

London Road Fire Station, Manchester

Schedule and Method Statement: Phase 1a Soft Strip Works



Prepared for:
Allied London
16th January 2020

Schedule and Method Statement: Phase 1a Soft Strip Works. London Road Fire Station, Manchester.

All Rights reserved.

Copyright © Stephen Levrant Heritage Architecture Ltd.

While Copyright in this report is vested in Stephen Levrant Heritage Architecture Ltd., copyright to individual contributions regarding sections of referenced works belongs to their respective authors, and no part may be reproduced, transmitted stored in a retrieval system in any form or by any mean whether electronic, mechanical, via photocopying, recording or otherwise, without the previous consent from

Stephen Levrant Heritage Architecture Ltd.

Document production © Stephen Levrant Heritage Architecture Ltd 2020.

Issued: January 2020

Stephen Levrant Heritage Architecture Ltd is a Limited Liability Partnership Registered in England 3053944 • VAT GB656883581.

Registered office: 62 British Grove, London, W4 2NL.

CONTENTS

Contents

Contents	3
1 SOFT STRIP-OUT WORKS	4
1.1 Purpose	4
1.2 General Information	6
1.3 Authorship	6
1.4 London Road Fire Station – Introduction to the Building	7
1.5 Assessment of Significance and Survey Dates	7
2 Methodology.....	9
2.1 Soft Strip-out Works - Methodology.....	9
2.2 Important Notes.....	10
2.3 Important definitions / clarifications	11
2.4 Survey.....	12
2.5 Services affected by demolition.....	12
2.6 Workmanship and heritage induction	13
2.7 Health and safety – Dust, burning on site, gas, vapour risks, noise	13
2.8 Removal of materials and protection of fabric	13
3 Schedule of soft strip-out works.....	15
Basement level – Room schedule	17
Ground floor – Room schedule	103
First floor – Room schedule	181
Second floor – Room schedule.....	312
Third floor – Room schedule.....	462
4 Door schedule	615
5 Room plans	616
6 Significance plans	617
7 Summary.....	618
Appendix A – Contractors method statements for protection of vulnerable items prior to soft strip-out works	625

1 SOFT STRIP-OUT WORKS

1.1 Purpose

- (i) This report outlines a methodology and schedule of soft-strip out works for the Grade II* London Road Fire Station. The external envelope of the building is currently being repaired to make the building “wind and watertight”, in preparation for its conversion to multiple new uses. **These works are known as the phase 1 development works relating to the planning permission (ref: 116099/FO/2017) and listed building consent (ref: 116100/LO/2017).**
- (ii) The aim of this report is to enable the clearance of non-significant finishes, fixtures and fittings within the building, and document the significant features that are to be retained on completion of the conversion project. **These are known as phase 1a works and relate to condition 8 of the listed building consent (ref: 116100/LO/2017).** The report will enable clear instructions to be provided to the contractor on what items are to be removed and what items are to be retained.
- (iii) The report is required in order to discharge **condition 8** of listed building consent **116100/LO2017**.
- (iv) In June 2016, Levitt Bernstein undertook a survey of the internal rooms to London Road Fire Station (LRFS), that helped form the “*Internal Finishes, Fixtures & Fittings Strategy, April 2017*”. The survey and report provided an overview of the significant internal areas of the building and outlined approaches to: walls, floors, ironmongery, glazed partitions, internal doors, and other miscellaneous fixtures and fittings.
- (v) The document was not comprehensive but was a sufficient baseline to be submitted with the planning permission and listed building consent (ref: 116100/LO/2017) that was granted permission in May 2017.
- (vi) **Condition 8** of the listed building consent application requires:

8) Notwithstanding the information within the approved Fixing and Fittings Strategy detailed in condition 2 of this approval, no historic and/or original furniture, fixtures or fittings shall be removed from the building unless and until a full inventory of such items has taken place and a strategy for the removal, storage, restoration, reinstatement, re-use and/or disposal of each item has been submitted to and approved in writing by the City Council as local planning authority. The furniture, fixtures and fittings shall be removed, stored, reinstated, re-used and/or disposed of only in accordance with the approved strategy.

- (vii) For this condition to be discharged, it has been agreed with Paul Mason and Caroline Parry (respectively the Conservation Manager and Planning Officer at Manchester City Council), that a survey and report will be produced to document all internal finishes, fixtures and fittings that will include:
- Walls,
 - Ceilings
 - Floors
 - Fixtures & Fittings
 - M&E Items
- (viii) The door schedule is included in Section 4 to complete the record and gazetteer of internal items in one succinct point of reference.
- (ix) The report will also enable the specific removal of non-historic or failed fabric from the building in preparation of the second phase of Allied London's proposed scheme to repair, refurbish and convert the building. The report will, therefore, serve multiple purposes to record all internal finishes, fixtures and fittings, assess their significance and advise on what non-significant, redundant or beyond repair finishes, fixtures and fittings can be removed.
- (x) In the event of uncertainty or doubt, the contractor should confirm removal of the component with the Conservation Consultant, as per the below contact details.
- (xi) There are other fabric components which are to be removed as part of the revised planning permission and listed building consent application and form phase 2 of the project. This report includes the demolition plans for phase two, which are to be read in conjunction with this report (if successful) and therefore to prevent undertaking soft-strip works to areas of demolition.
- (xii) The document was issued in draft on 10th January 2020 and is now issued as a final document on 16th January 2020.

1.2 General Information

- (i) Project Location: London Road Fire Station, 50 London Road, Manchester, M1 2PH
- (ii) Significance: The building is grade II* listed.
- (iii) Project Team:
 - a. Client: Ted Hewins, Allied London, 7-8 Savile Row, London, W1S 3PE
 - b. Building Surveyor: Steven Brindle / Tom Kibblewhite, Watts Group Ltd., St. James Tower, 7 Charlotte Street, M1 4DZ
 - c. Project Architect: Tom Brigden / Sally Archibald, Purcell, St. James', 79 Oxford Street, Manchester, M1 6FQ
 - d. Conservation Consultant: Stephen Levrant Heritage Architecture, Canada House, 3 Chepstow Street, M1 5FW (Tel: 0161 247 8335)
 - e. Principal Contractor: Quadriga Contracts, Gadbrook House, Gadbrook Park, Rudheath, Northwich, CW9 7RG

