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SCOPE OF WORKS

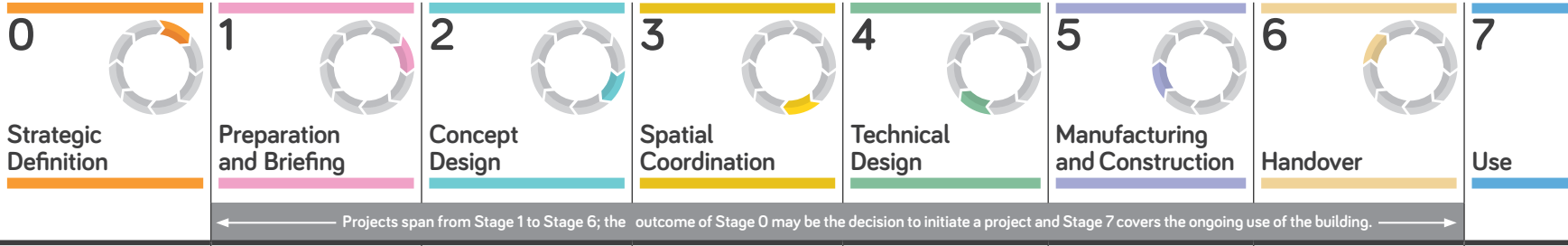
-Refurbishment-

Flooring.
Cladding, Strip Out Banisters,
Ceilings, Lighting, Decorations, Air
conditioning/Heating.



RIBA Plan of Work 2020

The RIBA Plan of Work organises the process of briefing, designing, delivering, maintaining, operating and using a building into eight stages. It is a framework for all disciplines on construction projects and should be used solely as guidance for the preparation of detailed professional services and building contracts.



Stage Boundaries:

Stages 0-4 will generally be undertaken one after the other.
 Stages 4 and 5 will overlap in the **Project Programme** for most projects.
 Stage 5 commences when the contractor takes possession of the site and finishes at **Practical Completion**.
 Stage 6 starts with the handover of the building to the client immediately after **Practical Completion** and finishes at the end of the **Defects Liability Period**.
 Stage 7 starts concurrently with Stage 6 and lasts for the life of the building.

Planning Note:

Planning Applications are generally submitted at the end of Stage 3 and should only be submitted earlier when the threshold of information required has been met. If a **Planning Application** is made during Stage 3, a mid-stage gateway should be determined and it should be clear to the project team which tasks and deliverables will be required. See *Overview* guidance.

Procurement:

