

Number	Space	Overview of architectural works
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Ground			
1	a	Entrance lobby (inc. escalators)	Removal of existing enclosure and doors; replaced by new curtain wall and doors to create an enlarged footprint double height entrance space. Flooring, ceilings, wall finishes, and FFE (inc. reception desks and speed gates) replaced. William Mitchell mural restored and relocated within the space. Creation of double height space achieved through removal of portions of L1 slab, expressed with new finishes. Rear wall to space set further back into building, creating a unifying plane to the larger volume. Creation of three projecting vertical planes through expressed finishes to existing structure, denoting entry points to lift lobbies.
	b	Lift and escalator lobbies (inc. escalators)	Finishes replaced to lobbies, with refurbishment works to escalator (scope to be developed), with intention of new lighting to escalator soffit and lobbies.
	c	Lifts	Refurbishment of existing passenger lifts and lift interiors, and replacement of goods lift within existing tower core. Replacement goods lift to function as passenger, goods, firefighting, and evacuation lift and extend to serve L25. Insertion of a new 4 lift bank serving B1L to L7, including a fire fighting/passenger lift, with associated escape stair. Insertion of a new goods / fire fighting lift on Hanover St serving B1 to L7
	d	Post room/offices	Stripped back to structure for reallocation as retail units (tenant fitout), leisure unit entrances (tenant fit out), restaurant / bar entrance (tenant fitout), office amenity areas, and supporting back of house spaces to suit development, in simple finishes (to be developed)
	e	Stair cores (applies throughout building)	Redecoration of vertical surfaces, soffits, ceilings and handrails/balustrades with localised patch refurbishment to terrazzo stair finishes. L23-25 non-original carpet tiles, and timber handrails / balustrades removed, and replaced to match the original condition to the remainder of the tower. Extension of existing tower stair and podium stair into basement to serve B1.
	f	WCs	Demolished and stripped back to structure for reallocation as retail units (tenant fitout) and supporting back of house / office amenity spaces to suit development, in simple finishes (to be developed).
	g	BOH stores and support functions	Demolished and stripped back to structure for reallocation as retail units (tenant fitout) and supporting back of house / office amenity spaces to suit development, in simple finishes (to be developed).
	h	Secondary stair cores (applies throughout building)	Partial demolition / replacement of flights to existing stair adjacent to loading bay to connect Ground to Mezzanine level. Extension of existing stair on Hanover St to connect from Ground to B1 level. Redecoration of vertical surfaces, handrails/balustrades and stair finishes.
	i	Doors (throughout building)	Replacement of doorsets with timber pass doors and metal riser doors. Retention and refurbishment of timber architraves. Frames TBC.
	j	External lightwells and landscape	Refer to Landscape Architect's documentation. Works include enclosure of lightwells and removal of expressed vertical walls at ground, with integration of access hatch and ventilation grille on car park side lightwell. Retention of flag poles and remodelling of existing landscape to create plinth on Miller St with ramp along Dantzic St. Existing planters and light pits removed.
	k	Non-original escape stair (throughout)	Stair inserted at 45 degree angle to rest of building removed and replaced by new lift bank and associated escape stair.

Mezzanine			
2	a	Car park	Refurbished as BOH management spaces and refuse store with retained generator room. Slab partially removed to create double height retail unit at ground floor.
	b	BOH stores and support functions	Partitions removed along with lightweight floor structure to create double height retail unit at ground floor.

L1 <i>(Refer to Tenant Fit Out Guide)</i>			
3	a	Cellular meeting rooms and open plan office space	Partitions, ceiling, and flooring stripped back to structure and replaced with new finishes to create contemporary Cat A office environment. Installation of a new raised access floor (tenant fit out item) and new skirtings to suit. Fire boarding to existing floor soffit with exposed services. Within tower footprint services fitted to an exposed sub-frame; within podium area services installed direct to soffit, through fire board. Core walls refurbished and columns relined and painted following strengthening. Voids created in slab on Miller St to accommodate enlarged entrance space, with full height glazing installed to office areas looking over building entrance space, glazed balustrade to escalators / lift lobby. Stair to south-east stair core removed and replaced with slab infill. On external wall, Weathermaster system and enclosure removed and replaced with plasterboard and timber cill following facade works.
	b	WC block	Demolished and replaced with new WC block to suit new core layout. Details and finishes to be developed.
	c	WCs on half landings (applies throughout building)	Stripped out and replaced with new layout. Details and finishes to be developed.
	d	Lift lobby	New flooring and ceiling, with all finishes and details to be developed. Architraves retained and refurbished.