1.3 Authorship

- (i) The Heritage Statement was prepared by Stephen Levrant Heritage Architecture Ltd., a practice, comprising architects, planners, surveyors and historic building consultants specialising in the historic cultural environment.
- (ii) The author was:
 - Declan Cahill [BSc (Hons); SPAB Lethaby Scholar] – Historic Building Surveyor
 - Nick Grimshaw [BA(Hons); BPL; MA; RICS.PgDipBldgCons; MRTPI; IHBC] – Senior Associate

1.4 London Road Fire Station – Introduction to the Building

- (i) The former London road fire station (LRFS) is a Grade-II* listed building which was built in one principal stage, following a design competition in 1899. The winning design came from John Henry Woodhouse, George Harry Willoughby and John Langham and incorporated fire station, coroners court, police station, offices, accommodation, bank and ancillary accommodation.
- (ii) The LRFS was built between 1901 and 1906, but a number of adaptations were undertaken in the preceding 80 years of the buildings use until its closure in 1986.
- (iii) The detailed historic background to the building is discussed in the Significance Appraisal and Heritage Statements of the building, produced by Stephen Levrant Heritage Architecture in 2017. The status of the building and sensitivity of the fabric means that no historic or significant fabric shall be removed unless it is in a condition beyond repair or can be temporarily removed and re-instated without causing damage. In the case that a highly significant item is beyond repair we will record the item and ensure that the repair is undertaken on a like for like basis. If in doubt, consult with the Conservation Consultant and/or the Project Architect.

1.5 Assessment of Significance and Survey Dates

- (i) A detailed survey of significance of LRFS was undertaken in April 2017 by Stephen Levrant Heritage Architecture, which also informed the significance assigned in the Levitt Bernstein strategy document.
- (ii) This significance assessment encompassed historical research and on-site assessment of the building and outlined significance of areas of the building, but did identify some of the significant internal features of the building. The below plans (**Section 5**) summarise the relative significance of the internal areas of LRFS.
- (iii) The finishes, fixtures and fittings strategy began to identify individual items of the building, but did not appoint individual significance of each finish or item and also was not comprehensive in its gazetteer.
- (iv) Site visits were undertaken between 12th to 20th December 2019 to assess; the significance, relative authenticity and current (general) condition of items / fabric. The below schedule identifies items for removal and should be strictly adhered to in order to prevent the removal of historic finishes, fixtures and fittings that are to be retained. Access for surveying purposes was possible to the majority of LRFS. However, where areas were not accessible, the 2016 Levitt Bernstein photographic survey report has been utilised, and the contractor will allow these areas to be surveyed once they become accessible and prior to any demolition works commence.

- (v) The schedule should also be referred to in ensuring the significant items to be protected or recorded and temporarily removed in phase 2 for re-instatement and retention on completion of the conversion project.
- (vi) Our assessment of significance conforms to Historic England's Advice Note 12, Statements of Heritage Significance: Analysing Significance in Heritage Assets.
- (vii) Items were assessed over four significance ratings, which have been elaborated below:
 - **None** – The finish, fixture or fitting dates from after 1948 and makes no contribution to the architectural, artistic or historic interest of the building.
 - **Low** – The finish, fixture or fitting dates from before 1948 but makes minor contribution to the architectural, artistic or historic interest of the building.
 - **Medium** – The finish, fixture or fitting dates from before 1948 and makes a moderate contribution to the architectural, artistic or historic interest of the building.
 - **High** – The finish, fixture or fitting positively contributes to the architectural, artistic or historic interest of the building. These are primarily original items that if they were to be lost, the significance of the heritage asset as a whole would be diminished.
- (viii) For clarity, a summary of the items inspected, their significance and the actions assigned to them has been included at the end of this report.

2 METHODOLOGY

2.1 Soft Strip-out Works - Methodology

- (i) The scope of the soft strip out report is limited to internal finishes, fixtures and fittings as outlined in section 1.1 (iv).
- (ii) Stored items such as furniture and shelving are presumed to be retained unless instructed otherwise.
- (iii) Removal of elements considered to be fixtures or immovable elements of the original architectural scheme may require submission of Listed Building Consent to the local planning authority. If in doubt seek clarification from the conservation consultant.
- (iv) All strip-out works should be performed by a contractor with proven experience with the material substrates affected during removal of fittings.
- (v) All removals shall be completed in the most careful manner preventing unnecessary destruction of adjacent surfaces and materials where applicable, allowing for future re-use or re-installation of materials in situ or elsewhere.
- (vi) Works shall take place within the times allowed by the client (Allied London) and the Principal Contractor (Quadriga Contracts).
Or as additionally advised by the client team.
- (iv) The strip out works are necessary to facilitate the progression of the project into phase two which will repair and refurbish the building internally to its new uses. The strip out works will focus particularly on the careful removal of:
 - a. Modern or insignificant finishes to walls, ceilings and floors.
 - b. Removal of defective (beyond repair) finishes to walls, ceilings and floors.
 - c. The removal of finishes and non-original ironmongery to doors.
 - d. The removal of modern fixtures and fittings to walls, ceilings and floors.
 - e. The removal of modern and redundant M&E items including lighting, cables, switches, conduits etc.

2.2 Important Notes

- (i) Prior to the commencement of the soft strip exercise, the contractor will review the construction phase health and safety plan for the site and update where required.
- (ii) All operatives working on the soft-strip exercise will be inducted and trained in the careful removal of items to ensure no damage is caused to retained fabric and features of the building.
- (iii) All work is to be carried out strictly in accordance with the Control of Asbestos Regulations (CAR) 2012, with the relevant supplementary guidance from the Health and Safety Executive, and with the Construction (Design and Management) (CDM) regulations 2015.
- (iv) If required for the purpose of the subsequent investigative works, removal of debris may be permitted on confirmation with the Conservation Consultant.
- (v) The contractor will remain responsible for the work executed and for the application of this methodology.
- (vi) The works described shall be undertaken speedily and efficiently in a professional manner.
- (vii) All work to be performed in the building should be executed in a manner so as to cause minimum disturbance to remaining historic features and building materials.
- (viii) Protect fragile historic features where necessary, such as original windows, handrails and ceilings, in those areas affected by the soft strip exercise.
- (ix) Removal of modern services should be performed by a contractor fully qualified in the particular trade in question (e.g. NICEIC for electrical works, Gas Safe register for gas and heating works). All removals shall be completed in the most careful manner preventing unnecessary destruction of adjacent fabric.
- (x) All damage occasioned at any time is to be completely repaired to the Conservation Consultant's satisfaction.
- (xi) All removals of waste materials off site shall be to commercial waste sites licensed by the local authority.
- (xii) Any scrap materials shall be disposed of in strict accordance with the Scrap Metal Dealers Act 2013.

