Scope of works – Rev C

18th October 2024

Project location Jo Malone London
19th King Street
Manchester
M2 6AW

Prepared by C A Nichols on behalf of Jo Malone London

Front external

All external decorations are to be carried out from a free standing tower scaffold, this must be erected & removed at the end of each shift, the scaffold must be erected by a competent person holding the correct PASMA certification. The scaffold & area of works will be further protected by the use of Chapter 8 barriers to prevent access by the general public.

Works to the exterior are limited to decoration of the timber sashwork to the ground & first floor, all existing stonework / pointing & glazing will remain as is.

Remove existing Pretty Green fascia logo & projecting sign

Remove existing intruder alarm bellbox

Rub down all existing timber sashwork with grit grade 180 paper

Fill with 2 pack filler all damaged areas as required to include former fixing locations of signage & bellbox

Decorations to include – 2 coats of undercoat / 2 coats of Farrow & Ball Exterior Eggshell with tide line colours to JML specification.

Installation of pin mounted metal Jo Malone London fascia signage powdercoated black

Installation of projecting sign 650x650 incl hanging bracket, fixings to suit the bracket backplate will be fixed directly into the fascia – assessment on site of the existing “Pretty Green” support bracket for potential reuse.

Rear External

Replacement of existing manual roller shutter – solid lathe / galvanized finish – to match existing, existing fixing locations to be used wherever possible

Environmental clean of condensers –

Scope of Works: Cleaning HVAC Condensers

1. **Preparation:**
    - Ensure all necessary safety equipment is available and used.
    - Disconnect power supply to the HVAC unit.
    - Gather all required cleaning tools and materials.
2. **Inspection:**
    - Inspect the condenser unit for any visible damage or wear.
    - Check for any obstructions or debris around the unit.
3. **Cleaning Process:**
    - Remove any large debris from the exterior of the condenser.
    - Use a soft brush to clean the fins and coils gently.
    - Apply a suitable coil cleaner to the condenser coils.
    - Rinse the coils thoroughly with water, ensuring no cleaner residue remains.
    - Clean the fan blades and other accessible components.
4. **Post-Cleaning Inspection:**
    - Inspect the condenser unit for any remaining dirt or debris.
    - Check for any signs of damage or issues that need further attention.
5. **Reassembly and Testing:**
    - Reassemble any parts that were removed for cleaning.
    - Restore power to the HVAC unit.
    - Test the unit to ensure it is operating correctly.
6. **Documentation:**
    - Record the cleaning process, including any issues found and actions taken.
    - Provide a report to the client detailing the work completed and any recommendations for future maintenance.

Ground floor sales Area

All original fibrous moulds to the walls & ceiling are to be retained with no fixings applied to these features

All existing skirting moulds are to be retained

Ceiling to be made good as required to fill any redundant fixings holes using lime putty filler / lime plaster as necessary.

Ceilings to be lightly sanded using sandpaper 180 grit grade to provide a key for the new finish to be applied

Paint finish 2 coats of Farrow & Ball Dead Flat to Wimborne white

Installation of cable tray as indicated on proposed RCP – fixings to be into existing 1st floor joists with no fixings into the original feature moulding – fixing plate specification Base / Backplate Duel Threaded M10 with 2 screw holes, Stainless Steel



Decoration of cable tray & all fixings with Dulux vinyl matt emulsion to match ceiling colour

The installation of the new air conditioning system is to be installed in line with all drawings provided by Andy Kerr Mechanical Consultants. The existing location of the ceiling mounted cassette is to be reused for the new unit to include all structural supports.

Existing pipework is to be reused for the front AC cassette

The rear new location cassette will be installed using the same principle as the existing structural supports, with shallow Unistrut section applied directly to the underside of the ceiling at the location of the cassette, these supported will run at 90deg to the floor joists, with the support framework being fixed directly into the joists by use of 125mm long coach screws. The cassette will then be hung from this supporting framework

All pipework to the new cassette will be ran via the cable tray to the externally positioned condensers on the rear of the building

All other services to incl electrical / data / CCTV / security & power to be routed to final locations by cable tray & existing service risers within the area all as noted on DGC RCP

Lighting track to be hung from the ceiling by use of suspension kit, wherever possible existing fixing locations are to be reused as indicated on DGC RCP. Any additional fixings , where presently there is no historic fixing locations, will be by use of suspension kit. The base plates will be applied directly into the ceiling using 50mm long screws & rawlplugs at 800mm centres around the length of the track