The RIBA Plan of Work is procurement neutral – See *Overview* guidance for

Stage Outcome at the end of the stage	0 Strategic Definition	1 Preparation and Briefing	2 Concept Design	3 Spatial Coordination	4 Technical Design	5 Manufacturing and Construction	6 Handover	7 Use
Stage Outcome at the end of the stage	The best means of achieving the Client Requirements confirmed <small>If the outcome determines that a building is the best means of achieving the Client Requirements, the client proceeds to Stage 1</small>	Project Brief approved by the client and confirmed that it can be accommodated on the site	Architectural Concept approved by the client and aligned to the Project Brief <small>The brief remains "live" during Stage 2 and is derogated in response to the Architectural Concept</small>	Architectural and engineering information Spatially Coordinated	All design information required to manufacture and construct the project completed <small>Stage 4 will overlap with Stage 5 on most projects</small>	Manufacturing, construction and Commissioning completed <small>There is no design work in Stage 5 other than responding to Site Queries</small>	Building handed over, Aftercare initiated and Building Contract concluded	Building used, o maintained effi
Core Tasks during the stage	Prepare Client Requirements Develop Business Case for feasible options including review of Project Risks and Project Budget Ratify option that best delivers Client Requirements Review Feedback from previous projects Undertake Site Appraisals <small>Project Strategies might include: - Conservation (if applicable) - Cost - Fire Safety - Health and Safety - Inclusive Design - Planning - Plan for Use - Procurement - Sustainability</small> <small>See RIBA Plan of Work 2020 Overview for detailed guidance on Project Strategies</small>	Prepare Project Brief including Project Outcomes and Sustainability Outcomes , Quality Aspirations and Spatial Requirements Undertake Feasibility Studies Agree Project Budget Source Site Information including Site Surveys Prepare Project Programme Prepare Project Execution Plan <small>No design team required for Stages 0 and 1. Client advisers may be appointed to the client team to provide strategic advice and design thinking before Stage 2 commences.</small>	Prepare Architectural Concept incorporating Strategic Engineering requirements and aligned to Cost Plan , Project Strategies and Outline Specification Agree Project Brief Derogations Undertake Design Reviews with client and Project Stakeholders Prepare stage Design Programme	Undertake Design Studies , Engineering Analysis and Cost Exercises to test Architectural Concept resulting in Spatially Coordinated design aligned to updated Cost Plan , Project Strategies and Outline Specification Initiate Change Control Procedures Prepare stage Design Programme	Develop architectural and engineering technical design Prepare and coordinate design team Building Systems information Prepare and integrate specialist subcontractor Building Systems information Prepare stage Design Programme <small>Specialist subcontractor designs are prepared and reviewed during Stage 4</small>	Finalise Site Logistics Manufacture Building Systems and construct building Monitor progress against Construction Programme Inspect Construction Quality Resolve Site Queries as required Undertake Commissioning of building Prepare Building Manual <small>Building handover tasks bridge Stages 5 and 6 as set out in the Plan for Use Strategy</small>	Hand over building in line with Plan for Use Strategy Undertake review of Project Performance Undertake seasonal Commissioning Rectify defects Complete initial Aftercare tasks including light touch Post Occupancy Evaluation	Implement Facilities Management and Asset Management Undertake Post Evaluation of building performance in use Verify Project Outcomes including Sustainability Outcomes <small>Adaptation of a building at the end of its useful life Stage 0</small>
Core Statutory Processes during the stage:	Strategic appraisal of Planning considerations Planning Building Regulations Health and Safety (CDM)	Source pre-application Planning Advice Initiate collation of health and safety Pre-construction Information	Obtain pre-application Planning Advice Agree route to Building Regulations compliance Option: submit outline Planning Application	Review design against Building Regulations Prepare and submit Planning Application <small>See Planning Note for guidance on submitting a Planning Application earlier than at end of Stage 3</small>	Submit Building Regulations Application Discharge pre-commencement Planning Conditions Prepare Construction Phase Plan Submit form F10 to HSE if applicable	Carry out Construction Phase Plan Comply with Planning Conditions related to construction	Comply with Planning Conditions as required	Comply with Planning Conditions as required
Procurement Route	Traditional					Tender ER CP Appoint contractor		
Design & Build 1 Stage						ER CP Appoint contractor		
Design & Build 2 Stage	Appoint client team		Appoint design team	ER	Pre-contract services agreement	CP Appoint contractor		Appoint Facilities and Asset Management strategic adviser

Existing Photos

Clad Walls



Decorations



Remove Partitioning – Open Plan



New door to Reception.

Modern Balustrade.

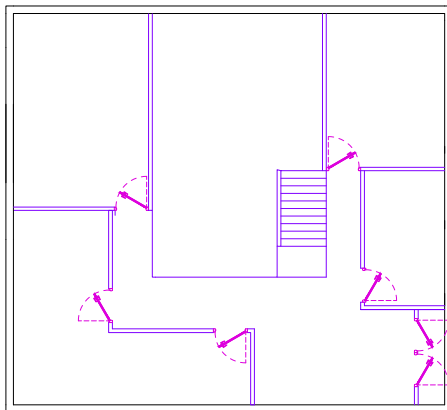


New Ceiling Grid

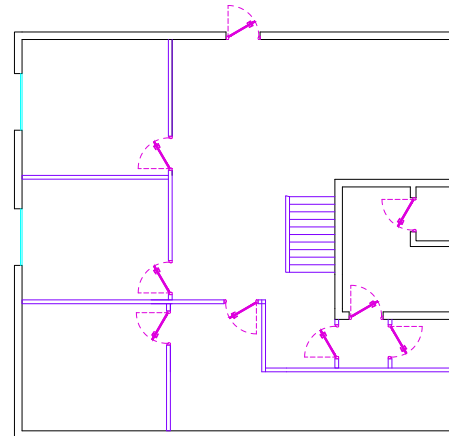


Lighting and AC

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FIRST FLOOR



GROUND FLOOR

- Agreed that most of the structure remains.
- Cost option to paint or replace doors, frames, windows.
- Option to clad walls to modernise.
- New Reception Entrance for impact.

