

20 St Ann's Square Planning Application Summary of Works

Second Floor Rear Refurbishment Works

Strip out previous tenant's fit out to take back to open plan, including

- Removal of stud partitions & platform
- Removal of shower facilities
- Removal of dated WC & Tea point
- Retain existing suspended ceiling
- Removal of existing boiler and associated radiators

Refurbishment of suite as office premises. Works to include:

- New ceiling tiles to existing ceiling grid with new lighting
- Installation of 3no. new unisex WC facilities utilising existing service connections
- Installation of new tea point utilising existing service connections
- New flooring throughout
- Redecoration throughout
- Local repairs to wall prior to decoration
- Overhaul of timber sash windows
- Repairs to water damaged windows
- New wall mounted electric panel heaters.
- New split heating/cooling systems with external condensers mounted on the flat roof above

Third Floor Rear Refurbishment Works

Soft Strip out already undertaken. Refurbishment works to allow for removal of unstable non-heritage roof light to ceiling.

Refurbishment of suite as office premises. Work to include:

- New suspended ceiling with new surface mounted lighting
- Infill brickwork and create new door opening in timber stud wall.
- Plaster repairs to walls – utilising lime based plaster as specified
- Installation of WC facilities
- Provision for new tea point facilities
- New flooring throughout – section of timber floor to be protected with sheet plyboard before new floor coverings
- Redecoration throughout
- New wall mounted electric panel heaters.

Third Floor Window Replacement

- Replacement windows with approved heritage windows used elsewhere

Flat Roof renewal

Existing flat roof finish is nearing end of life, in poor condition with water ingress evident.

- Works to allow to replace with new warm roof built up system to meet current Building Regulations to improve the thermal efficiency of the building.