The cable to the lighting will be run from the cable tray directly to the start of the lighting track, with the drivers to the lighting being located on the cable tray

Joinery fixtures will be installed as the GA layout – perimeter joinery will be kept a minimum of 40mm clear of all existing perimeter surfaces

Joinery will be secured with minimal fixings into the existing perimeter wall at high level to the top edge of the joinery 2655mm AFFL by use of a 50mm long white powdercoated aluminium angle. These angles will be applied to both left and right hand wall joinery with 3no fixing angles per run of joinery.

The door to the rear of the ground floor to the right hand side of the cash desk will be replaced with the standard JML 6 panelled door, this will incl the installation of the standard JML ironmongery, Bauhaus antique brass levers & black kickplate. This door will be controlled by magna lock installed to the rear of the door, this will have a green override button in the event of evacuation, linked to the fire alarm with the lock being released on fire alarm activation

All original walls to be made good as required to fill any redundant fixings holes using lime putty filler / lime plaster as necessary on original wall surfaces, new plasterboard wall surfaces will be made good using Gypsum board filler

Walls to be lightly sanded using sandpaper 180 grit grade to provide a key for the new finish to be applied

Paint finish 2 coats of Farrow & Ball Dead Flat to Jo Malone colour specification to incl tide line

All woodwork to incl skirtings / internal sashwork / architrave to be lightly sanded using 180 grade grit paper, to provide a key for the new finishes

Paint finish 2 coats of Farrow & Ball Estate Eggshell to Jo Malone colour specification to incl tide line

Jo Malone London logo, fret cut individual letters pre finished in Matte Black RAL 9005 bonded with a double sided tape to the face of the 1st chimney breast

The power & data to the cash desk / tasting bar / perimeter joinery incl 2 x lightboxes will be fed from the basement below with any visible cabling locally contained as DGC skirting containment detail.

Cabling to the basement will be routed via existing cable tray

Ground floor existing floor finishes

To be protected prior to the commencement of site works

Protection removed for the completion of the restoration works

The existing chevron floor to the front 2/3rds of the sales floor will be lightly sanded with 180 grade grit paper, this is to remove the existing finish only & to provide a key for the new finish

The existing straight laid floor to the rear 1/3rd of the sales floor will be lightly sanded with 180 grade grit paper, this is to remove the existing finish only & to provide a key for the new finish

Both areas of flooring are to be finished with the application of Morrells Induro XLO Natural Parquet Floor Oil

Both areas of flooring will be locally patch stained to provide an even finish in colour to the floor

Protection re applied once all finishes have cured inline with suppliers recommendations

Staircase

To be protected throughout the works, treads & risers / handrail & balustrade with the works listed to be completed towards the end of the project

Lightly rub down the existing balustrade / treads & risers with 180 grade grit paper to provide a key for new finishes

Apply 2 coats of Little Greene Intelligent Floor Paint – colour to Jo Malone Specification

Balustrades paint finish 2 coats of Farrow & Ball Estate Eggshell to Jo Malone colour specification to incl tide line

Handrail finish remains as is

Fabric lightbox to the half landing, the perimeter black aluminium frame will be fixed to a back board to limit the number of fixings into the wall. The backer board will be screwed directly to the wall with 4no 75mm screws into wall plugs. The faux picture rail will carry the power cable to the lightbox within a rebate to the back of the mould, this will run horizontally with the cable being fed from the toilet area to the 1st floor

First floor sales Area

All original fibrous moulds to the walls & ceiling are to be retained with no fixings applied to these features

All existing skirting moulds are to be retained

Removal of the cladding to the rear wall ground floor to expose the original glazed framework, to be lightly sanded using 180 grade grit paper, to provide a key for the new finishes as woodwork below

All woodwork to incl skirtings / internal sashwork / architrave to be lightly sanded using 180 grade grit paper, to provide a key for the new finishes

Paint finish 2 coats of Farrow & Ball Estate Eggshell to Jo Malone colour specification to incl tide line

Ceiling to be made good as required to fill any redundant fixings holes using lime putty filler / lime plaster as necessary.