2.3 Important definitions / clarifications

(i) The following definitions are to be used in the soft stripping works schedule

“Remove” includes:

- Carefully removing the finish to avoid damage to the underlying substrate, this may require the use of steam, but the contractor will not use excessive amounts of steam as to avoid the saturation of the plaster or wall below.
- Carefully removing adhesives and grouts, which may be well adhered to the substrate below that may be of significance.
- Carefully removing fixings, fixtures and fittings without causing damage to the substrate, easing up and springing out joinery, removing nails through reverse side. If clawed out, the leverage surface must be protect by timber slips.
- Removal from site of materials to a specified and agreed location. Items to be removed and placed in the designated “Heritage Store” include:
 1. Early light switches
 2. Original radiators
 3. Speakers

(ii) The contractor will submit a detailed method statement of the removal of each finish, fixture and fitting, to be reviewed and agreed with the Conservation Consultant and / or the Project Architect prior to commencing.

(iii) The contractor will work in conjunction with the Project Architects demolition drawings and the M&E Consultants specification. Removal of an item may also require the collation of an item that will be re-used in phase two of the project.

(iv) The contractor is to agree the items that are to be removed and handed over to the client, and which items are to be removed and disposed of prior to commencing.

(v) **“Retain”** includes:

- Leaving the finish, fixture or fitting in situ. Where the schedule states retain, the presumption is that the item is retained in situ unless otherwise stated below.
- Leaving the finish fixture and fitting in situ and installing temporary protection to the item for the duration of the strip out works and phase two of the project.

These items include:

1. Medium Significance Fixtures and Fittings

2. High Significance Fixtures and Fittings

- Recording the location and condition of the finish, fixture or fitting before temporarily removing and storing the item in a well ventilated, clean dry location for the duration of the strip-out works and phase two of the project. Items that are to be retained but may require temporary removal include:
 1. Wood block flooring – To be lifted and stored within the room.
 2. Original Ventilation equipment and associated items (Musgrave & Co.) – To be removed and placed into a designated “Heritage Store” within the building.

- (vi) The contractor will submit a detailed method statement of how temporary protection will be installed, maintained and removed. Method statements will also be submitted for the recording, temporary removal, storage and re-instatement of items. The contractor will not commence works until these method statements have been agreed with the Conservation Consultant and / or the Project Architect.

2.4 Survey

- (i) The contractor must acquaint themselves with the building condition before commencement of works, with reference to the supplied drawings and take all reasonable steps to ensure a safe working environment.
- (ii) Before starting any works, examine all available information, carry out a survey of the building, site and surrounding area, and submit a survey report and method statement to the Conservation Consultant covering all relevant matters listed below and in the Health and Safety Executive Guidance Note GS29/1 paragraph 32:
- The form, condition and demolition methods of the structure(s).
 - The form, location and removal methods of any toxic or hazardous materials.
 - The identification and location of services above and below ground.

2.5 Services affected by demolition

- (i) Removal work carried which affects existing services, other than herein defined, should not be undertaken.

2.6 Workmanship and heritage induction

- (i) Workmanship shall be in accordance with all current British Standards Codes of Practice BS 7913 – Guide to Principles of the Conservation of Historic Buildings, and the British Standards BS 8000 workmanship series.
- (ii) Prior to commencement of the soft strip works, the appointed Contractor will receive an induction on the heritage significance and sensitivity of the building to ensure that the soft strip does not result in any damage or loss of important fabric. All personnel, and any persons working in this building, should also receive a heritage induction and made aware of the implications of the listed status of the building prior to undertaking any works.

2.7 Health and safety – Dust, burning on site, gas, vapour risks, noise

- (i) Dust – Reduce dust by properly protecting areas of work with plastic and tarpaulin as necessary. If required use moisture dampening but this will be in agreement with the Conservation Consultant and / or Project Architect to prevent saturation of the building fabric.
- (ii) Burning on site – Burning on site is not permitted and any works that may incur the production of smoke, gas or vapour will not be permitted.
- (iii) Noise – Works that cannot be executed without undue noise or vibration will be agreed in advance with the client, and if required, as such times agreed with the client at no additional charge.

2.8 Removal of materials and protection of fabric

- (i) All materials will be removed from the building from access routes directly onto the courtyard.
- (ii) Where direct access to the courtyard is not possible (i.e. the Coroner's court, bank etc.) the contractor will devise a plan for the processing of waste in the work area prior to transporting the waste to the courtyard. The movement of waste to the courtyard along pedestrian pathways will be managed by the contractor at suitable times, and if required a license for temporary diversion and closure of the pedestrian pathway will be applied for to Manchester City Council.

- (iii) The contractor will presume that all high significant finishes, fixtures and fittings are to be either temporarily removed or protected. The temporary protection measures shall be installed and maintained throughout the soft strip exercise and phase two of the project.
- (iv) Additional protection measures may be required to external features and the interface between internal and external fabric that is not included in this report. The contractor is to agree all protection measures to be installed with the client prior to commencing on site.
- (v) The adopted means of protection is to be secured to battens and fixed to mortar joints and shall not be fixed to facing stonework, window frames, joinery, cornices, skirting, tiles or architectural features.
- (vi) The contractor shall provide a Method Statement for the approval of the Project Architect detailing how they will ensure prevent damage to any fittings or equipment in the existing property during the removal of materials.
- (vii) Provide and maintain during the execution of the works all incidental shoring, strutting, needling and other supports, as may be necessary to preserve the stability of existing, retained structures.
- (viii) Ensure, once the soft strip works are completed, that any areas exposed by the removal of material are protected from wind and weatherproofed to prevent further degrading of existing fabric.

3 SCHEDULE OF SOFT STRIP-OUT WORKS

General notes:

- (i) Items to be removed will also require disposal, unless otherwise instructed by the client.
- (ii) For room numbers and location of the soft strip works refer to the plans in section 4 below.
- (iii) Only items identified in the below schedule to be removed shall be removed.
- (iv) If there is any confusion or doubt, stop work and consult with the Conservation consultant and / or Project Architect.

BASEMENT LEVEL – ROOM SCHEDULE

Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
B.1	Wall Finish(es)	Painted bricks	Low	Remove flaking paint				
	Ceiling Finish	Paint to concrete slab	Low	Remove flaking paint				
	Floor Finish	Exposed concrete	N/A	N/A				
	Fixtures & Fittings	Coal shoot	Medium	Retain				
	M&E Items	Incoming cast iron water pipe. Modern light, cable and conduit.	Low None	Retain Remove				Remove: Modern light, cable and conduit.

Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
B.2	Wall Finish(es)	Glazed bricks Glazed timber screen	High High	Retain Retain				
	Ceiling Finish	Paint to concrete slab	Low	Remove flaking paint				
	Floor Finish	Exposed concrete	N/A	N/A				
	Fixtures & Fittings	Timber balustrade to staircase	Medium	Retain				
	M&E Items	Miscellaneous light switches, conduits and ceiling light.	Low and No significance	Remove all				Remove: Miscellaneous light switches, conduits and ceiling light.

Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
B.3	Wall Finish(es)	Painted Bricks	Low	Remove flaking paint				
	Ceiling Finish	Paint to concrete slab	Low	Remove flaking paint				
	Floor Finish	Exposed concrete	N/A	N/A				
	Fixtures & Fittings	Concrete gulley Timber boards for services Coat hooks	Low None Low	Retain Remove Remove				Remove: - Timber boards for services - Coat hooks
	M&E Items	Plastic pipe Cast iron pipe Electrical conduit / cable / switch	None Low Low	Remove all				Remove: - Plastic pipe - Cast iron pipe - Electrical conduit / cable / switch

Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
B.4	Wall Finish(es)	Glazed bricks Glazed timber screen	High High	Retain Retain				
	Ceiling Finish	Paint to concrete slab	Low	Remove flaking paint				
	Floor Finish	Exposed concrete and cast iron gulley cover	N/A	N/A				
	Fixtures & Fittings	Urinals Brackets for sinks and cisterns Timber boards for pipes Coat hooks	Medium Low Low	Remove Remove Remove				Remove: • Urinals • Brackets for sinks and cisterns • Timber boards for pipes • Coat hooks
	M&E Items	Ventilation fan Misc. conduit, cabling and light switch Copper pipe	Low None Low	Remove all				Remove: • Ventilation fan • Misc. conduit, cabling and light switch • Copper pipe

Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
B.5	Wall Finish(es)	Painted and glazed brick Glazed timber screen	High High	Retain Retain				
	Ceiling Finish	Paint to concrete slab	Low	Remove flaking paint				
	Floor Finish	Exposed concrete	N/A	N/A				
	Fixtures & Fittings	Cast iron boiler doors	High	Retain				
	M&E Items	Musgrave & Co. ventilation unit Misc. electricity conduit and cabling	High Low	Retain / relocate ventilation unit Remove all conduit and cable				Remove: Misc. electricity conduit and cabling

Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
B.6	Wall Finish(es)							
	Ceiling Finish							
	Floor Finish							
	Fixtures & Fittings	Original furness for warm air ventilation system	High	Retain				
	M&E Items							

Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
B.7	Wall Finish(es)	Painted and glazed brick	High	Retain glazed bricks Remove flaking paint				
	Ceiling Finish	Paint to concrete slab	Low	Remove flaking paint				
	Floor Finish	Exposed concrete	N/A	N/A				
	Fixtures & Fittings							
	M&E Items	Misc. lighting conduit and cabling	Low	Remove all				Remove: Misc. lighting conduit and cabling

Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
B.8	Wall Finish(es)	Painted and glazed brick Timber glazed screen	High High	Retain Retain				
	Ceiling Finish	Paint to concrete slab	Low	Remove flaking paint				
	Floor Finish	Exposed concrete	N/A	N/A				
	Fixtures & Fittings							
	M&E Items	Misc. lighting conduit, cabling and ceiling light	Low	Remove all				Remove: Misc. lighting conduit, cabling and ceiling light

Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
B.9	Wall Finish(es)	Painted and glazed brick	High	Retain glazed bricks Remove flaking paint				
	Ceiling Finish	Paint to concrete slab	Low	Remove flaking paint				
	Floor Finish	Exposed concrete	N/A	N/A				
	Fixtures & Fittings	Hanging rails and hooks	Low	Remove all				Remove: Hanging rails and hooks
	M&E Items	Modern electrical heating units Misc. conduit, ceiling lighting and cabling Ventilation ductwork	None Low None	Remove all				Remove: - Modern electrical heating units - Misc. conduit, ceiling lighting and cabling - Ventilation ductwork

Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
B.10	Wall Finish(es)	Painted and glazed brick	High	Retain glazed bricks Remove flaking paint				
	Ceiling Finish	Paint to concrete slab	Low	Remove flaking paint				
	Floor Finish	Exposed concrete	N/A	N/A				
	Fixtures & Fittings	Timber shelf Ventilation grill	None Low	Remove Retain				Remove: Timber shelf
	M&E Items	Original pipes Misc. conduit, cabling and light switches Fuse board	Low Low Low	Remove all				Remove: - Original pipes - Misc. conduit, cabling and light switches - Fuse board

Room Reference	Element	Description	Significance	Removed or Retained	Photographs	Allied London Phase 1A Requirements
B.11	Wall Finish(es)				See B.10	
	Ceiling Finish					
	Floor Finish					
	Fixtures & Fittings					
	M&E Items					

Room Reference	Element	Description	Significance	Removed or Retained	Photographs	Allied London Phase 1A Requirements
B.12	Wall Finish(es)				See B.10	
	Ceiling Finish					
	Floor Finish					
	Fixtures & Fittings					
	M&E Items					

Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
B.13	Wall Finish(es)	Painted and glazed brick	High	Retain glazed bricks Remove flaking paint				
	Ceiling Finish	Paint to concrete slab	Low	Remove flaking paint				
	Floor Finish	Exposed concrete	N/A	N/A				
	Fixtures & Fittings	Glazed internal window	Low	Retain				
	M&E Items	Modern heating boilers incoming gas and meter Misc. pipes Misc. conduits, lighting and switches	None Low Low	Remove all				Remove: - Modern heating boilers - incoming gas and meter - Misc. pipes, Misc. conduits, lighting and switches

Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
B.14	Wall Finish(es)	Painted and glazed brick	High	Retain glazed bricks Remove flaking paint				
	Ceiling Finish	Paint to concrete slab	Low	Remove flaking paint				
	Floor Finish	Exposed concrete	N/A	N/A				
	Fixtures & Fittings	Modern timber shelves Original kitchen range Timber boards for services	None High Low	Remove Retain Remove	 			Remove: - Modern timber shelves - Timber boards for services
	M&E Items	Original and modern pipes, cabling, conduits and switches	Low None	Remove all				Remove: Original and modern pipes, cabling, conduits and switches

Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
B.15	Wall Finish(es)	Painted and glazed brick Some timber panelling.	High / low Low	Retain glazed bricks Remove flaking paint from brick and timber panelling.				
	Ceiling Finish	Paint to concrete slab	Low	Remove flaking paint				
	Floor Finish	Exposed concrete	N/A	N/A				
	Fixtures & Fittings							
	M&E Items	Musgrave Ventilation unit with slate grill Original pipes Original light fixture	High Low Low	Retain Musgrave unit Remove all pipes and light fixture				Remove: • Ventilation unit with slate grill • Original pipes • Original light fixture

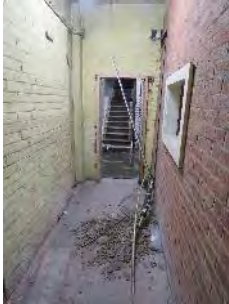
Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
B.16	Wall Finish(es)	Glazed bricks	High	Retain				
	Ceiling Finish	Paint to concrete slab	Low	Remove flaking paint				
	Floor Finish	Paint to concrete slab	Low					
	Fixtures & Fittings	Lift doors Timber battening	Medium None	Remove timber battening				Remove: Timber battening
	M&E Items	Original and modern pipes, cabling, conduits and switches Early fire switch	Low None Medium	Remove Retain				Remove: Original and modern pipes, cabling, conduits and switches

Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
B.17	Wall Finish(es)	Painted and glazed brick	High	Retain glazed bricks Remove flaking paint				
	Ceiling Finish	Paint to concrete slab	Low	Remove flaking paint				
	Floor Finish	Paint to concrete slab and timber sunken services cover	Low	Remove flaking paint				
	Fixtures & Fittings	Steel ladders to water tank Wall brackets Ventilation grill	Low Low Low	Remove wall brackets				Remove: - Steel ladders to water tank - Wall brackets - Ventilation grill
	M&E Items	Telephone distribution board Modern lights, switches, cabling and conduits Fuse board Modern extract fan	Low None None None	Remove all				Remove: - Telephone distribution board, Modern lights, switches, cabling and conduits - Fuse board - Modern extract fan

Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
B.18	Wall Finish(es)	Painted and glazed brick Some modern exposed brick and wallpaper.	High None	Retain glazed bricks Remove flaking paint and wallpaper.				
	Ceiling Finish	Paint to concrete slab	Low	Remove flaking paint				
	Floor Finish	Timber plyboard over concrete slab with metal floor hatch.	Timber plyboard has no significance and metal hatch has low significance.	Remove timber plyboard				Remove: Timber plyboard over concrete slab
	Fixtures & Fittings	Incoming electricity sign Ventilation grills	Low Low	Retain Retain				
	M&E Items	Misc. pipes and electrical items to ceiling, walls and floor	Low / None	Remove all				Remove: Misc. pipes and electrical items to ceiling, walls and floor

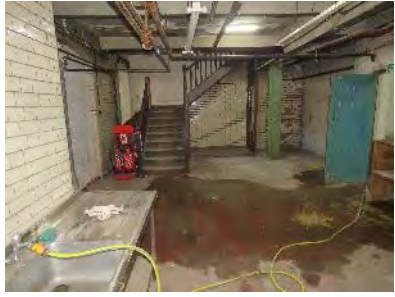
Room Reference	Element	Description	Significance	Removed or Retained	Photographs	Allied London Phase 1A Requirements
B.19	Wall Finish(es)				See B.18	
	Ceiling Finish					
	Floor Finish					
	Fixtures & Fittings					
	M&E Items					

Room Reference	Element	Description	Significance	Removed or Retained	Photographs	Allied London Phase 1A Requirements
B.20	Wall Finish(es)				See B.18	
	Ceiling Finish					
	Floor Finish					
	Fixtures & Fittings					
	M&E Items					

Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
B.21	Wall Finish(es)	Painted and exposed brick	Low	Remove flaking paint				
	Ceiling Finish	Paint to concrete slab	Low	Remove flaking paint				
	Floor Finish	Paint to concrete slab	Low	Remove flaking paint				
	Fixtures & Fittings	Timber boards	Low	Remove all				Remove: Timber boards
	M&E Items	Redundant mains electricity cable, pipes and cabling	None	Remove all				Remove: Redundant mains electricity cable, pipes and cabling

Room Reference	Element	Description	Significance	Removed or Retained	Photographs	Allied London Phase 1A Requirements
B.22	Wall Finish(es)				See B.18	
	Ceiling Finish					
	Floor Finish					
	Fixtures & Fittings					
	M&E Items					

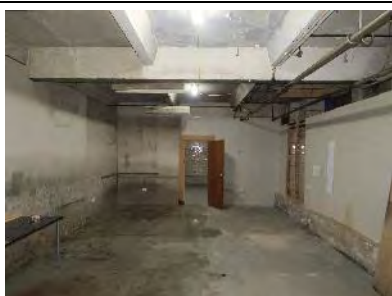
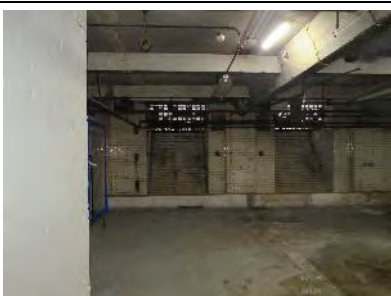
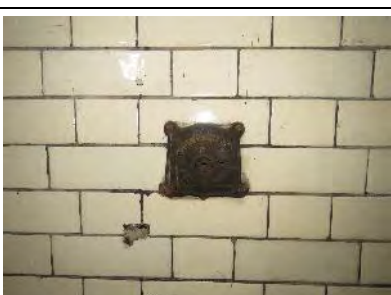
Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
B.23 Did not access, record made from LB 2017 report	Wall Finish(es)	Glazed brick	High	Retain				
	Ceiling Finish	Paint	Low	Remove flaking paint				
	Floor Finish	Paint Glazed tile	Low Low	Remove flaking paint Retain				
	Fixtures & Fittings	Timber shelving Timber screens Timber batten	None Medium None	Remove Retain Remove				Remove: - Timber shelving - Timber batten
	M&E Items	Light switch Conduit Light	None None None	Remove all				Remove: - Light switch - Conduit - Light

Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
B.24	Wall Finish(es)	Glazed and painted brick Timber stud partition with plyboard	High Low	Remove flaking paint				
	Ceiling Finish	Paint to concrete slab	Low	Remove flaking paint				
	Floor Finish	Paint to concrete slab	Low	Remove flaking paint				
	Fixtures & Fittings	Timber staircase Modern sink unit Modern timber shelving / worktop	High None None	Retain Remove Remove				Remove: - Modern sink unit - Modern timber shelving / worktop
	M&E Items	Original and modern misc. pipes and electrical items.	Low / None	Remove all				Remove: Original and modern misc. pipes and electrical items.