CLIENT:
DMN
Westinghouse

DRAWING TITLE:
As Built's

STATUS:
Revision

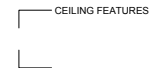
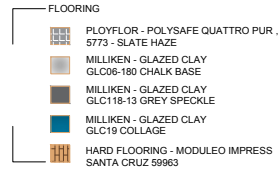
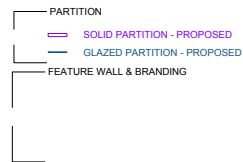
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NJC

SCALE:
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DATE:
06/06/22

REV:
A

DWG No:
11159



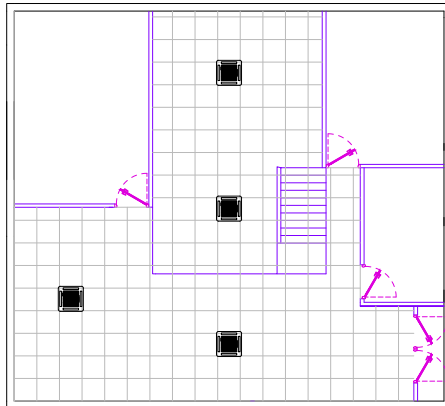
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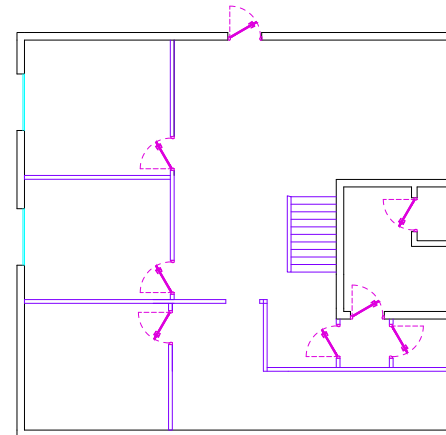
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DMN New Suspended Ceilings , Lighting and HVAC

REV: A
 DATE: 12/18
 NOTES: Feasibility
 Plan

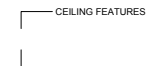
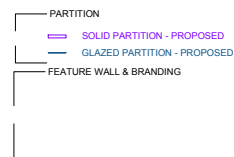


FIRST FLOOR



GROUND FLOOR

- New Ceilings will allow for Lighting & AC cassettes
- Allow for Pendant Lights to Ground Floor Space.
- Option to clad walls to modernise.
- Reception Lighting and Plaster Ceiling with Spot Lights.



CLIENT:
 DMN
 Westinghouse

DRAWING TITLE
 CEILING / AC

STATUS:
 Revision

DRAWN BY:
 NJC

SCALE:
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DATE:
 06/06/22

REV:
 A

DWG No:
 11159

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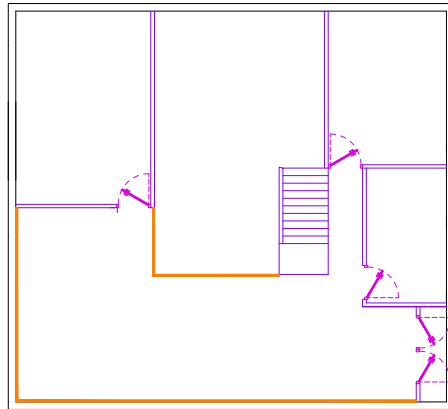
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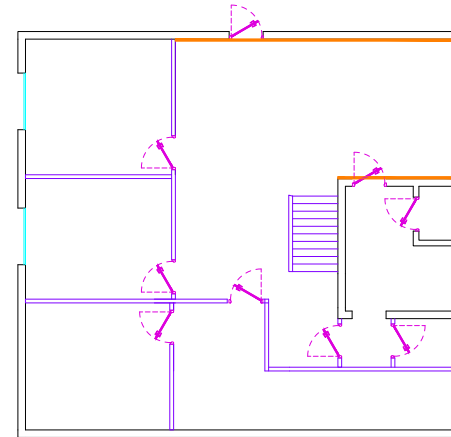
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DMN Cladding and Balustrades