L2-L4 <i>(Refer to Tenant Fit Out Guide) (Note: L2 & L3 exclude strip out works which have already been undertaken)</i>			
4	a	Cellular meeting rooms and open plan office space	Partitions, ceiling, and flooring stripped back to structure and replaced with new finishes to create contemporary Cat A office environment. Installation of a new raised access floor (tenant fit out item) and new skirtings to suit. Fire boarding to existing floor soffit with exposed services. Within tower footprint services fitted to an exposed sub-frame; within podium area services installed direct to soffit, through fire board. Core walls refurbished and columns relined and painted following strengthening. L4 structure at high level reinforced with steel beams and collars. Stair to south-east stair core removed and replaced with slab infill. On external wall, Weathermaster system and enclosure removed and replaced with plasterboard and timber cill following facade works.
	b	WC block	Demolished and replaced with new WC block to suit new core layout. Details and finishes to be developed.
	c	WCs on half landings (applies throughout building)	Stripped out and replaced with new layout. Details and finishes to be developed
	d	Lift lobby	New flooring and ceiling, with all finishes and details to be developed. Architraves retained and refurbished.

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L5 (tower floor plate works include up to L22) <i>(Refer to Tenant Fit Out Guide) (Note: L14 & L15 exclude strip out works which have already been undertaken)</i>			
5	a	Tower floor plate incl. cellular meeting rooms and open plan floor space (applies to all levels 05-22)	Partitions, ceiling, and flooring stripped back to structure and replaced with new finishes to create contemporary Cat A office environment. Installation of a new raised access floor (tenant fit out item) and new skirtings to suit, fire boarding to existing floor soffit with exposed services fitted to an exposed sub-frame. Core walls and column finishes refurbished. On external wall, Weathermaster system and enclosure removed and replaced with plasterboard and timber cill following facade works.
	b	Plant areas	Level 5 plant enclosure demolished, including vertical structure, to make way for new extension.
	c	Recreational spaces	Demolished, to make way for new extension, with exception of Barry Daniels artwork and areas of timber panelling, which are to be restored and relocated within the B1 Function Space.
	d	Lift lobby (applies to all levels 05-22)	New flooring and ceiling, with all finishes and details to be developed. Architraves retained and refurbished.
	e	Podium extension	New build office level fitted out to create contemporary Cat A office environment, including raised access floor, and exposed services.
L6 <i>(Refer to Tenant Fit Out Guide)</i>			
6	a	Podium extension	New build office level fitted out to create contemporary Cat A office environment, including raised access floor, and exposed services.
L7 <i>(Refer to Tenant Fit Out Guide)</i>			
7	a	Podium extension	New build office level fitted out to create contemporary Cat A office environment, including raised access floor, and exposed services. Winter garden and external terrace, accessed via circulation corridor or Cat A office space.
L8 <i>(Refer to Tenant Fit Out Guide)</i>			
8	a	Podium extension	New build open air plant enclosure (with enclosed electrical switch room).
L23 <i>(Refer to Tenant Fit Out Guide)</i>			
9	a	Tower floor plate	Refurbished timber finishes, walls, original ceilings, with new flooring and ceilings to replace non-original finishes (tenant fitout items). Fire boarding to existing floor soffit with exposed services fitted to an exposed sub-frame. New risers on core edge. On external wall, Weathermaster system and enclosure removed and replaced with plasterboard and timber cill following facade works. Effect of acoustic and fire performance upgrades on retained internal walls to be developed.
	b	Lift lobby	Refurbished timber finishes and walls, with new flooring and ceilings. Details of flooring and ceiling to be developed. Accessible WC installed, accessed from lift lobby.
	c	Doors	Refurbishment of existing timber door leafs, architraves, and frames. Replacement of riser doors within secondary corridor and on floorplate with metal riser doors.
L24 <i>(Refer to Tenant Fit Out Guide)</i>			
10	a	Tower floor plate	Refurbished timber finishes and walls, with new flooring and ceilings (tenant fitout items). Internal walls surrounding defunct uses such as on floor WCs, plant and board room wall to be demolished for reallocation as kitchen / back of house area, and open plan spaces as part of new restaurant / bar (tenant fitout). Details of flooring and ceiling to be developed. Fire boarding to existing floor soffit with exposed services fitted to an exposed sub-frame. New risers installed within existing kitchen footprint to connect to roof level plant. On external wall, Weathermaster system and enclosure removed and replaced with plasterboard and timber cill following facade works. Effect of acoustic and fire performance upgrades on retained internal walls to be developed.
	b	Lift lobby	Refurbished timber finishes and walls, with new flooring and ceilings (tenant fitout items). Details of flooring and ceiling to be developed.
	c	Doors	Refurbishment of existing timber door leafs, architraves, and frames. Replacement of riser doors within secondary corridor with metal riser doors.
	d	Feature Stair & Lift	Installation of internal stair and platform lift within floorplate linking L24 and L25 in addition to the existing tower stair cores.
L25 <i>(Refer to Tenant Fit Out Guide)</i>			
11	a	Tower floor plate	Partitions, ceiling, flooring stripped back to structure for reallocation as restaurant / bar (tenant fitout). Core walls and column finishes refurbished. Fire boarding to existing floor soffit with exposed services fitted to an exposed sub-frame. New risers installed to suit new riser positions at L24 and connect to roof level plant. Perimeter window cill height dropped as part of façade upgrade.
	b	Rooflights	Retention and refurbishment of rooflight structure, glazing system removed, with new structure and new framed glazing system installed above retained existing structure.
	c	Lift lobby	Refurbished and new walls, with new flooring and ceilings (tenant fitout items). Details of flooring and ceiling to be developed. Existing goods lift to be extended and converted to serve this level as part of lift replacements, as 1c.
	d	Feature Stair & Lift	Structural soft spots identified on tower floorplate to achieve an internal stair and platform lift linking L24 and L25 in addition to the existing tower stair cores.
Roof			
12	a	Plant area	Retained with new roofing finishes and rooflight works as described above. Redundant plant removed with new plant installed as required.
B1U			
13	a	Archive space	Decking demolished to create increased floor to soffit space in B1.
	b	Escape stairs and corridors	Demolished and re-routed.

