergency shown on ceiling plans

160 200 13 C
Drawing: Third Floor Plan Proposed
Status: Consent
Scale: 1:50 @ A3
Date: 27 11 2012



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Revisions

dm	chk	date
dh	A	28 04 2013 consent

Notes

1. Power and data shown on floor plans
Lighting and emergency shown on ceiling plans

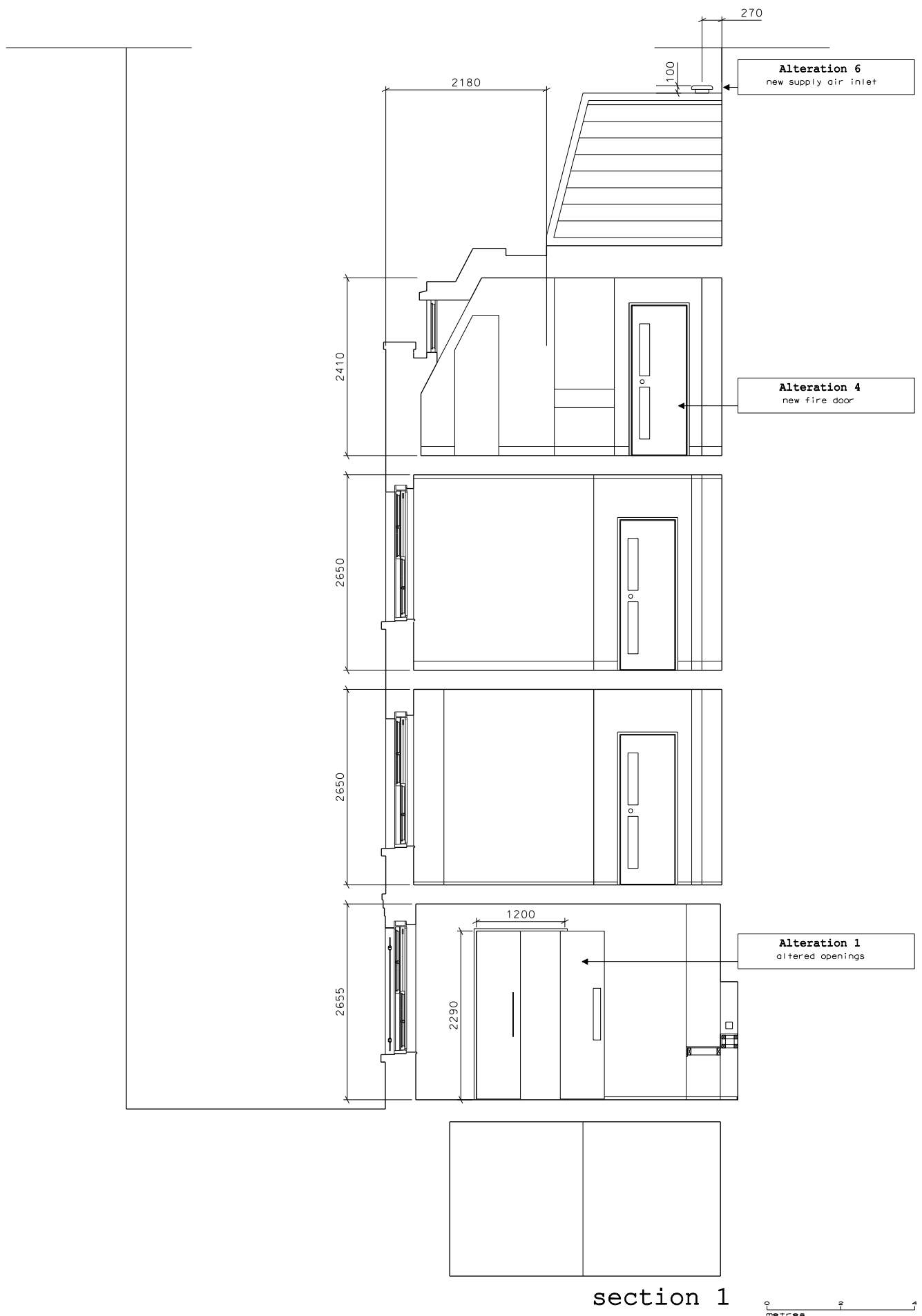
160 200 14 a

Drawing: Roof as Proposed

Status: Consent

Scale: 1:50 @ A3

Date: 28 04 2013



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Revisions

dm | chk | date

dh | dh | A 28 04 2013 consent

Notes

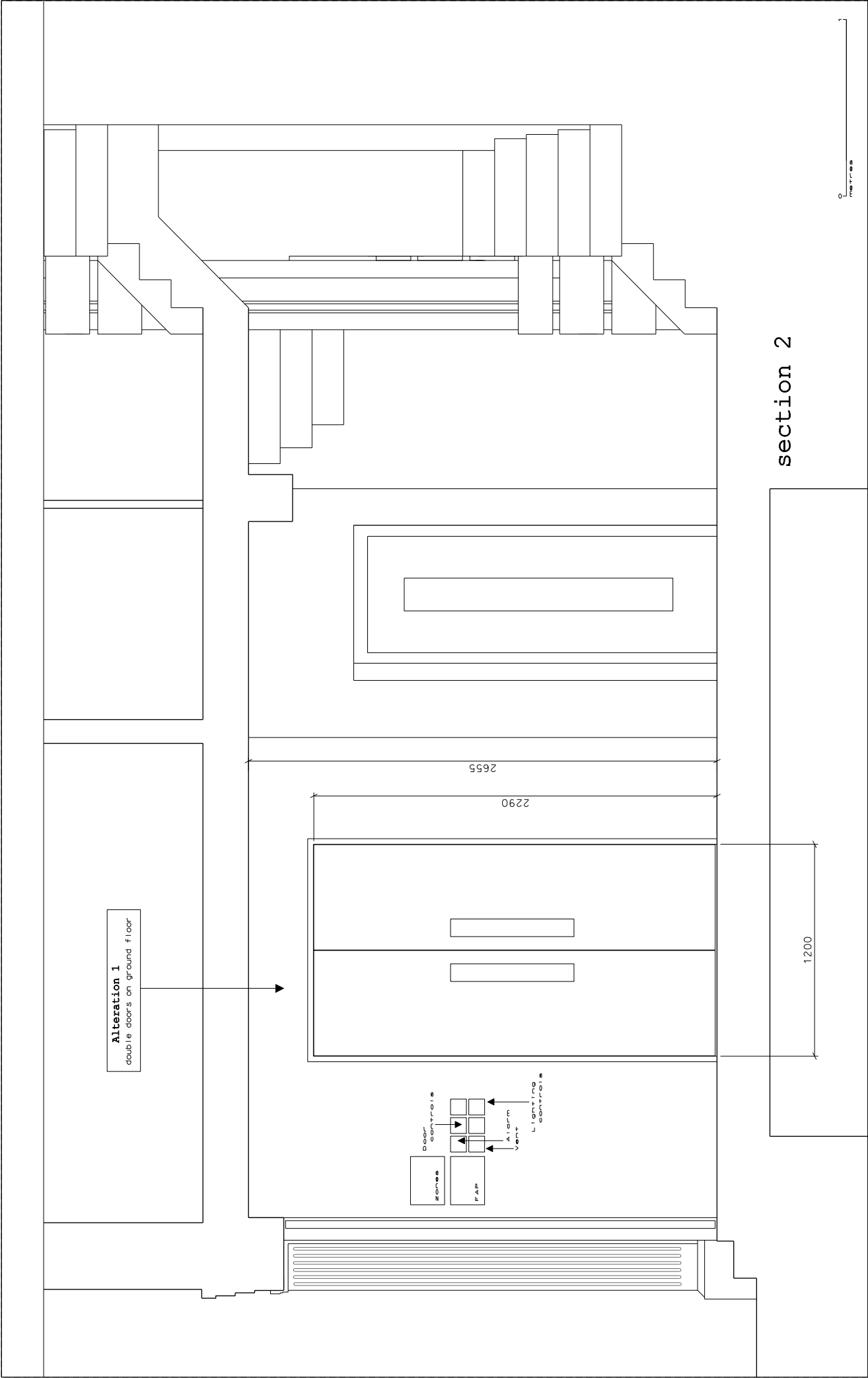
160 200 20 a

Drawing title: Proposed Section 1

Status: Consent

Scale: 1:50 @ A3

Date: 22 04 2013



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Revisions

dm	chk	date
dh	A	28 04 2013 consent

Notes

1. Power and data shown on floor plans
Lighting and emergency shown on ceiling plans

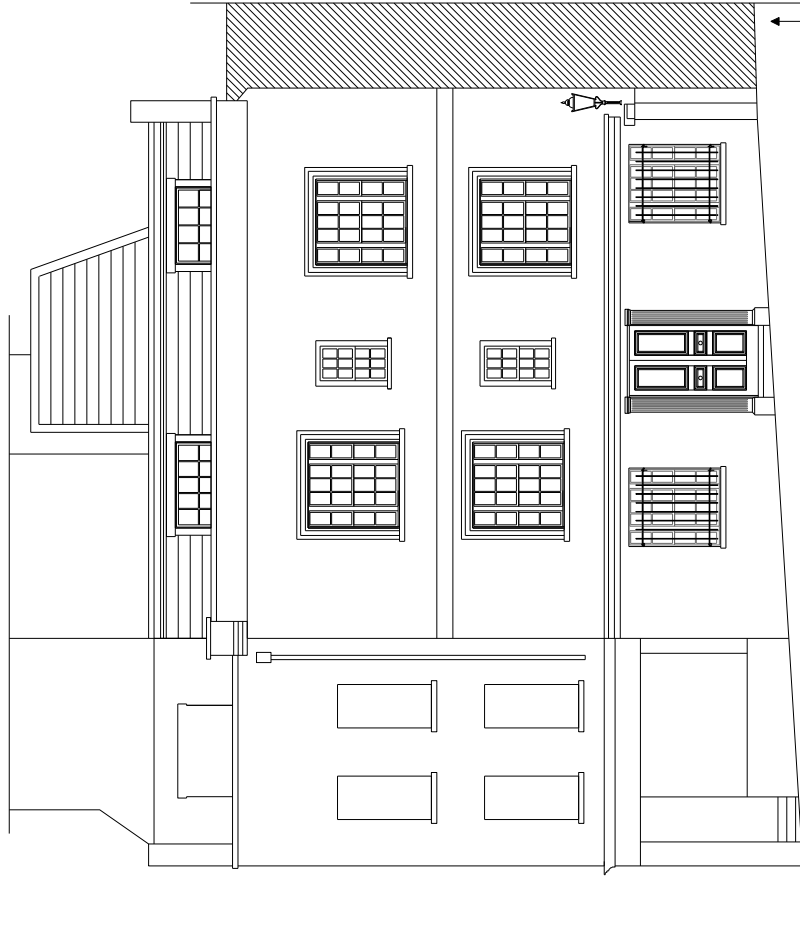
160 200 21 a

Drawing: Proposed Section 2 (Hallway)

Status: Consent

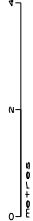
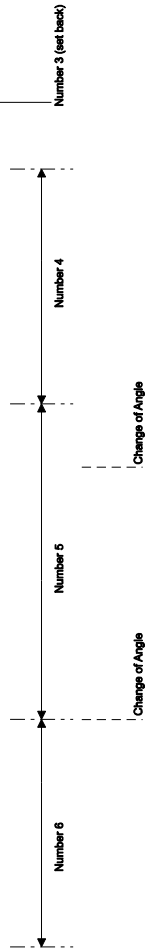
Scale: 1:20 @ A3

Date: 28 04 2013



NB
refer to drawing 160_600_03
and 160_700_01 for dimensions
and detail of bars

Alteration 2
new security bars ground floor



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Revisions				Notes	
dim	chk	date			
dh	dh	A 28 04 2013	consent		

160 200 30 a
Drawing: Eastern Elevation Proposed
Status: Consent
Scale: 1:100 @ A3
Date: 22 04 2013