REV: A
DATE: 12/18
NOTE: Feasibility
Plan



FIRST FLOOR



GROUND FLOOR

- Wall Cladding will lift and modernise, possible graphics.
- Balustrade will Modernise the Space.
- Hide all surface mounted trunking.
- Decorate and Uplift the Space.

CLIENT:
DMN
Westinghouse

DRAWING TITLE
As Built

STATUS:
Revision

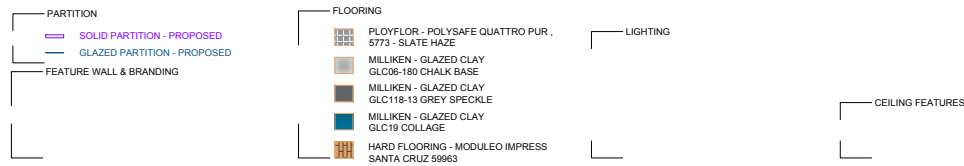
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REV:
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DWG No:
11159



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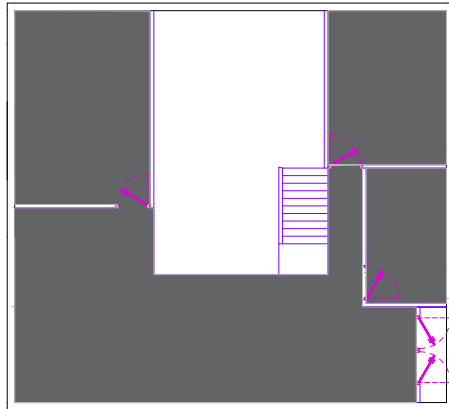
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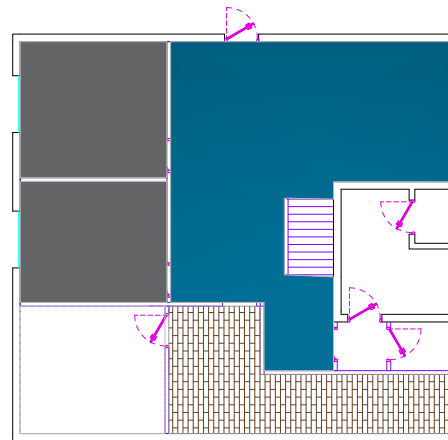
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DMN New Flooring

REV: A
DATE: 12/18
NOTES: Feasibility
#100



FIRST FLOOR



GROUND FLOOR

- New Flooring to brighten the space.
- New Stair Nosing's and Treads.
- Vinyl Flooring to Tea Point
- Storage areas non slip vinyl.

CLIENT:
DMN
Westinghouse

DRAWING TITLE
As Built

STATUS:
Revision

DRAWN BY:
NJC

SCALE:
1:50 @A1

DATE:
06/06/22

REV:
A

DWG No:
11159

- PARTITION
- SOLID PARTITION - PROPOSED
 - GLAZED PARTITION - PROPOSED
- FEATURE WALL & BRANDING

- FLOORING
- PLOYFLOR - POLYSAFE QUATTRO PUR, 5773 - SLATE HAZE
 - MILLIKEN - GLAZED CLAY GLC06-180 CHALK BASE
 - MILLIKEN - GLAZED CLAY GLC118-13 GREY SPECKLE
 - MILLIKEN - GLAZED CLAY GLC19 COLLAGE
 - HARD FLOORING - MODULEO IMPRESS SANTA CRUZ 59963