Ceilings to be lightly sanded using sandpaper 180 grit grade to provide a key for the new finish to be applied

Paint finish 2 coats of Farrow & Ball Dead Flat to Wimborne White

Installation of cable tray as indicated on proposed RCP – fixings to be into existing 1st floor joists – fixing plate specification Base / Backplate Duel Threaded M10 with 2 screw holes, Stainless Steel



The installation of the new air conditioning system is to be installed in line with all drawings provided by Andy Kerr Mechanical Consultants. The existing locations of both ceiling mounted cassettes are to be reused for the new units to include all structural supports.

Existing pipework is to be reused for both AC cassettes

Lighting track to be hung from the ceiling by use of suspension kit, wherever possible existing fixing locations are to be reused as indicated on DGC RCP. Any additional fixings , where presently there is no historic fixing locations, will be by use of suspension kit. The base plates will be applied directly into the ceiling using 50mm long screws & rawlplugs at 800mm centres around the length of the track



The cable to the lighting will be run from the cable tray directly to the start of the lighting track, with the drivers to the lighting being located on the cable tray

Decoration of cable tray & all fixings with Dulux vinyl matt emulsion to match ceiling colour

All other services to incl electrical / data / CCTV / security & power to be routed to final locations by cable tray & existing service risers within the area all as noted on DGC RCP

Joinery fixtures will be installed as the DGCC GA layout – perimeter joinery will be kept a minimum of 40mm clear of all existing perimeter surfaces

Both storage consoles will be freestanding without requirement of any fixings into the existing structure

The wall display to the to the left hand window reveal will be installed with a clearance of 40mm, with only 2no fixings to the top of vertical shelf supports into the structure – circa 2555mm AFFL

The screen over the storage to the left hand wall will be mounted onto a backboard as a part of the base unit joinery, with no direct fixings into the perimeter wall , this will provide a void for the cabling associated with the screen

The kitchen unit to the rear will have all services presented from the rear, through the existing modern studwall, leading to the rear staircase where connections will be made into pre existing services within the service riser

All original walls to be made good as required to fill any redundant fixings holes using lime putty filler / lime plaster as necessary on original wall surfaces, new plasterboard wall surfaces will be made good using Gypsum board filler

Walls to be lightly sanded using sandpaper 180 grit grade to provide a key for the new finish to be applied

Paint finish 2 coats of Farrow & Ball Dead Flat to Jo Malone colour specification to incl tide line

All woodwork to incl skirtings / internal sashwork / architrave are to be lightly sanded using 180 grade grit paper, to provide a key for the new finishes

The original glazing to the rear of the ground floor will be fully exposed, the timber frame will be sanded to remove all existing peeling/flaking paintwork, the woodwork will then be finished to match all other woodwork in Farrow & Ball Estate Eggshell. The bottom & central glazed panels will be replaced with 6mm toughened laminated safety glass, the original upper panels will be retained, all glazing will have an opaque vinyl film applied internal. The exposed sawn timber head section will be covered with a new panel which will sit onto the top edge of the glazing framework by 5mm to mask the gap between the beam & the top rail, this will be finished in Farrow & Ball Estate Eggshell

Both existing internal doors to the proposed toilet & rear staircase are to be retained & redecorated incl the installation of the standard JML ironmongery, Bauhaus antique brass levers & black kickplate

Paint finish to woodwork 2 coats of Farrow & Ball Estate Eggshell to Jo Malone colour specification to incl tide line

The power & data to the drapers tables x 2 & tasting bar will be fed from the ground floor cable tray through the floor to the underside of these items of joinery

Fabric lightbox to the return wall of the toilet, the perimeter black aluminium frame will be fixed to a back board to limit the number of fixings into the wall. The backer board will be screwed directly to the wall with 4no 75mm screws into wall plugs. The power cable to the lightbox will be fed from the toilet to the rear of the unit, this is a NON historic metalstud construction wall, the cable will be drilled through the wall into the back of the lightbox

<u>First floor existing floor finishes</u>

To be protected prior to the commencement of site works

Protection removed for the completion of the restoration works

The existing chevron floor to the front 2/3rds of the sales floor will be lightly sanded with 180 grade grit paper, this is to remove the existing finish only & to provide a key for the new finish

The existing straight laid floor to the rear 1/3rd of the sales floor will be lightly sanded with 180 grade grit paper, this is to remove the existing finish only & to provide a key for the new finish

Both areas of flooring are to be finished with the application of Morrells Induro XLO Natural Parquet Floor Oil