Key Emergency

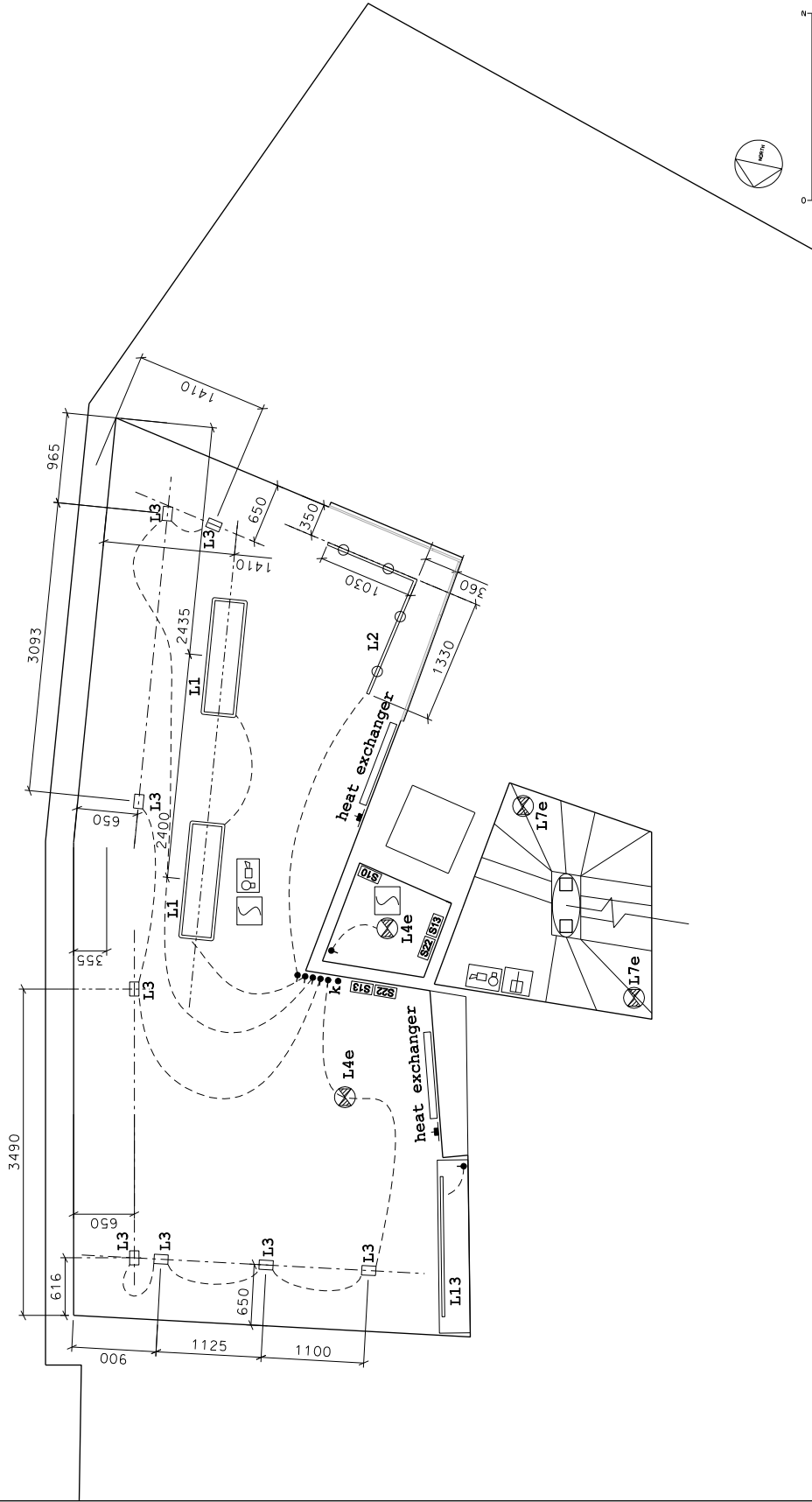
- Linear Luminaire, Self Contained
- Linear Luminaire, Self Contained, Emergency
- Luminaire, Self Contained, Emergency
- Extinguisher, Water
- Extinguisher, Foam
- Extinguisher, CO2
- Fire Blanket
- Fire Malm, Wet
- Fire Malm, Dry
- Aural & Visual Sounders
- Detector, Heat
- Detector, Smoke
- Manual Call Point
- In Event of Fire, Avoid Use of Lift
- Fire Door, Keep Shut
- Fire Door, Keep Locked
- Fire Escape, Keep Clear
- Fire Exit
- Push Bar To Open
- Directional Arrow (Green)
- Fire Alarm Call Point
- Push Bar Ironmongery
- Vision Panel
- Self Closing
- Smoke Resisting
- 60 Minutes Fire Resistance
- 30 Minutes Fire Resistance
- Internal Repetier Panel
- External Repetier Panel
- Key operated test switch

Key Non-Emergency

- Existing uplight
- Existing downlight
- Existing downlight
- Existing switch
- Fixed Spur
- L3 New Luminaires Reference

Alteration 5

new low energy lighting



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Revisions

dm	chk	date
dh	dh	A 27 11 2013 preliminary
dh	dh	B 21 12 2013 revised
dh	dh	C 07 01 2013 rife added
dh	dh	D 11 01 2013 lighting altered
dh	dh	E 30 04 2013 consent

Notes

- Power and data shown on floor plans
Lighting and emergency shown on ceiling plans

160 400 11 e

Drawing: First Floor Ceiling as Proposed

Status: Consent

Scale: 1:50 @ A3

Date: 27 11 2012

Key Emergency

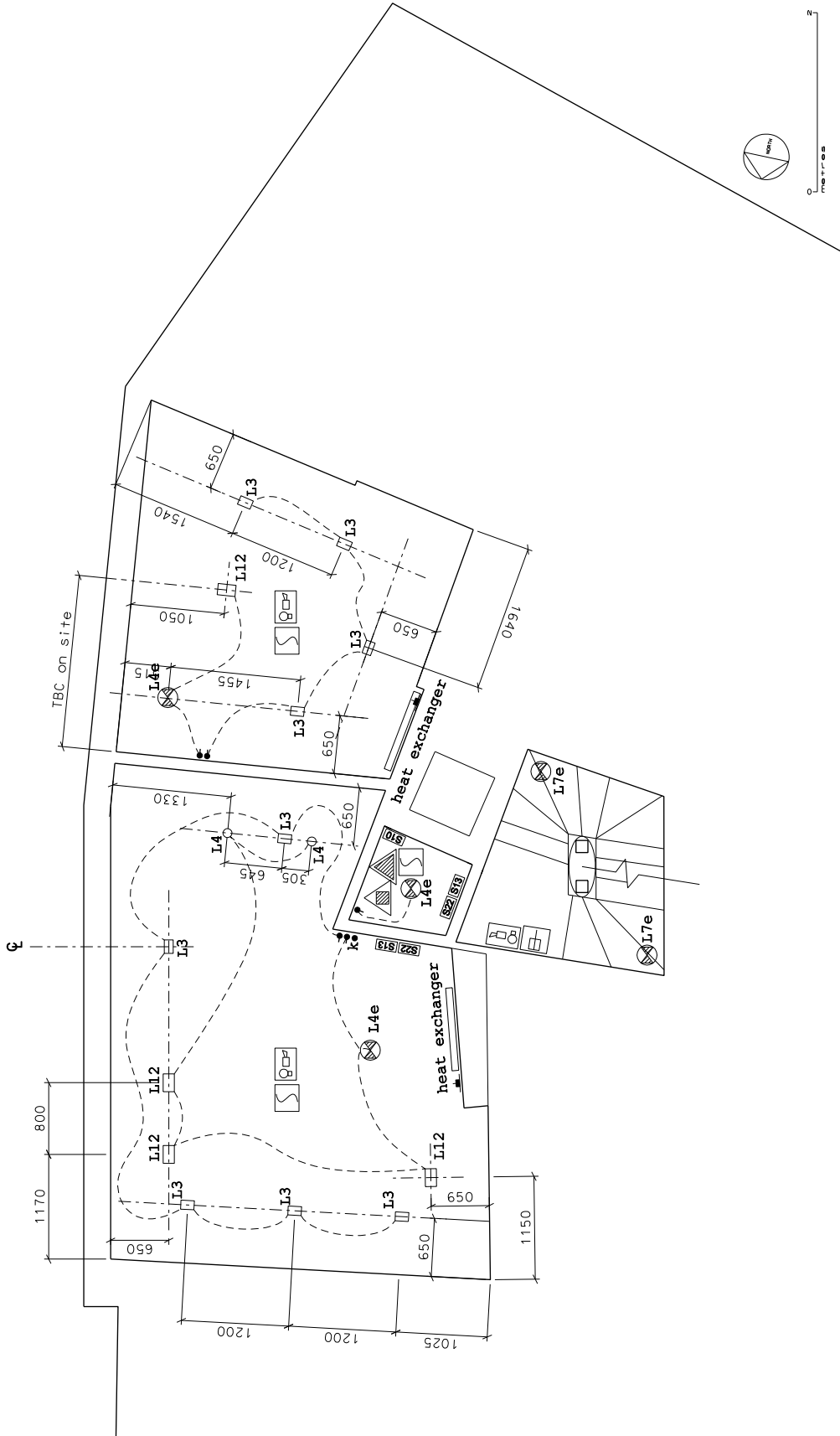
- Linear Luminaire, Self Contained
- Linear Luminaire, Self Contained, Emergency
- Luminaire, Self Contained, Emergency
- Extinguisher, Water
- Extinguisher, Foam
- Extinguisher, CO2
- Fire Blanket
- Fire Mat, Wet
- Fire Mat, Dry
- Aural & Visual Sounders
- Detector, Heat
- Detector, Smoke
- Manual Call Point
- In Event of Fire, Avoid Use of Lift
- Fire Door, Keep Shut
- Fire Door, Keep Locked
- Fire Escape, Keep Clear
- Fire Exit
- Push Bar To Open
- Directional Arrow (Green)
- Fire Alarm Call Point
- Push Bar Ironmongery
- Vision Panel
- Self Closing
- Smoke Resisting
- 60 Minutes Fire Resistance
- 30 Minutes Fire Resistance
- Internal Repeater Panel
- External Repeater Panel
- Key operated test switch

Key Non-Emergency

- Existing uplight
- Existing downlight
- Existing downlight
- Existing switch
- Fixed Spur
- L3 New Luminaire Reference

Alteration 5

new low energy lighting



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Revisions

dm	chk	date
dh	dh	A 21.10.2013 pricing
dh	dh	B 07.01.2013 plan checked
dh	dh	C 11.01.2013 lighting moved, lighting altered
dh	dh	D 30.04.2013 lighting altered

Notes

- Power and data shown on floor plans
Lighting and emergency shown on ceiling plans

160 400 12 d

Drawing: Second Floor Ceiling as Proposed

Status: Consent

Scale: 1:50 @ A3

Date: 27 11 2012

Key Emergency

- Linear Luminaire, Self Contained
- Linear Luminaire, Self Contained, Emergency
- Luminaire, Self Contained, Emergency
- Extinguisher, Water
- Extinguisher, Foam
- Extinguisher, CO2
- Fire Blanket
- Fire Main, Wet
- Fire Main, Dry
- Aural & Visual Sounders
- Detector, Heat
- Detector, Smoke
- Manual Call Point
- In Event of Fire, Avoid Use of Lift
- Fire Door, Keep Shut
- Fire Door, Keep Locked
- Fire Escape, Keep Clear
- Fire Exit
- Push Bar To Open
- Directional Arrow (Green)
- Fire Alarm Call Point
- Push Bar Intramongery
- Vision Panel
- Self Closing
- Smoke Resisting
- 60 Minutes Fire Resistance
- 30 Minutes Fire Resistance
- Internal Repeater Panel
- External Repeater Panel
- Key operated test switch