Room Reference	Element	Description	Significance	Removed or Retained	Photographs	Allied London Phase 1A Requirements
B.25	Wall Finish(es)				See B.24	
	Ceiling Finish					
	Floor Finish					
	Fixtures & Fittings					
	M&E Items					

Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
B.26	Wall Finish(es)	NOT ACCESSIBLE						
	Ceiling Finish							
	Floor Finish							
	Fixtures & Fittings							
	M&E Items							

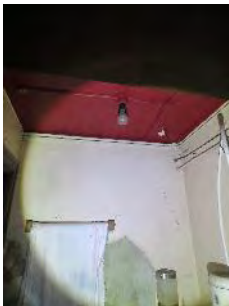
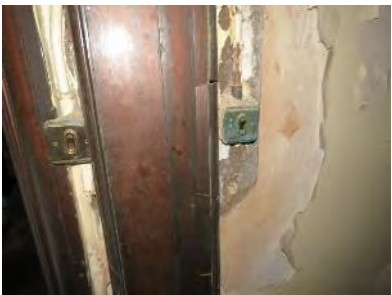
Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
B.27 Did not access, record made from LB 2017 report	Wall Finish(es)	Paint on brick	Low	Remove flaking paint				
	Ceiling Finish	Paint	Low	Remove flaking paint				
	Floor Finish	Paint	Low	Remove flaking paint				
	Fixtures & Fittings	Timber shelves	None	Remove				Remove: Timber shelves
	M&E Items	Cable Light	None None	Remove all				Remove: - Cable - Light

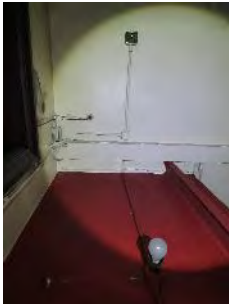
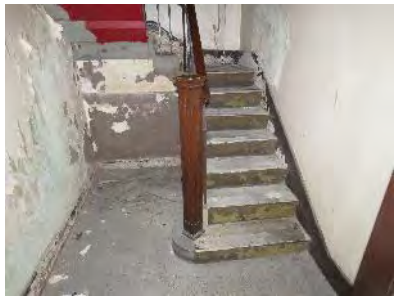
Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
B.28	Wall Finish(es)	Glazed Painted brick	High Low	Remove flaking paint				
	Ceiling Finish	Paint to concrete slab	Low	Remove flaking paint				
	Floor Finish	Paint to concrete slab and metal floor hatch.	Low	Remove flaking paint				
	Fixtures & Fittings	Concrete drainage channel Ventilation grill	Low Low	Retain all				
	M&E Items	Original pipes Modern lighting / conduit / cabling / switches and plug sockets/ fuse board Original ventilation ductwork Original hot air and	Low None Medium	Remove all Remove Retain original				Remove: - Original pipes - Modern lighting / conduit / cabling / switches and plug sockets/ fuse board - Original ventilation ductwork

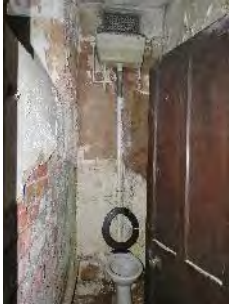
Room Reference	Element	Description	Significance	Removed or Retained	Photographs	Allied London Phase 1A Requirements
B.29	Wall Finish(es)				See B.28	
	Ceiling Finish					
	Floor Finish					
	Fixtures & Fittings					
	M&E Items					

Room Reference	Element	Description	Significance	Removed or Retained	Photographs	Allied London Phase 1A Requirements
B.30	Wall Finish(es)				See B.28	
	Ceiling Finish					
	Floor Finish					
	Fixtures & Fittings					
	M&E Items					

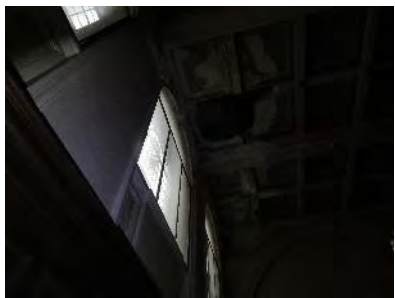
Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
B.31	Wall Finish(es)	Wallpaper	None	Remove				
	Ceiling Finish	Ceiling paper	None	Remove				
	Floor Finish	Wood block Glazed tiles	High Low	Retain				
	Fixtures & Fittings	Gas heater Coat hooks ventilation grill	None Low Low	Remove all retain ventilation grill.				Remove: - Gas heater - Coat hooks
	M&E Items	Modern ceiling light, cabling and ventilation control	None	Remove all				Remove: - Modern ceiling light, - cabling and ventilation control

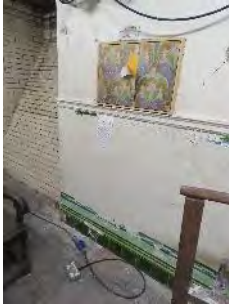
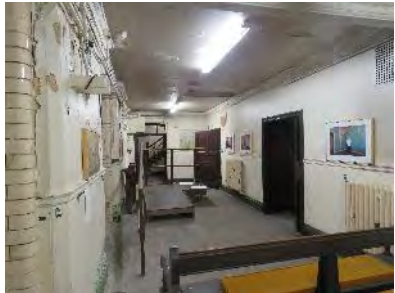
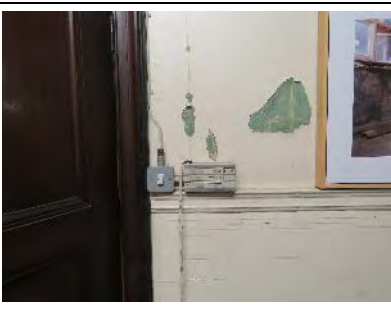
Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
B.32	Wall Finish(es)	Wallpaper Modern tiling around sink	None None	Remove Remove				
	Ceiling Finish	Ceiling plaster	None	Remove				
	Floor Finish	Clay red tiles	Low	Retain in situ				
	Fixtures & Fittings	Soap dispenser Towel rail Shelf	None	Remove all				Remove: • Soap dispenser • Towel rail • Shelf
	M&E Items	Pipes Toilet and sink Cistern Hot water unit Misc. electrical cables, switches and light Misc. pipes	Low None None None None None	Remove all				Remove: • Pipes • Toilet, sink & Cistern & Hot water unit • Misc. electrical cables, switches and light • Misc. pipes