LIGHTING

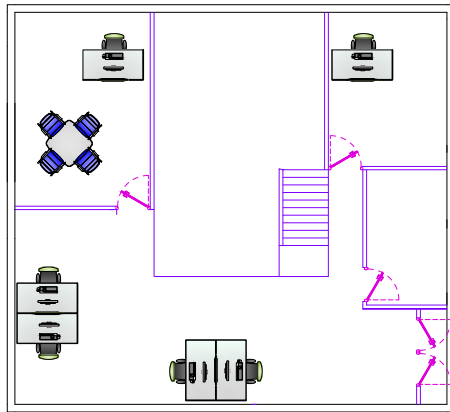
CEILING FEATURES

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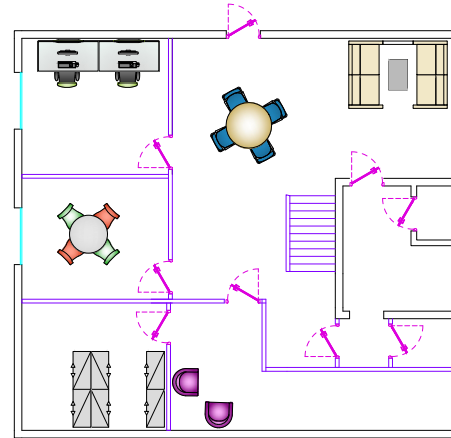
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FIRST FLOOR



GROUND FLOOR

- New furniture and booths to reception.
- Break Out Meeting space
- Storage or racking.
- Open Plan.

CLIENT:
DMN
Westinghouse

DRAWING TITLE:
FURNITURE

STATUS:
Revision

DRAWN BY:
NJC

SCALE:
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DATE:
06/06/22

REV:
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DWG No:
11159

<p>PARTITION</p> <ul style="list-style-type: none"> — SOLID PARTITION - PROPOSED — GLAZED PARTITION - PROPOSED <p>FEATURE WALL & BRANDING</p>	<p>FLOORING</p> <ul style="list-style-type: none"> PLOYFLOR - POLYSAFE QUATTRO PUR, 5773 - SLATE HAZE MILLIKEN - GLAZED CLAY GLC06-180 CHALK BASE MILLIKEN - GLAZED CLAY GLC118-13 GREY SPECKLE MILLIKEN - GLAZED CLAY GLC19 COLLAGE HARD FLOORING - MODULEO IMPRESS SANTA CRUZ 59963 	<p>LIGHTING</p>	<p>CEILING FEATURES</p>
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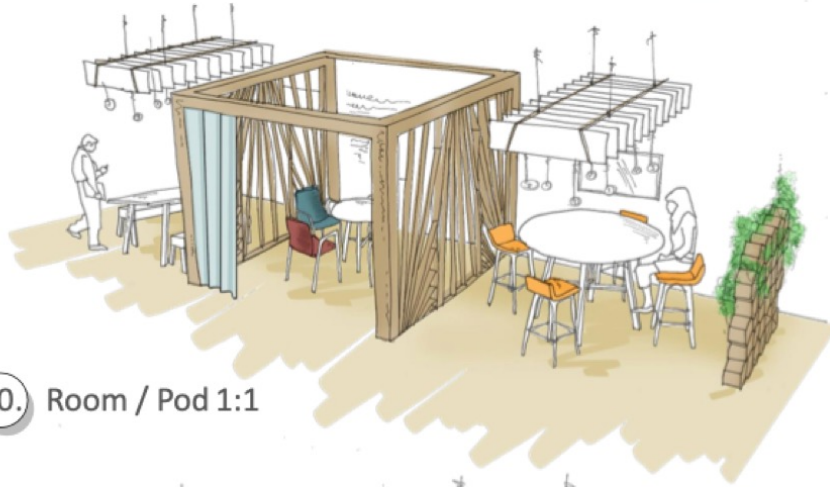
DMN Manifestations – Designs TBC.

Branding Ideas



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Settings & Moods



10. Room / Pod 1:1



Desk setup



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Settings & Moods