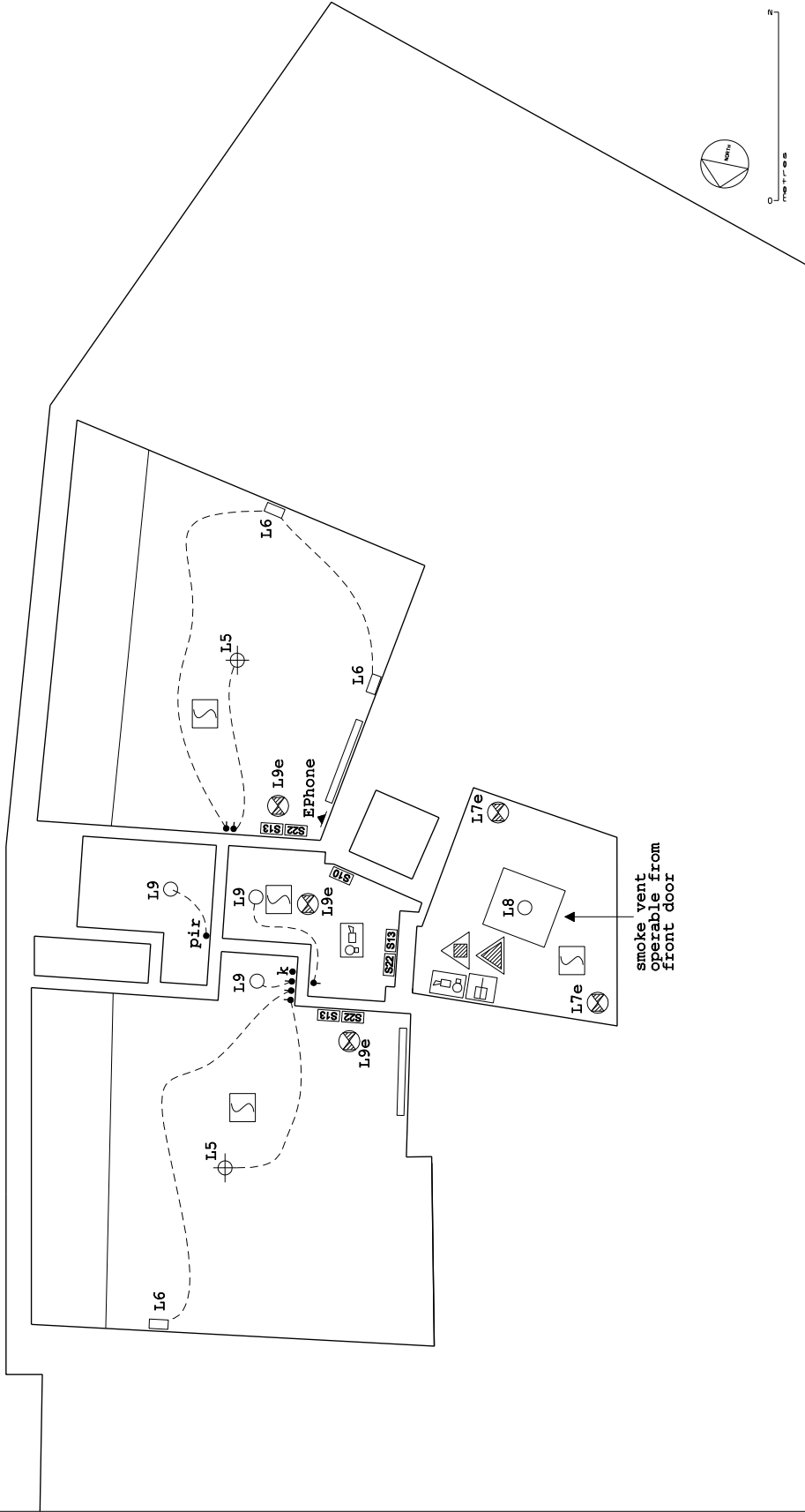
Key Non-Emergency

- Existing uplight
- Existing downlight
- Existing downlight
- Existing switch
- Fused Spur
- New Luminaire Reference

Alteration 5

new low energy lighting

NB dimensions as existing, new fittings in existing locations



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Revisions		
dwn	chk	date
dh	dh	A 07.01.2013 pricing
dh	dh	B 11.01.2013 lighting altered
dh	dh	C 30.04.2013 consent

Notes
1. Power and data shown on floor plans
Lighting and emergency shown on ceiling plans

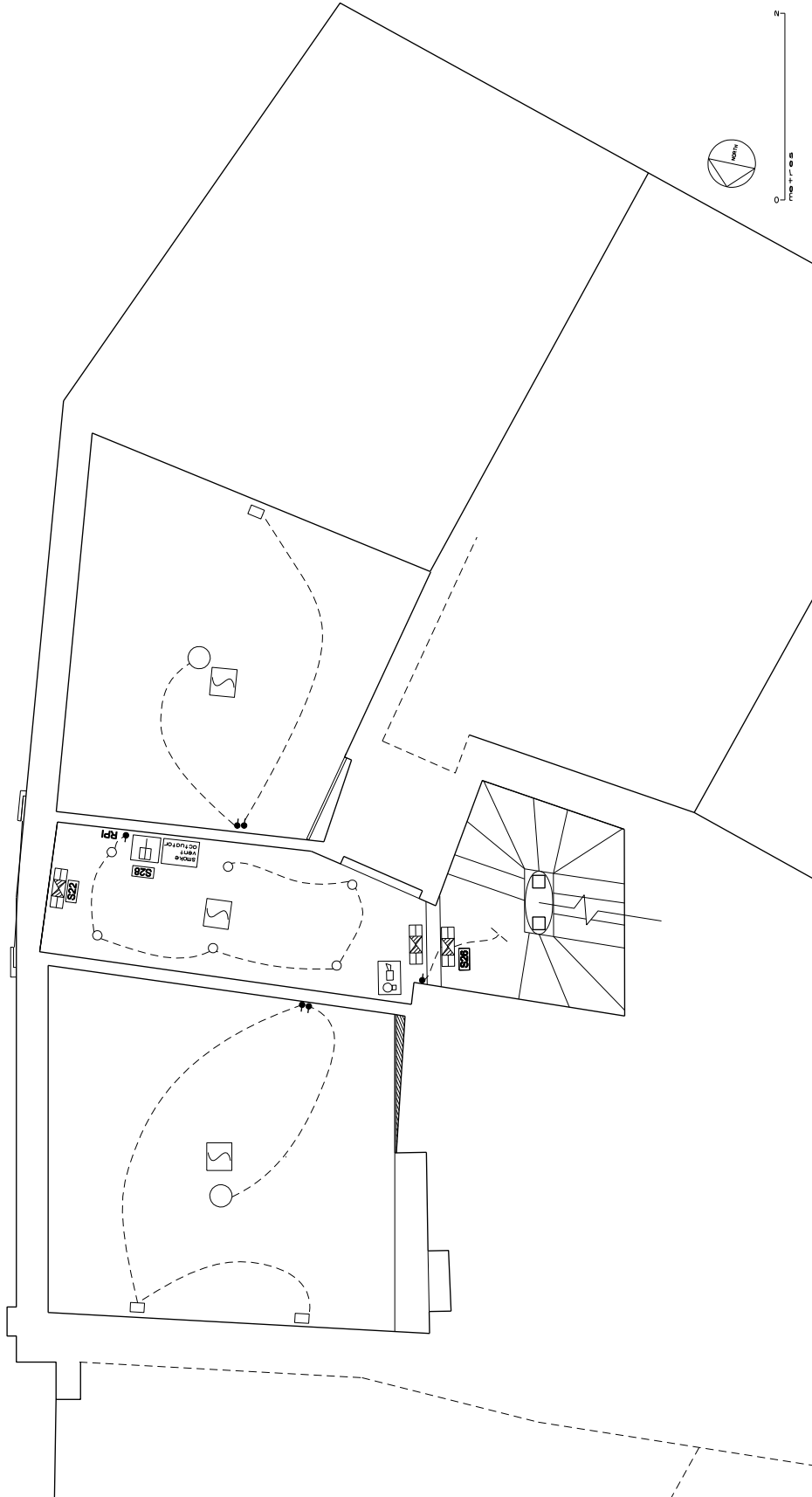
160 400 13 C

Drawing: Third Floor Ceiling as Proposed
Status: Consent
Scale: 1:50 @ A3
Date: 27.11.2012

- Linear Luminaire, Self Contained
Linear Luminaire, Self Contained, Emergency
Luminaire, Self Contained, Emergency
Extinguisher, Water
Extinguisher, Foam
Extinguisher, CO2
Fire Blanket
Fire Main, Wet
Fire Main, Dry
Aural & Visual Sounders
Detector, Heat
Detector, Smoke
Manual Call Point
In Event of Fire, Avoid Use of Lift
Fire Door, Keep Shut
Fire Door, Keep Locked
Fire Escape, Keep Clear
Fire Exit
Push Bar To Open
Directional Arrow (Green)
Fire Alarm Call Point
Push Bar Homogeneity
Vision Panel
Self Closing
Smoke Resisting
60 Minutes Fire Resistance
30 Minutes Fire Resistance
Internal Repeller Panel
External Repeller Panel

- Exiting switch
Fused Spur
L3
Luminaire Reference

NB
setting out of new fittings
given on proposed ceilings



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Revisions	dm	chk	date
1.	dm	dm	A 27 11 2012 preliminary
	dm	dm	B 21 12 2012 pricing
	dm	dm	C 30 04 2013 content

Notes

- Power and data shown on floor plans
Lighting and emergency shown on ceiling plans

160 400 20 C

Drawing: Existing Ground Floor Ceiling

Status: Consent

Scale: 1:50 @ A3

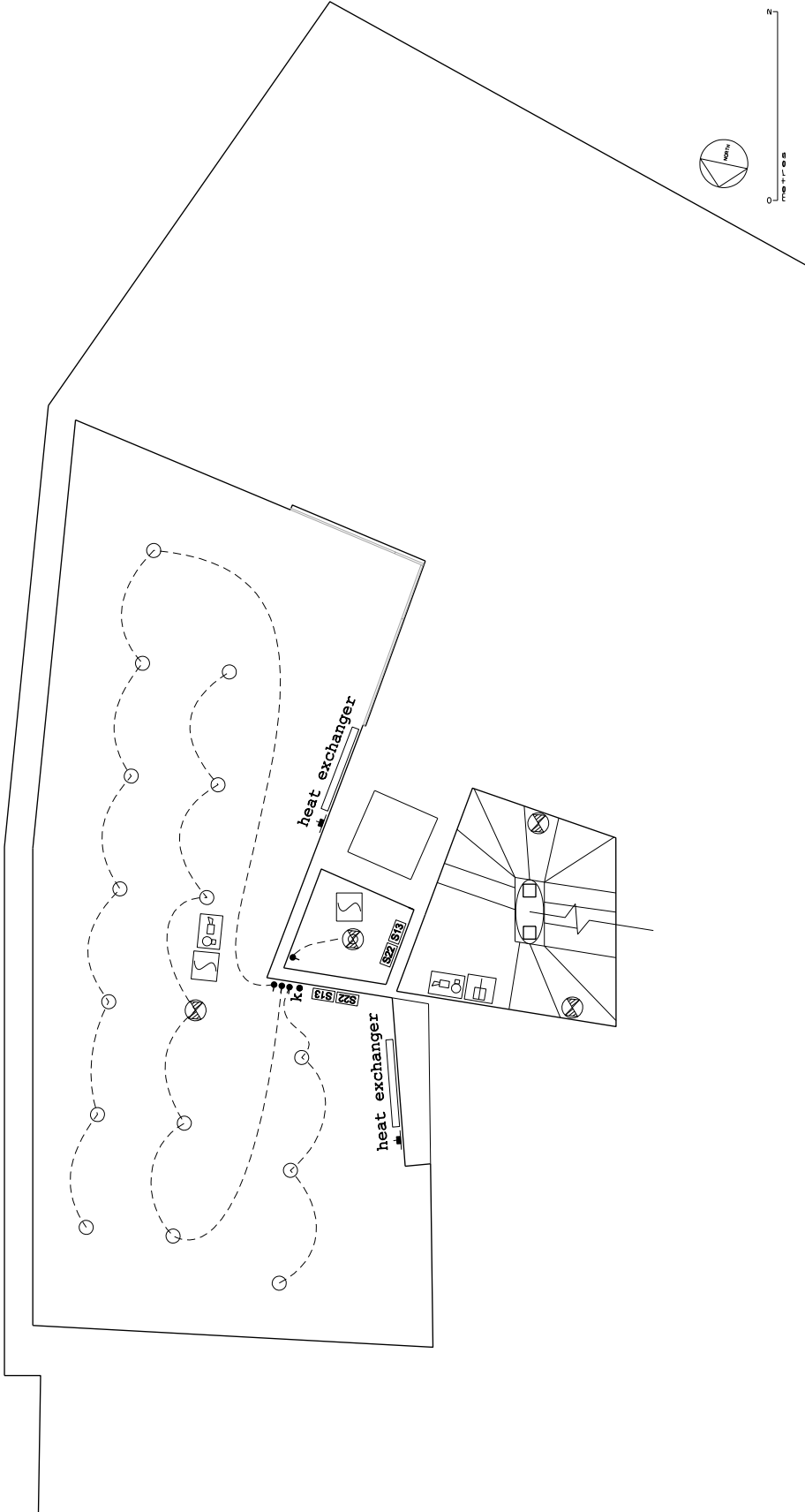
Date: 27 11 2012

Key Emergency

- Linear Luminaire, Self Contained
- Linear Luminaire, Self Contained, Emergency
- Luminaire, Self Contained, Emergency
- Extinguisher, Water
- Extinguisher, Foam
- Extinguisher, CO2
- Fire Blanket
- Fire Malm, Wet
- Fire Malm, Dry
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- Detector, Heat
- Detector, Smoke
- Manual Call Point
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- Fire Exit
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- Fire Alarm Call Point
- Push Bar Ironmongery
- Vision Panel
- Self Closing
- Smoke Resisting
- 60 Minutes Fire Resistance
- 30 Minutes Fire Resistance
- Internal Repeater Panel
- External Repeater Panel
- Key operated test switch