Number		Space	Overview of architectural works
B1			
14	a	Archive space	Removal of decking from footprint of existing archive space, and installation of new floor slab. Space to be stripped back to structure for reallocation as leisure units (tenant fitout), function space, and supporting back of house spaces to suit development. Function space to be a landlord controlled white box gallery type fitout in a combination of simple finishes (to be developed), and refurbished elm panelling (previously at L05 within existing building). Space to also host refurbished Barry Daniels artwork.
	b	Canteen and associated spaces	
B1L			
15	a	Archive space	Stripped back to structure for reallocation as office amenity space / gym (TBC), and supporting back of house spaces to suit development, in simple finishes (to be developed).
B2			
16	a	Gym and associated spaces	Stripped back to structure for reallocation as unoccupied, locked area of building. Installation of essential fire safety equipment, alongside the continuation of structural / core walls from above.
B3			
17	a	Existing plants rooms	Retained with minor refurbishment to decoration as required and new walls inserted to house items such as sprinkler tanks.
	b	Control Room	Retained and refurbished.
Façade (Refer to G251 drawings)			
18	a	Curtain wall (to L1 and above)	Existing facade demolished. Replaced with new unitised curtain wall consisting of double glazed vision panels, aluminium spandrel panels, aluminium framing with bespoke capping elements to replicate existing external profiles, and aluminium vertical rail with profile to match existing. All new metalwork to receive suitable modern finishes, colour matched to existing.
	b	Soffits	Replaced with new aluminium-clad soffits with integrated lighting and ventilation.
	c	Column casing	New column cladding to match existing finishes, where overlaid in metal currently. All other columns (such as those tiled) overlaid in new column cladding to match existing metal clad columns.
	d	Canopies	Existing loading bay canopy demolished. Miller St and Hanover St canopies reclad. New leisure unit canopy to match existing. All retained/new to have new signage.
	e	Ground floor cladding	Existing façade demolished, replaced with new curtain walling, incorporating revolving/pass doors and areas of louvres for servicing and signage behind glazing.
	f	CIS signage	Building signage removed.
	g	External lighting	See Design and Access Statement.
	h	L25 dropped cill	As noted in L25 works; see also G251 drawings.
	i	L25 rooflights	As noted in L25 works; see also G251 drawings.
	j	AOVs	Openable AOVs on stair core lobbies replaced.
	k	PV panels	See Design and Access Statement regarding areas of replacement. Refurbishment required to areas where signage removed.
	l	Extension façade	New 3 storey extension as described in drawings and material schedule, with a single storey open air louvred plant area.
Fire Protection			
19	a	Existing soffits, structural columns, and walls	The installation of appropriate fire stopping and fire boarding to achieve the required fire separation between compartment floors and compartment walls where not inherently provided by existing structure
Raised Access Flooring			
20	a	Office spaces	Raised access flooring to be installed by tenant as part of Tenant Fit-Out Guide (excluding floor to be fitted out in line with BREEAM). 150mm raised access flooring proposed to L1-L4, and L5-L7 podium areas only. 100mm raised access flooring proposed to L5-L22 tower floorplates. Tenant to also be provided with option to not utilise a raised access floor, and utilise existing trunking system, with lobby door height amended to suit.