Both areas of flooring will be locally patch stained to provide an even finish in colour to the floor

Protection re applied once all finishes have cured inline with suppliers recommendations

Client WC to 1st floor

Existing perimeter walls are to be retained, below dado height vertical panelling is to be applied to align with the JML tide line 900mm AFFL

The walls above the panelling will be finished with 2 coats of Farrow & Ball Dead Flat Wimborne white

HD H9BHydra 9 High Speed Hand Dryer – Black
Arezzo Thin Frame 500 x 700mm Rectangular Mirror - Matt Black
Chatsworth Traditional "Dog Bone" Toilet Roll Holder Chrome Victorian Plumbing.co.uk
Chatsworth Traditional Corner Cloakroom Basin 1TH - Gloss White Victorian Plumbing.co.uk
Lancaster Traditional chrome Single Lever Mono Basin Mixer Tap Victorian Plumbing.co.uk
Modern Round Chrome Unslotted Click Clack Basin Waste and Bottle Trap Package Victorian Plumbing.co.uk
Chatsworth Close Coupled Traditional Toilet + Soft Close Seat Victorian Plumbing.co.uk
will be installed

The ceiling will retain the existing ventilation, made good & filled ready to receive 2 coats of Farrow & Ball Dead Flat to Wimborne white

Lighting will be replaced to reuse the existing locations

The floor will be retained, to will be lightly sanded with 180 grade grit paper, this is to remove the existing finish only & to provide a key for the new finish

The floor will then be finished with the application of Morrells Induro XLO Natural Parquet Floor Oil

Addendum 01/10/24

Below are additional notes, clarifications and references in response to feedback received 25/09/24.

- Attached to this document is a reflected ceiling plan (DG drawing 0.1.2.2) of the basement area showing ceiling lighting and existing decorative mouldings. Notes have been added clearly stating that no ceiling fixtures or fixings are permitted that may impact the existing decorative mouldings.
- No new power outlets are proposed to the perimeter of the sales areas. Only existing outlets will be used. Existing lighting feeds to be reused where possible.
- Lighting track to the sales areas is suspended below ceiling beams. Fixings will be mostly reused from existing fixing locations. Any new fixings will be carefully placed to ensure that existing decorative ceiling mouldings are not affected. Sections of lighting track that will utilise existing fixings are shaded green on DG drawing 0.1.2.2. None of the lighting track directly conflicts with decorative ceiling mouldings.
- Attached to this document is a spec sheet for the proposed louvres to be installed to the rear of the building to service the HVAC.
- There are no plans to complete any works in relation to pointing, cleaning or glazing the exterior of the building.
- There are no plans to use PVC trunking / containment anywhere as part of the refit. All services to utilise high level containment which will be metal tray, powdercoated to match the ceiling colour.
- Attached to this document is the manufacturing drawing for the off sales door at the rear of the ground floor sales area. These are manufactured from a solid core 30-minute fire door with mouldings applied in keeping with the brand image. No other doors are being replaced to ground floor or first floor.
- Attached to this document are elevations of ground floor walls and shopfront with clearly labelled paint references. Drawing 001.1 for walls and Drawing ID1068595705C.
- We are proposing the addition of containment for services to the ceiling of the historic building to ensure the preservation and functionality of this valuable structure. The containment will allow us to organize and protect essential services such as electrical wiring and HVAC systems without compromising the building's architectural integrity. By housing these services in a dedicated containment system, we can prevent potential damage to the historic fabric caused by uncontained installations and future maintenance activities. This approach will also facilitate easier access for repairs and upgrades, thereby minimizing disruptions and preserving the building's aesthetic and historical significance. We believe this careful and respectful integration of modern necessities is crucial for the continued use and preservation of the building. This is the neatest way to get services to required locations without running individual conduits. The containment tray will feed the HVAC system, CCTV, Music, and lighting. Fixing locations have been indicated on the drawings to ensure there is no impact on the existing decorative plasterwork.

    - *We cannot re-use the existing HVAC routes as these run outside of our agreed demise. The CCTV cameras are a critical security measure we have across all of our stores. They act as a deterrent to theft which is key for us as our product is particularly desirable and they also assist the local authorities when dealing with crime cases. The speakers are part of our shopfit and to avoid them being fixed to the walls we propose them to be fixed to the containment tray.*