Key Non-Emergency

- Existing uplight
- Existing downlight
- Existing downlight
- Existing switch
- Fused Spur
- New Luminaire Reference



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Revisions		
dm	chk	date
dm	dm	A 21.10.2013 picking
dm	dm	B 07.01.2014 plan added
dm	dm	C 30.04.2013 consent

Notes

- Power and data shown on floor plans
Lighting and emergency shown on ceiling plans

160 400 21 C

Drawing: First Floor Ceiling as Existing

Status: Consent

Scale: 1:50 @ A3

Date: 27 11 2012

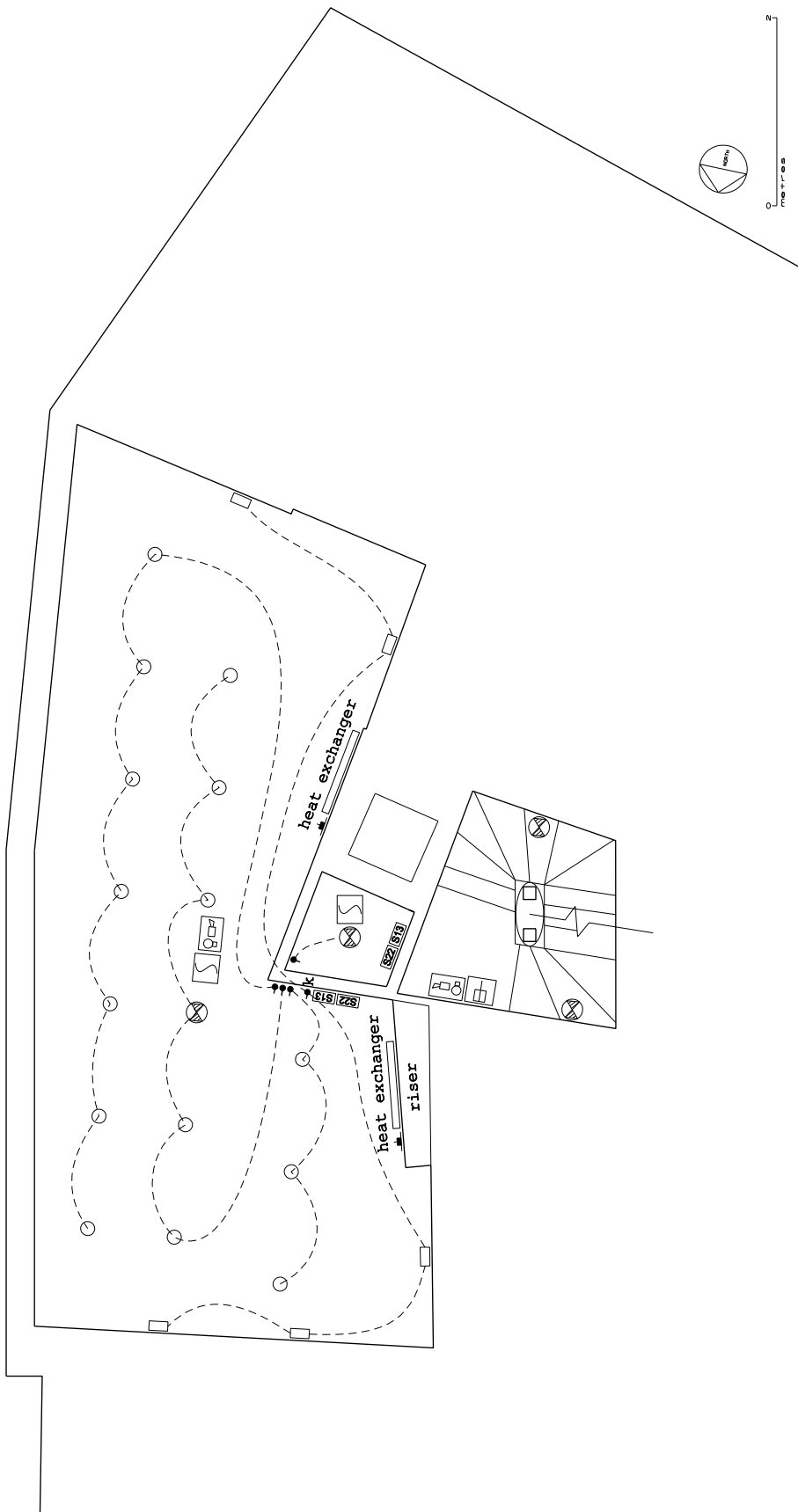
Key Emergency

- Linear Luminaire, Self Contained
- Linear Luminaire, Self Contained, Emergency
- Luminaire, Self Contained, Emergency
- Extinguisher, Water
- Extinguisher, Foam
- Extinguisher, CO2
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- Vision Panel
- Self Closing
- Smoke Resisting
- 60 Minutes Fire Resistance
- 30 Minutes Fire Resistance
- Internal Repeater Panel
- External Repeater Panel
- Key operated test switch

Key Non-Emergency

- Existing uplight
- Existing downlight
- Existing downlight
- Existing switch
- Fused Spur
- New Luminaire Reference

NB
setting out of new fittings
given on proposed ceilings



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Revisions

dm	chk	date
dm	dm	A 21 10 2013 pricing
dm	dm	B 07 03 2014 checked
dm	dm	C 30 04 2013 consent

Notes

- Power and data shown on floor plans
Lighting and emergency shown on ceiling plans

160 400 22 C

Drawing: Second Floor Ceiling as Existing
Status: Consent
Scale: 1:50 @ A3
Date: 27 11 2012

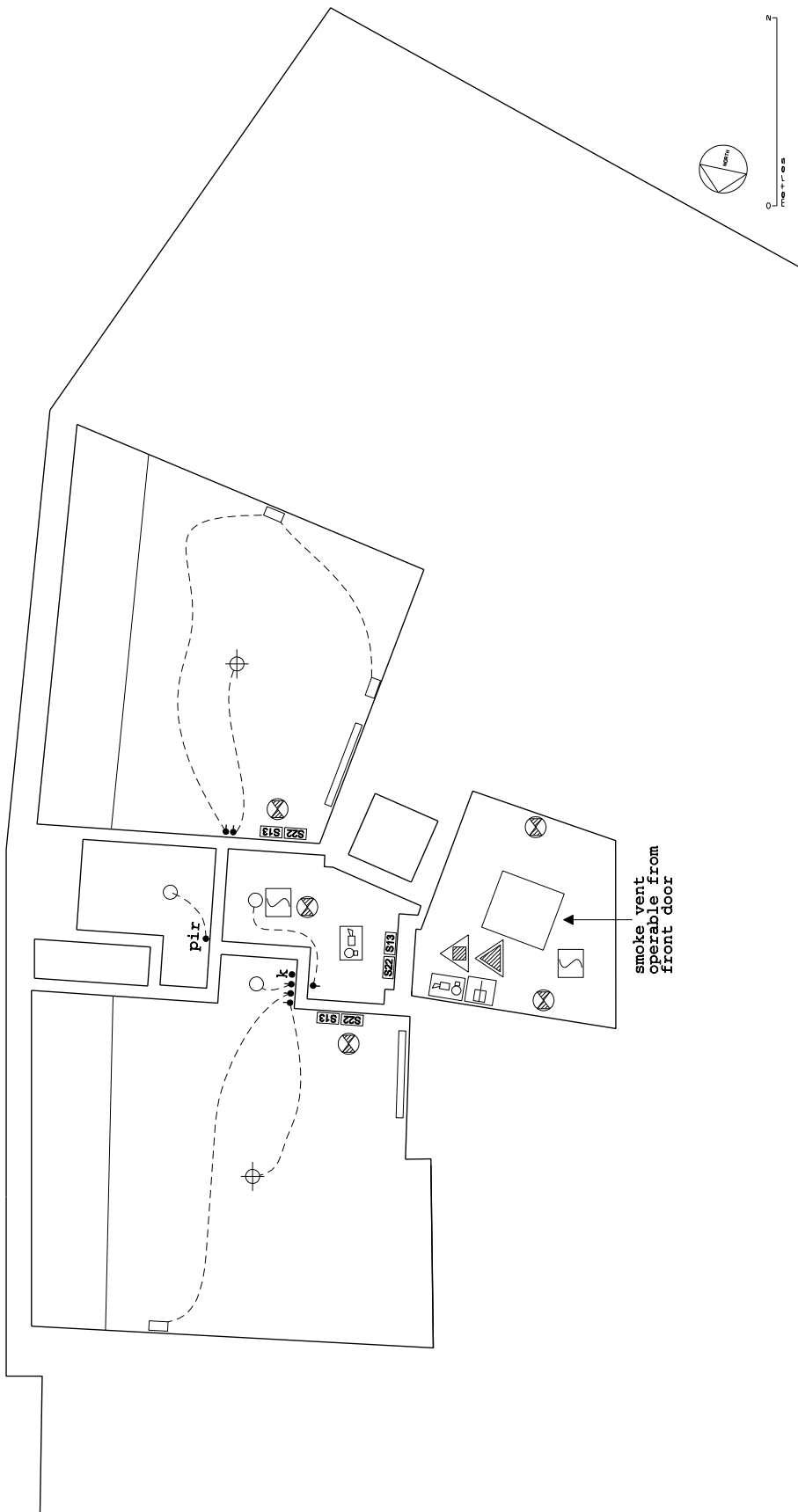
Key Emergency

- Linear Luminaires, Self Contained
- Linear Luminaires, Self Contained, Emergency
- Luminaires, Self Contained, Emergency
- Extinguisher, Water
- Extinguisher, Foam
- Extinguisher, CO2
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Key Non-Emergency

- Existing uplight
- Existing downlight
- Existing downlight
- Existing switch
- Fused Spur
- New Luminaires Reference

NB
setting out of new fittings
given on proposed ceilings



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Revisions

dm	chk	date
dm	dm	dm
dm	dm	dm

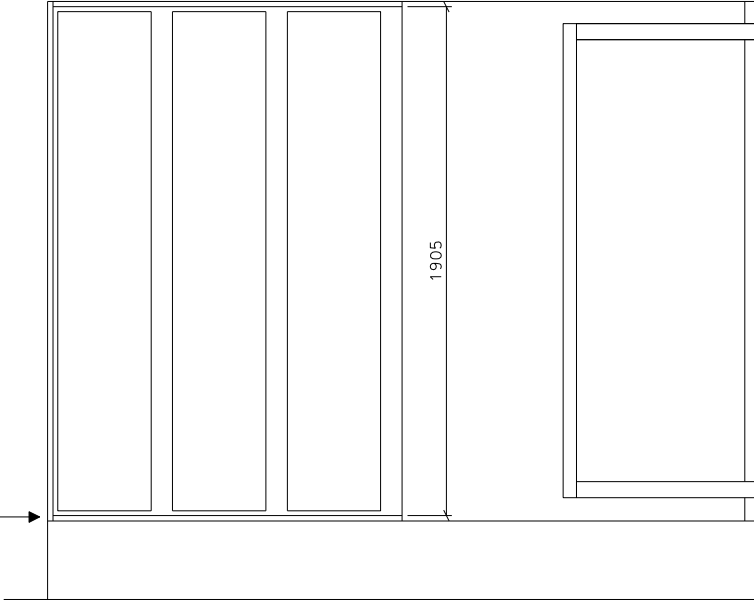
Notes

1. Power and data shown on floor plans
Lighting and emergency shown on ceiling plans

160 400 23 b

Drawing: Third Floor Ceiling as Existing
Status: Consent
Scale: 1:50 @ A3
Date: 27 11 2012

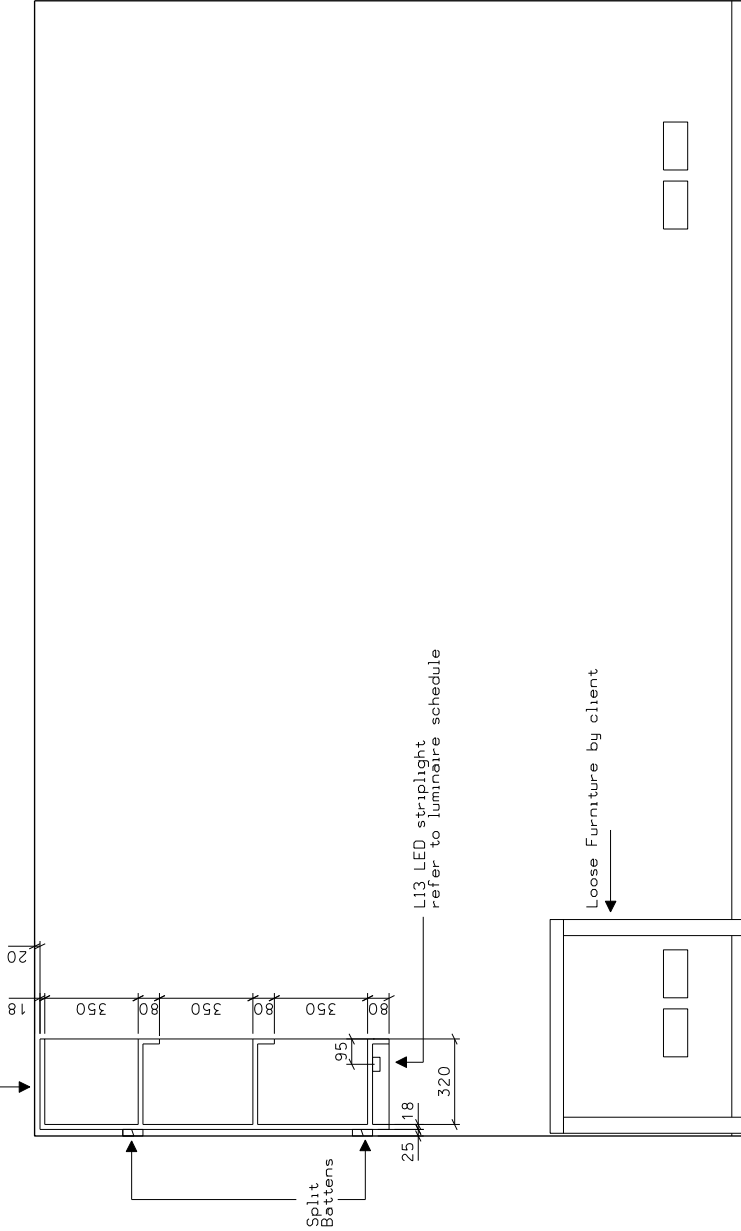
Provide trims
in vertical gaps scribed to
suit, set back 20mm



1 1F Shelves Elevation

4.2

Shelf fabricated from 18mm furniture grade mdf
primed for site finish as schedule item 3.4 (woodwork)



2 1F Shelves Section



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Notes

Revisions		dm	chk	date
dm	dm	A	10 01 2013	Issuing
dm	dm	B	30 04 2013	Consent

160 600 01 b

Drawing: Shelving on First Floor

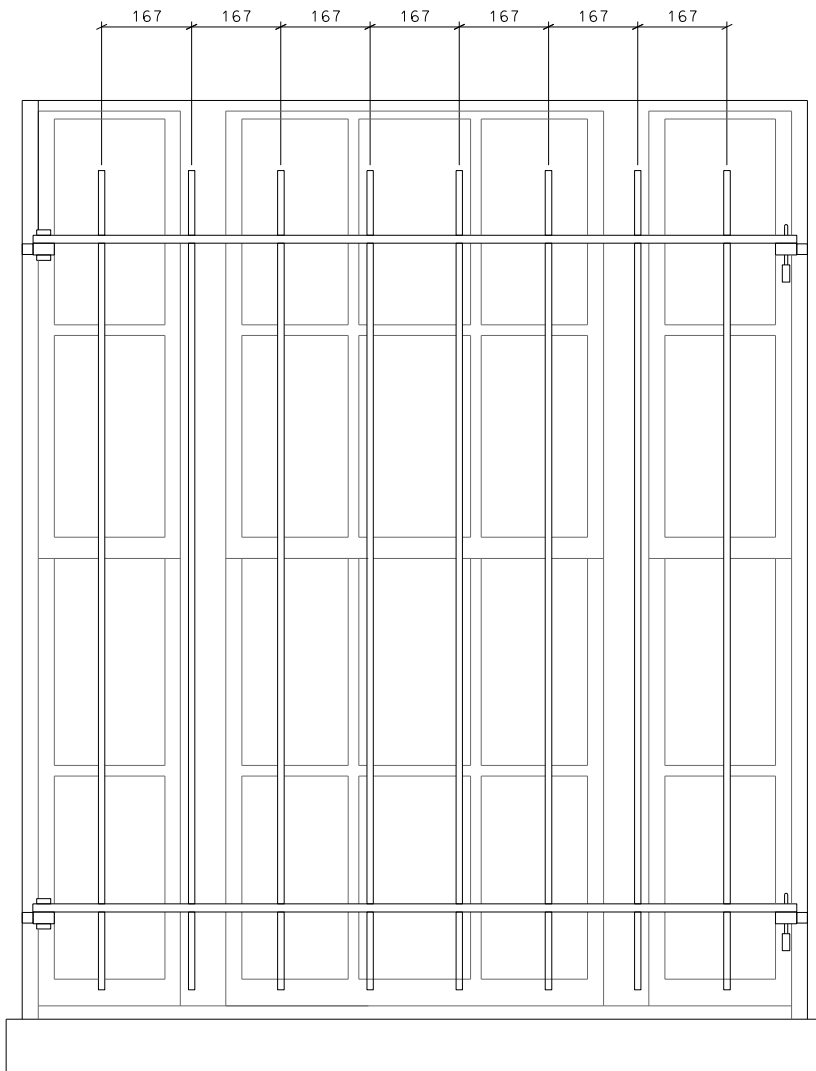
Status: Consent

Scale: 1:10 @ A3

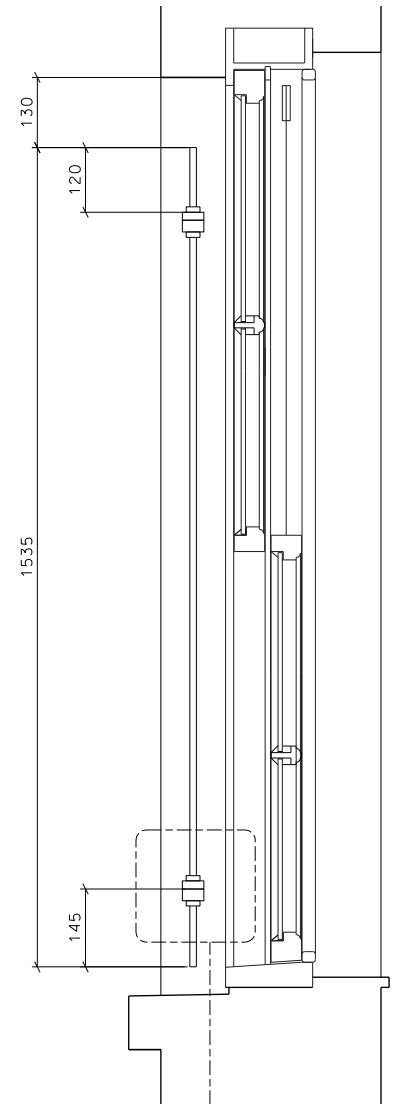
Date: 10 01 2013

Alteration 2

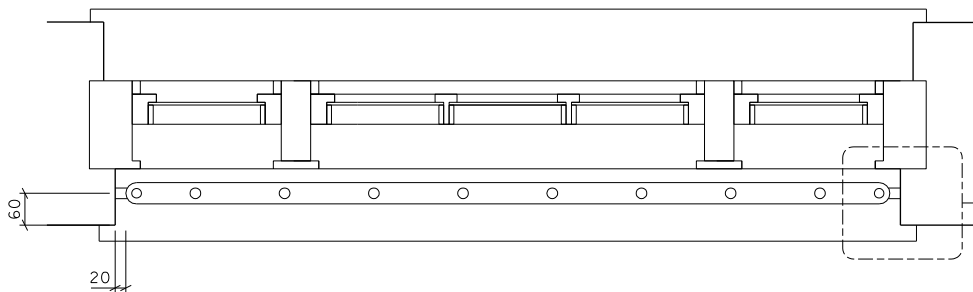
new security bars ground floor



elevation



section



plan

refer to drawing
157 800 61

0 0.5
metres

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Revisions

dm | chk | date

dh | dh | A 28 04 2013 consent

Notes

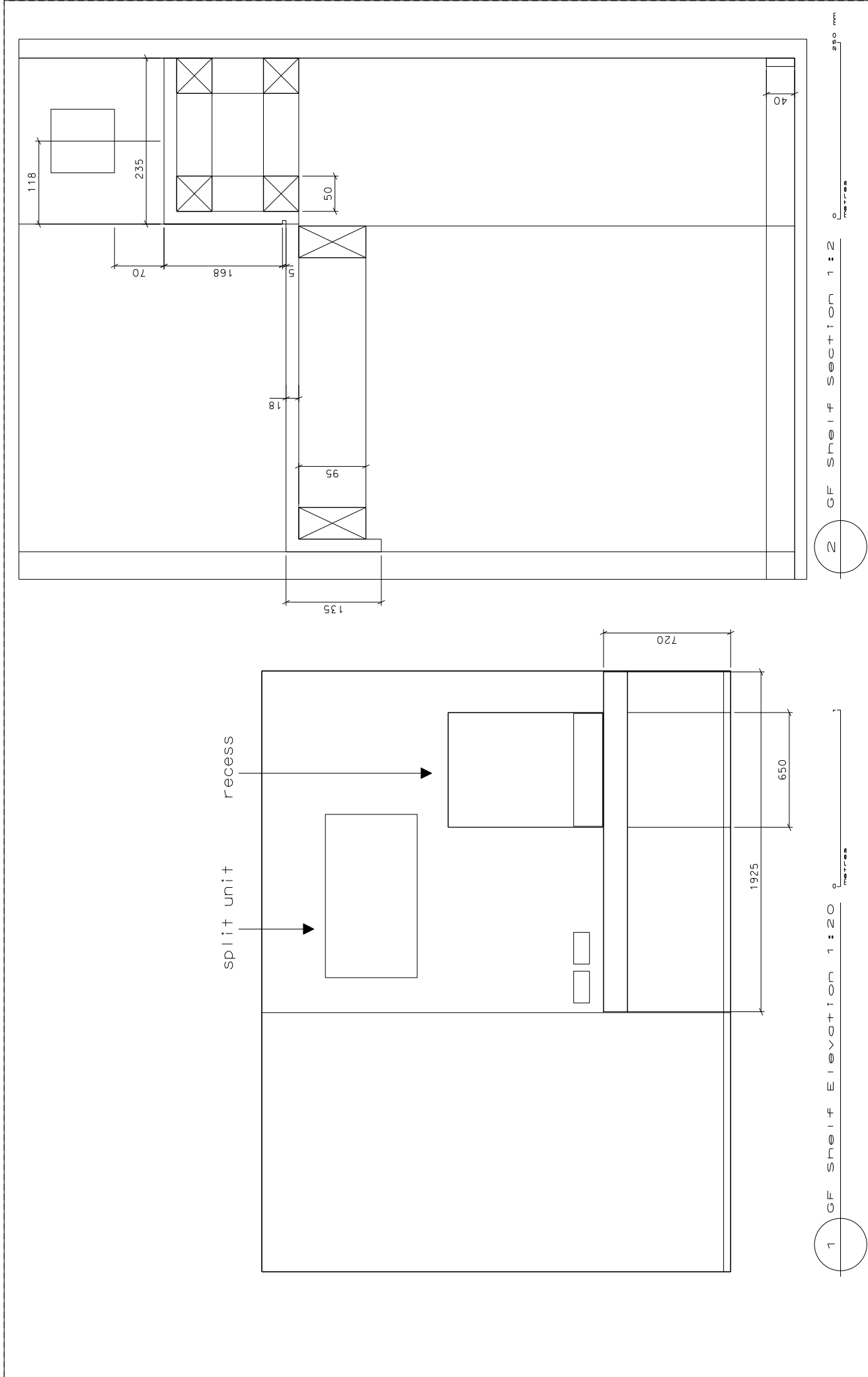
160 600 02 a

Drawing title: Proposed security bars

Status: Consent

Scale: 1:10 @ A3

Date: 22 04 2013



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Revisions

dm	chk	date
dh	A	30 04 2013 consent

Notes

160 600 03 a

Drawing: Shelf on ground floor

Status: Consent

Scale: 1:2, 1:20 @ A3

Date: 10 01 2013

EXPANET BEAD 563 OR 565 (13 or 16mm DEPTH) AS NECESSARY.

2.5mm

44 x 130 FRAM EUROPEAN REDWOOD GR42 CLASS J2

130

1/4" WOOD
PICKET

1/4" PULLED FRAME

FIXINGS.

INTUMESCENT SEALS AS SCHEDULE

DERMA UNIVERSAL
COVER CUT OUT TO SUIT.

MAKE GOOD BONDING
+ SKM

FLOOR BRING BELOW
IN THRESH SUSPENSION
BOX

160700 OR 1:2 @ AA

GROUND FLOOR SAME DETAIL.

45 NOV 2013

DILNIVATION ARCTICS ©

SKM
BONDING COAT
CONCRETE BLOCK

2.2 FINE DOORS.
SPRAY FINISH.

44mm.

SALE

APPENDIX 3. ARCHITECTS SCHEDULES

Upper floors schedule of work

Ground floor schedule of work

Luminaire schedule

160 Schedule Of Work - Offices and Stair

4-5 Lovat Lane London EC3R 8DT - 160 900 10 rev G - 130430

dylan haughton architects

www.dylanhaughton.com 00(44) 7903 289085 23 Allensbury Place, London NW1 9YR

1 Stripping Out

Strip Out Finishes

Drawing References : 160 100 01, 02, 03, 04, 05

Location : Offices, 1st, 2nd, 3rd floors

NB Set aside blinds and painting in Office A 3F for re-use

1.10	• <u>Location Of Services Within Site Area (C20)</u> Known Mains Services : As drawings Identification Of Services: Locate and mark the positions of all services affected by the work.	£
1.20	• <u>Remove Skirting</u> Location: First Floor Office Only Approximate Quantity : 28 m run skirting within office Disposal: Remove from site. Making Good: As 3.1	£
1.30	• <u>Remove Carpets and Underlay in Office spaces</u> Approximate Quantity : 85 sqm Disposal: Remove from site. Making Good: remove all underlay to leave chipboard clean and free from dirt, debris and remnants	£
1.40	• <u>Remove Carpet from Stair</u> Approximate Quantity : 100 sqm Disposal: Remove from site. Making Good: remove all underlay to leave stair clean and free from dirt, debris and remnants	£
1.50	• <u>Remove office doors to 3/F</u> Approximate Quantity : 2 doors Disposal: Remove from site. Making Good: Openings altered as schedule item 40	£

Strip Out Electrical Items

Drawing References : 160 400 21, 22

Location : Ground, First floor and Stair as drawings

1.60	• <u>Remove Existing light fittings and light switches in offices</u> 2F and 2F Circuits to be re-configured as drawings, power and data retained on all levels Quantities: First Floor: 16 down lights on three circuits, 1 three gang switch Second floor: 16 down lights on three circuits, 1 three gang switch 5 uplights on 1 circuit, 1 1 gang switch Third Floor: Remove 2 x central light fittings, 3 x uplighters and 7 x downlighters (inc 3 emergency) Disposal: Remove from site. Making Good: Make good ceiling as 3.1 according to drawings	£
1.70	• <u>Remove Existing emergency light fittings on stairs</u> Approximate Quantities: 9 Disposal: Remove from site. Making Good: Circuits to be re-used as drawings. Make good as 3.1 according to drawings Associated construction: Alterations to Fire Alarm item as item 5.1	£

2 Superstructure

New Timber Stud Partition and Opening for door to Inner Room

Drawing Reference: 161 200 03

Location: Second Floor Level

2.10	• <u>Softwood Studding For Partitions</u> Species: European redwood. Size: 47 x 97 mm. Treatment: None Stud Centres: 400 mm centres. Fixing Head Plate : 100mm x 5 woodscrews to joists over but min 450 centres. Fixing Sole Plate: 100mm x 5 woodscrews to joists under but min 450 centres. Fixing Studs: 80mm x 5 woodscrews Fixing Noggins: 80mm x 5 woodscrews Noggin Locations: At centre of span, sheet edges and appliances. Fix to external masonry with 5 guage plugs and screws at head and base and min 400mm centres • <u>Double Softwood Joists under Partitions</u> Species: European redwood. Size: 47 x 220 mm. Treatment: None Fixing: Joist Hangers as engineers recommendations, allow simpson strongtie or equal approved Blocking: To engineers requirements, allow for mid-span Making Good: Replace plywood flooring panels to exact level ready for new carpet. • <u>Timber for Frame</u> Species: European redwood Appearance class: J10 Sizes: linings 130mm x 32mm, stops 32 x 15mm, architraves 40 x 9mm, use 2nd fix gun Finish: Prime and undercoat for decoration as item 3.4	£
------	--	---

Refurbished Fire Doors (DB1, DF1, DF2, DS1, DS2, DT1)

Drawing References: 160 200 02, 03 ,04, 05

Quantity: 6 doors

2.20	• <u>Internal Wood Flush Doors x 6</u> Sizes : As existing (2040 x 726) Loosen and protect ironmongery for decorations, refix on completion Sand entire doors to a smooth finish for key Apply Dulux Trade primer with a roller Apply two coats Dulux Satinwood with a roller, light sand between coats Colour as selected by CA	£
------	--	---

2.25	• <u>Ironmongery Set 1 (6 No')</u> Manufacturer: Allgoods 020 7387 9951 Hinges: Modric 8066 102x76x3mm satin stainless fire door hinges to BSEN1935;2002 , 3 pairs Latch: Modric 7282 Escutcheon: Modric 759 Cylinder: Modric 7429N Lever handles: Modric 3509 Closer: Modric 9251-6 SS Intumescent seals: Lorient SS or equal (fire and cold smoke - brush type)	£
------	--	---

New WC Door (DT4)

Drawing References: 160 200 05

Quantity: 1 door

2.30	• <u>Internal Wood Flush Doors</u> Manufacturer: Vaicama or equal approved Product Reference: FD 30 essential Type : fire door Sizes : To suit existing opening Facings : Paint grade plywood Finish As Delivered: Factory applied primer for site finish Sand entire doors to a smooth finish for key Apply 3 coats Dulux Satinwood with a roller, light sand between coats Colour as selected by CA	£
2.35	• <u>Ironmongery Set 2 (1 No')</u> Manufacturer: Various Hinges: Eclipse 102x76x3mm satin stainless fire door hinges to BSEN1935;2002, 3 pairs per door Latch: Allgood 7208 or equal approved. Turn: Allgood 771Q2529 Closer: Modric 9251-6 SS	£

New Glazed door in new frame (DS3)

Drawing Reference : 160 200 03

Quantity: 1 door

2.40	• <u>Internal Glazed Door</u> Manufacturer: Deanta (available doorsworld 0844 620 0046) Product Reference: MN6GC (clear glass) Type : fully glazed internal oak veneer door with 7mm laminated glass Size : 1981 x 762 Finish As Delivered: Unfinished for site finish Site Finish: Light sand, 3 coats of white pigmented lacquer, client supply Manifestation: By Client	£
------	--	---

2.50	• <u>Ironmongery Set 3 (1 No')</u> Manufacturer: Allgoods 020 7387 9951 Hinges: Eclipse 102x76x3mm satin stainless fire door hinges to BSEN1935;2002, 3 pairs per door Latch: Modric 7282 Escutcheon: Modric 759 Cylinder: Modric 7429N Lever handles: Modric 3509 Stop: No closer required, use dolphin satin stainless prong stop on wall model AC 218 (0800 0723 404)	£
------	--	---

New Fire Doors in existing frame (DT2, DT3)

Drawing Reference : 160 100 04

Quantity: 2 doors

2.60	• <u>Internal Wood Flush Doors</u> Manufacturer: Vaicama or equal approved Product Reference: FD 30 essential Type : plywood flush fire door Sizes : To suit existing openings Facings : Paint grade plywood Finish As Delivered: Factory applied primer for site finish Intumescent seal in door edges: Fire and cold smoke (brush type), Lorient SS or equal Vision Panels: not required	£
2.70	• <u>Ironmongery Set 1. (2 No')</u> Manufacturer: Allgoods 020 7387 9951 Hinges: Modric 8066 102x76x3mm satin stainless fire door hinges to BSEN1935;2002 , 3 pairs Latch: Modric 7282 Escutcheon: Modric 759 Cylinder: Modric 7429N Lever handles: Modric 3509 Closer: Modric 9251-6 SS Intumescent seals: Lorient SS or equal (fire and cold smoke - brush type)	£

NB Ironmongery Totals

Set 1 (8 No')

Set 2 (1 No')

Set 3 (1 No')

3 Finishes

Make Good and Repair Plastered Walls and Ceilings

Drawing Reference: 160 200 02, 03

Location : First Floor and Second Floor

Approximate Quantity: Openings and voids in existing work resulting from removal of skirtings on 1F and lighting alterations on 1F and 2F, new fire door on 2F

3.10	• <u>Repairing Plaster (M20A)</u> Repair Extent : - Replace all loose bonding - Fill all openings and voids with matching plasterboard Manufacturer: British Gypsum wall board Base Coat where required for dubbing out existing 2 coat work : Thistle Hard Wall. Finish Coat: Thistle Multi finish. Surface : Smooth, flush with existing.	£
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New Plasterboard and Skim

Drawing Reference: 160 200 03

Location : Second Floor, new studwork partition

3.20	• <u>Single Layer Plasterboard Backing Screw Fixed Generally</u> Manufacturer : British Gypsum Location : Both sides of new stud work frames as drawings Plasterboard : Gyproc Fireline board to both faces Colour : Pink face, brown reverse side Thickness: 12.5 mm. Edge Profile: Square Fixing: Japaned bugle head dry wall screws as manufacturer's recommendations.	
	• <u>Beads And Stops For Plasterboard Dry Lining</u> Inspection: Allow architect to inspect fixing of all stop beads before skim Manufacturer: Expamet. Product Reference: 553 Thin Coat Stop Bead and 560 Corner Bead Material : Galvanized steel.	
	• <u>Skim Coat Plaster For Plasterboard Dry Lining</u> Manufacturer: British Gypsum Product Reference : Thistle board finish. Thickness: 2-3 mm applied in one coat. Finish: Tight, matt, smooth surface with no hollows, abrupt changes of level or trowel marks.	£

New skirtings on 1/F

Approximate Quantity: 4.5m run, 4 internal mitres

3.30	Product: Match existing skirting at 2/F level Fixing: Lost head nails in 2nd fix gun to timber grounds Mitres: To be sharp equal and sanded in. Finish: As 3.4 above	£
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New skirtings on 1/F**Approximate Quantity:** 28m run, 9 internal mitres, 4 external

3.40	Product: 40mm x 12mm joinery grade softwood with pencil round Fixing: Lost head nails in 2nd fix gun to timber grounds Mitres: To be sharp equal and sanded in. Finish: As 3.6	£
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Decorations to Offices**Drawing Reference:** 160 200 02, 03, 04**Location :** throughout first, second, third floor office spaces**Approximate Quantity:** 210 sqm

3.50	Prep: sand all surfaces to smooth even finish, fill all voids, all work primed/undercoated etc. as Dulux recommendations Emulsion: Dulux Trade 2 coats roller applied, colour as selected by CA Woodwork: Dulux Satinwood 2 coats roller applied, colour as selected by CA	£
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Decorations to Stairs and lift lobbies.**Drawing Reference:** 160 200 01, 02, 03, 04, 05**Location :** Basement to 3rd**Approximate Quantity:** 85 sqm (not handrail)

3.60	Prep: sand all surfaces to smooth even finish, fill all voids, all work primed/undercoated etc. as Dulux recommendations Emulsion: Dulux Trade 2 coats roller applied, colour as selected by CA Woodwork: Dulux Satinwood 2 coats roller applied, colour as selected by CA Metal lift doors and surrounds x 4: 2 coats white "Hammerite smooth" roller finish light sand between coats, colour as selected by CA	£
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3.70	New spray finish to entire handrail structure Waterbourne spray laquer, site applied, Sayelack or equal 25% gloss, all work as sayelack recommendations to achieve solid opaque colour, colour as selected by CA	£
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Floor Finish to Stairs and Offices**Drawing Reference:** 160 200 01, 02, 03, 04, 05**Location :** Basement to 3rd**Approximate Quantity:** 85 sqm

3.80	<u>Sisal to stairs (22 sqm)</u> Include for all labour, underlay, seaming tape, gripper rods etc. Include for stain resistant treatment "intec" or equal approved Include for propriety 100% Sisal natural flooring, boucle weave, sample required	£
3.90	<u>Sisal to Offices (85 sqm)</u> Include for all labour, underlay, seaming tape, gripper rods etc. Include for stain resistant treatment "intec" or equal approved Include for propriety 100% Sisal natural flooring, boucle weave **A sample will be required for approval of colour and quality**	£

4 Joinery

Pin Up Boards

Drawing Reference: 160 200 11

Location : First Floor

Approximate Quantity: 8 sqm

4.10	Background: 18mm Medite mr mdf face fixed-c/sunk to counter battens at 400 cts, to bring pinboard flush with plaster finish set-out as drawings Pinboard: Sundeala 2400 x 1200 FRB board Product Reference AD- 231840 Colour: Wheat Fixing: Carefully cut to size vertically with craft knife and steel edge. Secure carefully to MDF with contact adhesive over entire sheet	£
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Shelving Unit

Drawing Reference: 160 600 01

Location: First Floor

4.20	Material: 18mm Medite MR mdf or equal approved Construction: Refer to drawing for dimensions Glued and screwed with all visible fixings filled and sanded Edges routed to a sharp 2 mm arriss Finish: Prime for site finish as item 3.4 (2 coats roller applied satinwood, colour as selected Installation: Use minimum 2 lines of split battens 25mm x 50, retaining screws in bottom battens Lighting installation: Pre-drill side of unit for passage of power to LED strip light (Luminaire L12, refer to schedule) Provide short length of conduit	£
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5 Services

New power / data

Drawing Reference: 160 200 11, 12, 13

Location: All three floors as below

5.10	<u>New floor box containing power and data points on first floor under Collaboration Table</u> Manufacturer: Cable Duct Ltd 020 8683 1126 Model: SBOX-732-STST-C-Cavity-Recessed Conduit from the sides Type: Power and Data Box with lid to accept carpet Internal Plates: 554 x 2, 591 x 1 (allow for 4 no' data sockets compatible with system fitted to this plate) Weblink: http://www.cableductuk.com Cableduct Ltd 020 8683 1126	£
5.15	<u>Alterations to power and data points to print area on second floor</u> Manufacturer: MK Logic or equal approved Re-use existing data feeds as drawing within existing structured cabling system Type: White plastic to match existing Relocate data x 2, leaving 2 in place in Martin's office and provide new power point to store area Relocate power and data points x 4 to position beneath window/Gayle's desk	£
5.16	<u>Replace existing floor boxes on third floor</u> Manufacturer: Cable Duct Ltd 020 8683 1126 Model: SBOX-712-STST-C-Cavity-Recessed Conduit from the sides Type: Power and Data Box with lid to accept carpet Internal Plates: 575 x 1 (combined plate)	£

New lighting and dimmer switches to First Floor Office and Lift Lobby
Drawing Reference: 160 400 11
Refer to Luminaire Schedule 160 900 15 for specification of lights

5.20	Circuits Reconfigure 3 existing lighting circuits to give new lighting layout in 5 circuits as indicated on drawings and as described below. Allow for all fitting, first fix and second fix costs in this item associated with the relevant fitting types and circuits (including emergency fittings as indicated), allow for luminaires as a prime cost in item 5.22 below. A separate luminaire schedule 160 900 15 will be issued indicating actual specification of luminaires. <u>Circuit 1.1</u> Type: Linear Pendant Quantity: 2 <u>Circuit 1.2</u> Type: Surface mounted track Quantity: L shape as drawings, total length 2360mm <u>Circuit 1.3</u> Type: plaster in wall washer Quantity: 4 Type: plaster in downlight Quantity: 1 <u>Circuit 1.4</u> Type: plaster in wall washer Quantity: 2 <u>Circuit 1.5</u> Type: plaster in wall washer Quantity: 2 <u>Circuit 1.6 (lift lobby)</u> Type: plaster in downlight Quantity: 1	
5.21	Switches Allow for Hamilton "Grid - it" satin stainless with satin stainless touch master rockers and black inserts, with matching key switch and simple rockers NB Confirm dimmer module specification with CA before ordering - Emergency Key Switch x 1 - Single non-dimmed Rocker Switch x 2 - 3 gang dimmer x 1 - 2 gang dimmer x 1	£
5.22	Luminaires Refer to luminaire schedule 160 900 15	£

New lighting and dimmer switches to Second Floor Office and Lift Lobby
Drawing Reference: 160 400 12
Refer to Luminaire Schedule 160 900 15 for specification of lights

5.30	Circuits Reconfigure 5 existing lighting circuits to give new lighting layout in 5 circuits as indicated on drawings and as described below. Allow for all fitting, first fix and second fix costs in this item associated with the relevant fitting types and circuits (including emergency fittings as indicated), allow for luminaires as a prime cost in item 5.32 below. A separate luminaire schedule 160 900 15 will be issued indicating actual specification of luminaires. <u>Circuit 2.1 (martin's room)</u> Type: plaster in downlight Quantity: 2 <u>Circuit 2.2 (martin's room)</u> Type: plaster in wall washer Quantity: 4 <u>Circuit 2.3 (gayle's room)</u> Type: plaster in downlight Quantity: 6 <u>Circuit 2.4 (gayle's room)</u> Type: plaster in wall washer Quantity: 5 <u>Circuit 2.5 (lift lobby)</u> Type: plaster in down light Quantity: 2	£
5.31	Switches Allow for Hamilton "Grid - it" satin stainless with satin stainless touch master rockers and black inserts, with matching key switch and simple rockers NB Confirm dimmer module specification with CA before ordering - Emergency Key Switch x 1 - Single non-dimmed Rocker Switch x 1 - 2 gang dimmer x 2	£
5.32	Luminaires Refer to luminaire schedule 160 900 15	£

New lighting and dimmer switches to Third Floor Office and Lift Lobby
Drawing Reference: 160 400 13
Refer to Luminaire Schedule 160 900 15 for specification of lights

Circuits Circuits are to remain as existing with replacement fittings and switches only.	
5.40 Switches Allow for Hamilton "Grid - it" satin stainless with satin stainless touch master rockers and black inserts, with matching key switch and simple rockers NB Confirm dimmer module specification with CA before ordering - Emergency Key Switch x 1 - Single non-dimmed Rocker Switch x 1 - 3 gang dimmer x 1 - 2 gang dimmer x 1 - WC as is with PIR	£
5.41 Luminaires Refer to luminaire schedule 160 900 15	£

New stair lighting and switch
Drawing Reference: all levels
Refer to Luminaire Schedule 160 900 15 for specification of lights

5.50 Circuit S1 Circuit with emergencies is to remain as is with replacement fittings, 7 No' fittings will be relocated locally, within 1 metre in each case, allow to chase in and make good as necessary.	£
5.51 Circuit S2 Provide new circuit for feature light over stair on third floor. Allow for all fitting, first fix and second fix costs in this item, allow pc sums for luminaires as indicated Remove polycarbonate in existing rooflight, make good and decorate within, allow to fit strut across roof light to support new high power projector within opening.	£
5.52 Switches Allow for Hamilton satin stainless with satin stainless rockers and black inserts, matching key switch - Emergency Key Switch x 1 - Single non-dimmed Rocker Switch x 1	£
5.53 Allow a provisional sum of £200 to switch circuit S2 in location agreed with CA	£200
5.54 Luminaires on stair Refer to luminaire schedule 160 900 15	£

Alterations to Alarm

Drawing Reference: 160 400 11, 12, 13

5.60	Duplicate 1 x detection and sounder into new room created within zone 4. Ensure all new emergency light fittings interface with alarm system are fully functional, are switched as indicated with main lighting and can be tested independantly with key switch in each instance.	£
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New Ventilation to First and Second Floor

Location : First and Second Floor

5.70	Supply Air Fan, ducted to 1F and 2F Components per floor (allow to duplicate installation per floor) Fan Unit: Vent Axia ACM 150 inline mixed flow Speed controller: Vent Axia W300/310 External terminal: 1055/150, black finish Flexi: 1059/39/150 Internal grill: 1051/43/150, white with adjustable blades to direct flow CO2 controller model: Vents CO-1 model with on/off/CO2 setting http://www.ventilation-system.com/cat/640/	£
5.80	Supply Air Fan, ducted to 1F and 2F Installation Provide fused spur and isolater switch in roof space from roof space consumer unit, mount fans in roof space. Install terminal in roof, ensure penetration is weathertight and strictly as manufacturer's detail, CA to issue detail as necessary Run flexis to terminal and to 1F/2F grill, approx 10 metre drop and 6 metre drop, allow for fire collars at floor penetrations (4 no') Manrose or equal approved Run control wire to speed controller in 1F and 2F Provide fused spur at 1/F and 2/F for 24 volt transformer for CO2 sensor Install grill and sensor, agree location with CA before installation	£
5.90	New stops to windows Install 6 No' key operated sash window stops to upper sashes x 3 on 1F and 2F	£
5.10	Transfer grill on 2F Allow £150 to install attenuated transfer grill at low level in new partion on 2F	£150

Summary

1 Strip Out and Alterations

- 1.10 Locate Services
- 1.20 Remove Skirting
- 1.30 Remove Carpets from offices
- 1.40 Remove Carpets from stair
- 1.50 Remove Fire Doors
- 1.60 Remove light fittings and switches in offices
- 1.70 Remove existing emergency light fittings on stair
- sub-total

2 Superstructure

- 2.10 New timber stud partition and opening for new door
- 2.20 Re-finish existing fire doors x 6
- 2.25 Ironmongery to refurbished fire doors x 6
- 2.30 New wc door x 1
- 2.35 Ironmongery to new wc door x 1
- 2.40 New Glazed Door x 1
- 2.50 Ironmongery to new glazed door x 1
- 2.60 New Fire Doors x 2
- 2.70 Ironmongery to new fire doors x 2
- sub-total

3 Finishes

- 3.10 Make good plaster
- 3.20 New plasterboard, beads and skim
- 3.30 New skirtings to 1F office
- 3.40 Make good skirtings at 2/F
- 3.50 Decorations to Offices
- 3.60 Decorations to Stair and lift lobbies
- 3.70 New trim and spray finish to handrail and inner stringers
- 3.80 Sisal to stairs
- 3.90 Sisal to offices
- sub-total

4 Joinery

- 4.10 Pin up Boards
- 4.20 1F Shelving Unit
- sub-total

5 Services

5.10	New Floor Box on 1F	
5.15	Alterations to power and data on 2F	
5.16	Replace floor boxes on third floor	
5.20	Alterations to circuits 1F office	
5.21	New switches 1F	
5.22	Luminaires 1F (pc sum)	1525
5.30	Alterations to circuits 2F office	
5.31	New switches 2F	
5.32	Luminaires 2F (pc sum)	1875
5.40	New switches 3F	
5.41	Luminaires 3F (pc sum)	1050
5.50	Stair circuit 1	
5.51	Stair circuit 2	
5.52	New switch to stair, emergency	
5.53	New switch to stair, feature light (provisional sum)	200
5.54	Luminaires stair (pc sum)	1600
5.60	Alterations to Alarm on 2F	
5.70	New Ventilation Components	
5.80	New ventilation Installation	
5.90	New window stops	
5.100	New transfer grill on 2F	
	sub-total	

Total

0.10 Preliminaries

Grand Total

Vat

160 Schedule Of Work - Ground Floor

4-5 Lovat Lane London EC3R 8DT - 160 900 11 rev B - 130430

1 Stripping out and Alterations

Strip Out Finishes

Drawing References : 160 100 01, 02

Location : Ground, first floor and stair as drawings

1.1	• <u>Location Of Services Within Site Area (C20)</u> Known Mains Services : As drawing 160 100 01, 02 Identification Of Services: Locate and mark the positions of all services affected by the work. £
1.2	• <u>Remove Skirting and Architrave</u> Approximate Quantity : 22 m run. Disposal: Remove from site. Making Good: Not required. £
1.3	• <u>Remove Ceiling Coving</u> Approximate Quantity : 22 m run. Disposal: Remove from site. Making Good: As 3.1 below £
1.4	• <u>Remove Carpets and ceramic tiles in entrance hall</u> Approximate Quantity : 22 sqm Disposal: Remove from site. Making Good: Not required. £
1.5	• <u>Remove Ground floor fire doors</u> Approximate Quantity : 2 doors Disposal: Remove from site. Making Good: Openings altered as schedule item 40 £

Strip Out Electrical Items

Drawing References : 160 100 01, 02

Location : Ground, First floor and Stair as drawings

1.6	• <u>Remove Existing light fittings and light switches</u> Approximate Quantities: Ground Floor - 6 down lights, 2 pendant lights Disposal: Remove from site. Making Good: Circuits to be re-used as drawings. Make good ceiling accordingly Associated construction: Alterations to Fire Alarm item £
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Alterations to Ground Floor Openings

Drawing References : 160 100 01, 160 300 01

Location : Ground Floor

Associated construction : Alterations to Fire Alarm item 4.1

- 1.7 • New Openings In Existing Internal Masonry Walls (F10)
Thickness: 100 mm. (single brick)
Preparation:
- Lift first floor chipboard for engineer to inspect head of wall
- Jack new openings as necessary, provide all necessary temporary works
- Cut plaster back to neat lines to both sides of wall before forming opening.
- Cut out existing concrete block masonry to form new openings
- Infill existing as drawings, note sequence may be different for two openings
- Form new jambs as drawing 160 700 02
- Provide new lintels as engineer's instructions following site inspection, note height of opening to be exactly as elevation.
Finishing: Make good 2 coat plaster over fill and new jambs to stop beads as drawings

£

2 Superstructure

Internal Double Doors

Drawing Reference: 160 300 01

Location : Ground Floor

Approximate Quantity: 4 doors in two openings

2.1 <u>Frames for doors</u> Type: Internal softwood door lining Overall Size: 32mm x wall depth with slight pencil round, refer to drawing Wood Species: European redwood EN 942 appearance class J2 Finish : Untreated for site finish. Fixing : Pelleted countersunk frame fixings to block work packed as drawings. Architraves: Note minimal architrave detail indicated on drawing Rebate for intumescent intumescant seals as below	£
2.2 <u>Timber fire doors x 4</u> Type: FD 30 fire doors Size: 44mm 2250 x 676, use paint grade blank that can be cut down to accept top centres and strap Rebate for intumescent intumescant seals Finish: Hang doors and then remove all ironmongery for spray finish, Waterbourne spray laquer, Sayelack or equal 25% gloss, all work as sayelack recommendations to achieve solid opaque colour, colour as selected by CA	£
2.3 <u>• Ironmongery to fire doors x 4</u> Per door (i.e. x 4) Floor Spring: Dorma BTS 75v with satin steel universal cover plate Fixing Box: Dorma timber suspension box for BTS 75v Top centres: Dorma article 7411 K/56 (order number 45300016) Top cente cover caps: Dorma article 7432 (order number 45500401) Door Strap: Dorma article 7411/56 (order numbers 45010003 and 45090030) Pull Handles: Allgoods 1746 SS 600mm bolt through, bolts recessed behind push plates Push Plates: Allgoods 6802K SS 700 x 100 x 2.5 mm Intumescent seal in door edges: Fire and cold smoke (brush type), Lorient SS or equal (white colour) In total Door Stap covers: 45055400, 45051400 (LH / RH order two of each)	£

External Security Bars**Drawing Reference: 160 600 02, 160 700 01****Location : Ground Floor****Approximate Quantity: 2 screens**

2.3	• <u>Bespoke Steel bars</u> Eye Bolts: Use Kipp KO396 120140 steel black oxide (available http://www.goodhanduk.co.uk) Carefully drill masonry to exact diameter and size indicated once bars are set out. Bars manufactured from 40 x 15 and 12mm diameter steel sections as drawings with radiused ends to flat bar, drill holes to eye bolts on site to ensure a level and plumb installation. Provide pig nosed sleeves bolts to LHS and fit long shank brass bodied padlocks to RHS (locks client supply) Finish: Hammerite direct to rust black, 2 coats, paint off site, touch up on site after fixing/drilling as above.	£
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3 Finishes

Make Good and Repair Plastered Walls and Ceilings

Drawing Reference:

Location : Ground Floor

Approximate Quantity: Openings and voids resulting from removal of skirtings, architraves, covings and alterations to openings and lighting

3.1 • Repairing Plaster (M20A)

Repair Extent :

- Replace all loose bonding
- Fill all openings and voids with matching plasterboard

Manufacturer: British Gypsum

Base Coat (around new openings) : Thistle Hard Wall.

Finish Coat: Thistle Multi finish.

Surface : Smooth, flush with existing.

New Engineered Timber Floor Finish

Drawing Reference:

Location : Ground Floor

Approximate Quantity: 33 sqm

3.2 • Timber flooring (K21)

Supplier : Havwoods Miplank HW3703 400mm engineered oak rustic

Species: Oak

Fixing: As Havwoods recommendations

Size: 20 x 400mm face dim

Profile: T and G

Finish as delivered: Unfinished

Clear finishing of new timber floor

Drawing Reference:

Location : Ground Floor

Approximate Quantity: 33 sqm

3.3 • Floor finish system (M60)

Manufacturer: OSMO

Product Reference: Polyx Oil 2K

Type: Hardwax oil

Application: Strictly as manufacturer's instructions using scraper

Number Of Coats: 2

£

Decorations**Drawing Reference:****Location : Ground Floor****Approximate Quantity: Allow to redecorate all ceilings, walls and
woodwork**

3.4	Prep: sand all surfaces to smooth even finish, fill all voids, all work primed/undercoated etc. as Dulux recommendations Emulsion: Dulux Trade 2 coats roller applied, colour as selected by CA Woodwork: Dulux Satinwood 2 coats roller applied, colour as selected by CA Metal lift doors and surrounds: Remove timber fascias, fill, make good and sand ready for 2 coats white "Hammerite smooth" roller finish light sand between coats, colour as selected by CA	£
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New skirtings 70 m run**Drawing Reference: 160 200 10**

4.3	Product: 40mm x 12mm joinery grade softwood with pencil round Fixing: Lost head nails in 2nd fix gun to timber grounds Mitres: To be sharp equal and sanded in. Finish: As 3.4 NB. Allow for all making good behing existing taller skirting as 3.1	£
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4 Joinery

New shelf on ground floor

Drawing Reference: 160 600 01

Location: Ground Floor

4.1	Material: 18mm Medite MR mdf or equal approved Construction: Refer to drawing for dimensions Glued and screwed with all visible fixings filled and sanded Edges routed to a sharp 2 mm arriss Finish: Waterbourne spray laquer, Sayelack or equal 25% gloss, all work as sayerlack recommendations to achieve solid opaque colour, colour as selected by CA Installation: on softwood frame as drawings	£
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5 Services

Alterations to Fire Alarm Ground Floor

Drawing Reference: 160 200 10, 20

Location : Ground Floor

5.1	Relocate: main panel, break glass for alarm, break glass for vent and door controls as drawings Install 4 no' hold open magnets to ground floor doors on floor springs connected via relay to alarm panel Manufacturer : Cooper Lighting and Safety 01302 303350 MAR 724 heavy duty relay to sliding door FX 02124OLC door retainer (white) Provide override switch in rooms next to light switches, satin stainless/black inserts	£
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New Power and Data

Drawing Reference:

Location: Ground Floor and First Floor

5.2	New dsso above meeeting room shelf and in recess (2 number) New double data point above meeting room shelf Allow for Hamilton satin stainless with black inserts	£
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Entryphone terminal

5.3	Allow for relocation of ground floor entryphone as drawings	£
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New Lighting and Controls
Drawing Reference:
Location : Ground Floor

5.4	Circuits Reconfigure 5 existing lighting circuits to give new lighting layout in 5 circuits as indicated on drawings and as described below. Allow for all fitting, first fix and second fix costs in this item associated with the relevant fitting types and circuits (including emergency fittings as indicated), allow for luminaires as a prime cost in item 5.5 below. A separate luminaire schedule 160 900 15 will be issued indicating actual specification of luminaires. Allow for stair switching in upper floor schedule. <u>Circuit G.1 (meeting room)</u> Type: central light Quantity: 1 <u>Circuit G.2 (meeting room)</u> Type: recessed wall washers, recessed down light (emergency) Quantity: 3 <u>Circuit G.3 (reception room)</u> Type: central light Quantity: 1 <u>Circuit G.4 (reception room)</u> Type: recessed wall washers, recessed down light (emergency) Quantity: 3 <u>Circuit G.5 (lobby)</u> Type: plaster in down light x 1 and plaster in wall light x 1 Quantity: 2	£
5.5	Switches Allow for Hamilton "Grid - it" satin stainless with satin stainless touch master rockers and black inserts, with matching key switch and simple rockers NB Confirm dimmer module specification with CA before ordering Emergency Key Switch x 3 Single non-dimmed Rocker Switch x 1 2 gang dimmer x 2	£
5.6	Luminaires Refer to luminaire schedule 160 900 15	£

Summary

1 Strip Out and Alterations

- 1.1 Locate Services
- 1.2 Remove Skirting and Architrave
- 1.3 Remove covings
- 1.4 Remove Carpets and floor tiles
- 1.5 Remove Ground Floor Fire Doors
- 1.6 Remove light fittings And switches
- 1.7 New openings in ground floor walls, make good existing openings

sub-total

2 Superstructure

- 2.1 New door frames
- 2.2 New timber fire doors
- 2.3 Ironmongery
- 2.4 External security bars

sub-total

3 Finishes

- 3.1 Make good 2 coat work plaster, beads etc.
- 3.3 New G/F finish
- 3.4 Finishing system GF
- 3.5 Decorations

sub-total

4 Joinery

- 4.1 Meeting Room Console
- 4.2 New skirtings

sub-total

5 Services

- 5.1 Alter Fire Alarm
- 5.2 New DSSO x 2 and data point in meeting room
- 5.3 Relocate entryphone
- 5.4 Reconfigure lighting circuits
- 5.5 New switches
- 5.6 Luminaires

sub-total

sub total

Preliminaries

Total

Total with VAT

dylan d haughton riba. 23 Allensbury Place, London NW1 9YR telfax 020 7428 9003 mobile 07903 28908:

160/900/15A Luminaire Schedule

Number	Type*	Mounting	Location	Lamp Type	Lamp Holder	Lamp ref**	watts	lumens	temp	Manufacturer	name	Ref	Finish	IP	driver***	dimmer	Quant
L1	Pendant	surface	ceiling	LED													2
L2	Track	surface	ceiling	LED													2
L3	Wall washer	recessed	ceiling	LED													21
L4	Down light	recessed	ceiling	LED													2
L4e	Emergency	recessed	ceiling	LED													8
L5	Pendant	surface	ceiling	LED													2
L6	Wall light	surface	wall	LED													3
L7e	Emergency	surface	wall	LED													9
L8	Spotlight	surface	ceiling	LED													1
L9	Down light	recessed	ceiling	LED													3
L9e	Emergency	recessed	ceiling	LED													3
L10	Wall light	recessed	wall	LED													1
L11	Pendant	Wall light	ceiling	LED													2
L12	Down light	recessed	ceiling	LED													4
L13	Strip	surface	on joinery	LED													1

Notes

- * all ceiling recessed fittings to have smoke hoods
- ** all luminaires to be fitted with correct lamp as this schedule, use Osram or equal approved if unspecified
- *** ensure compatibility of drivers with dimmer switches

CTS contractor to specify