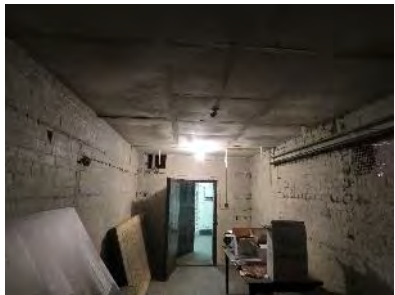
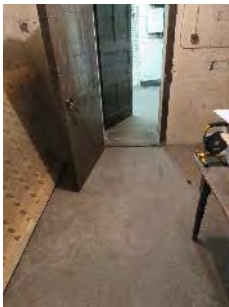
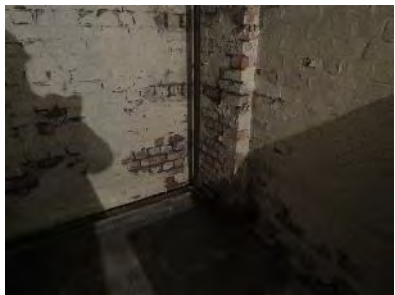
Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
B.33	Wall Finish(es)	Wallpaper	None	Remove				
	Ceiling Finish	Ceiling paper	None	Remove				
	Floor Finish	Terrazzo	High	Protect and retain				
	Fixtures & Fittings	Timber staircase balustrade	Medium	Retain				
	M&E Items	Ceiling light, switch, cables and timber conduit	Low / None	Remove all				Remove: Ceiling light, switch, cables and timber conduit

Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
B.34	Wall Finish(es)	Wallpaper on plaster	none	Remove wallpaper Approx. 16m2 of plaster to replace.				
	Ceiling Finish	Ceiling paper	None	Remove Approx. 4m2 of plaster to replace.				
	Floor Finish	Vinyl over concrete slab.	None	remove vinyl.				
	Fixtures & Fittings	Soap dispenser Towel rail Shelf Ventilation grill	None None None Low	Remove				Remove: • Soap dispenser • Towel rail • Shelf • Ventilation grill
	M&E Items	Pipes Toilet and sink Cistern Hot water unit Misc. electrical cables, switches and light Misc. pipes	Low None None None None None	Remove all retain ventilation grill				Remove: • Pipes, Toilet and sink & Cistern & Hot water unit • Misc. electrical cables, switches and light • Misc. pipes

Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
B.35	Wall Finish(es)	Wallpaper on plaster and glazed tiles.	No significance to wallpaper High significance of tiles.	Remove wallpaper. Retain tiles.				
	Ceiling Finish	Ceiling paper	None	Remove				
	Floor Finish	Carpet	None	Remove carpet				Remove: Carpet
	Fixtures & Fittings	Ventilation grill Modern mirror	Low None	Retain grill Remove mirror				Remove: - Ventilation grill - Modern mirror
	M&E Items	Radiator pipes Modern lights cabling, witches etc. Gas heater	None	Remove all				Remove: - Radiator pipes - Modern lights cabling, witches etc. - Gas heater

Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
B.36	Wall Finish(es)	Timber panelling and painted plaster.	High significance of timber panelling Low significance to painted plaster.	Approximately 5m2 of plaster to replace.				
	Ceiling Finish	Painted plaster	Medium	Remove flaking paint in order to re-decorate. Approximately 8m2 of defective plaster.				
	Floor Finish	Timber wood block flooring and raised timber stalls with vinyl over.	High None	Remove vinyl cover.				
	Fixtures & Fittings	Original stalls Ventilation grilles Secondary glazing	High Medium None	Remove secondary glazing				
	M&E Items	2no. Original ceiling lights 2no light fixtures to coroners bench Cast iron pipes and radiators	High High Medium	Retain all	  			

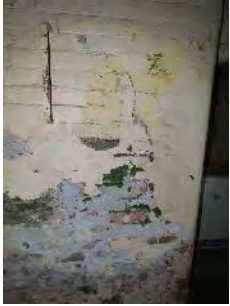
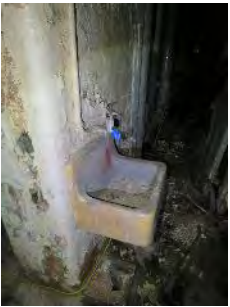
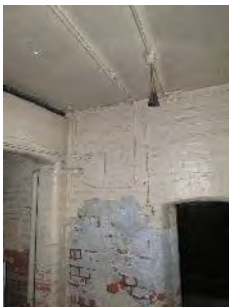
Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
B.37	Wall Finish(es)	Painted wall tiles Glazed bricks Wallpaper to plaster	High High None	Remove flaking paint from wall tiles Retain glazed bricks Remove wallpaper to plaster, approx. 8m2 of defective plaster.				
	Ceiling Finish	Ceiling paper	None	Remove Approx. 4m2 of plaster to replace.				
	Floor Finish	Terrazzo	High	Protect and retain				
	Fixtures & Fittings	Benches Ventilation grill Ladies Room sign	Medium Low Medium	Retain all				
	M&E Items	Vent-Axia control Modern lighting Misc. cabling, distribution board and incoming mains Original cast iron radiators and pipes	None None Medium	Remove Vent-Axia control Remove redundant cabling Retain everything else				Remove: - Vent-Axia control - redundant cabling

Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
B.38	Wall Finish(es)	Painted Bricks	Low	Remove flaking paint				
	Ceiling Finish	MDF type board, painted	None	Remove				Remove: MDF type board, painted
	Floor Finish	Exposed Concrete	N/A	N/A				
	Fixtures & Fittings	Ventilation grill	Low	Retain				Remove: Non original loose furniture and items
	M&E Items	Heating pipes Misc. cabling, light and light switch	Low None	Remove all				Remove: - Heating pipes - Misc. cabling, light and light switch

Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
B.39	Wall Finish(es)	Glazed and painted bricks	High Low	Remove flaking paint				
	Ceiling Finish	Paint to concrete slab	low	remove				
	Floor Finish	Exposed Concrete	N/A	N/A				
	Fixtures & Fittings	Wall brackets	None	Remove				Remove: Wall brackets
	M&E Items	Cistern Pipes Ductwork Misc. electrical items	Low / None	Remove all				Remove: - Cistern - Pipes - Ductwork - Misc. electrical items

Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
B.40	Wall Finish(es)	Painted Bricks	Low	Remove flaking paint				
	Ceiling Finish	Paint to concrete slab	low	remove				
	Floor Finish	Exposed Concrete	N/A	N/A				
	Fixtures & Fittings							
	M&E Items	Modern boiler	None	Remove boiler and modern pipes				Remove: Boiler and modern pipes

Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
B.41	Wall Finish(es)	Glazed brick and painted tiles	High High	Retain all but Remove flaking paint to tiles.				
	Ceiling Finish	Paint	Low	Remove flaking paint				
	Floor Finish	Terrazzo	High	Protect and retain				
	Fixtures & Fittings	Coat hooks	Low	Retain				
	M&E Items	pipes and incoming gas meter Misc. cabling, light and original switch Heating pipes	Low None Low	Remove all				Remove: • pipes and incoming gas meter • Misc. cabling, light and original switch • Heating pipes

Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
B.42	Wall Finish(es)	Glazed and painted bricks	High Low	Remove flaking paint				
	Ceiling Finish	Paint to concrete slab	Low	Remove flaking paint				
	Floor Finish	Vinyl over concrete slab.	None	Remove vinyl				
	Fixtures & Fittings	Metal wall brackets Sink Cooking unit	None	Remove				Remove: • Metal wall brackets • Sink • Cooking unit
	M&E Items	Misc. conduit, cabling and lights Misc. pipes	Low Low / None	Remove all				Remove: • Misc. conduit, cabling and lights • Misc. pipes

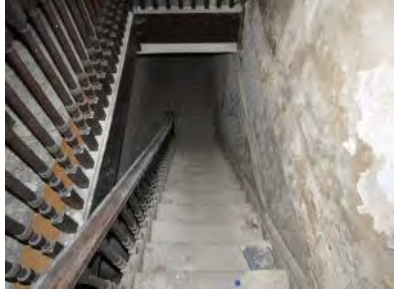
Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
B.43	Wall Finish(es)	Glazed brick	High	Retain in situ				
	Ceiling Finish	Pavement lights	N/A	N/A				
	Floor Finish	Exposed concrete	N/A	N/A				
	Fixtures & Fittings							
	M&E Items							

Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
B.44	Wall Finish(es)	Paint on glazed brick	None / High	Remove paint and retain glazed bricks				
	Ceiling Finish	Paint	None	Remove flaking paint	 			
	Floor Finish	Exposed concrete	N/A	N/A				
	Fixtures & Fittings	Toilet roll holder WC Sink Metal security bars	None None None Low	Remove Remove Remove Retain				Remove: - Toilet roll holder - WC - Sink - Metal security bars
	M&E Items	Water pipes Waste pipes Heating pipes Switches Conduit Light Hot water heater	None None Low None None None None	Remove all	 			Remove: - Water pipes - Waste pipes - Heating pipes - Switches - Conduit - Light - Hot water heater

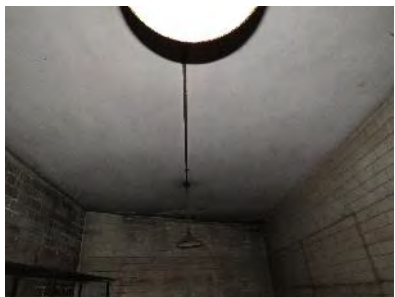
Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
B.45	Wall Finish(es)	Paint on glazed brick	None / High	Remove paint and retain glazed bricks				
	Ceiling Finish	Paint	None	Remove flaking paint Approx. 2m2 of plaster missing				
	Floor Finish	Exposed concrete	N/A	N/A				
	Fixtures & Fittings	Toilet roll holder WC Sink Metal security bars Timber board and hooks	None None None Low None	Remove Remove Remove Retain Remove				Remove: - Toilet roll holder - WC - Sink - Metal security bars - Timber board and hooks
	M&E Items	Water pipes Waste pipes Heating pipes Switches Conduit Light Hot water heater	None None Low None None None None	Remove all				Remove: - Water pipes - Waste pipes - Heating pipes - Switches - Conduit - Light - Hot water heater

Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
B.46	Wall Finish(es)	Paint on brick	Low	Remove flaking paint				
	Ceiling Finish	Paint	Low	Remove flaking paint				
	Floor Finish	Exposed concrete	N/A	N/A				
	Fixtures & Fittings	Timber board	None	Remove				Remove: Timber Board
	M&E Items	Generator Misc. pipes Switch Misc. cables Conduit Misc. electrical items	None None None None Low	Remove all				Remove: - Generator - Misc. pipes - Switch - Misc. cables - Conduit - Misc. electrical items

Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
B.47	Wall Finish(es)	Paint on brick	Low	Remove flaking paint				
	Ceiling Finish	Paint	Low	Remove flaking paint				
	Floor Finish	Exposed concrete	N/A	N/A				
	Fixtures & Fittings	Brick supporting walls	None	Remove				
	M&E Items	Oil tank Misc. pipework Conduit	Low Low None	Remove all				Remove: - Oil tank - Misc. pipework - Conduit

Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
B.48	Wall Finish(es)	Paint on glazed brick	None / High	Remove paint and retain glazed brick				
	Ceiling Finish	Paint	Low	Remove flaking paint				
	Floor Finish	Exposed concrete	N/A	N/A				
	Fixtures & Fittings	Stair and balustrade Original timber board and hooks Fire extinguisher bracket	High Low Low	Retain Retain Remove				Remove: Fire extinguisher bracket
	M&E Items	Misc. heating pipes Misc. water pipes Modern switch Conduit Light	Low Low None None None	Remove all				Remove: - Misc. heating pipes - Misc. water pipes - Modern switch - Conduit - Light

Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
B.49	Wall Finish(es)	Paint on glazed brick	None / High	Remove paint and retain glazed brick				
	Ceiling Finish	Paint	Low	Remove flaking paint				
	Floor Finish	Exposed concrete	N/A	N/A				
	Fixtures & Fittings	Timber shelf Timber board Safe Door	None None High	Remove Remove Retain				Remove: • Timber shelf • Timber board
	M&E Items	Incoming mains electricity Misc. electrical items Misc. cables Conduit Switches Light Misc. heating pipes	None Low None None None None Low	Remove all				Remove: • Incoming mains electricity • Misc. electrical items • Misc. cables, Conduit & Switches & Light & Misc. heating pipes

Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
B.50	Wall Finish(es)	Glazed bricks	High	Retain				
	Ceiling Finish	Paint	Low	Remove flaking paint				
	Floor Finish	Exposed concrete	N/A	N/A				
	Fixtures & Fittings	Original shelving Original Safe Metal bar door	High High Medium	Retain Retain Retain				
	M&E Items	Early switch Conduit Original Light	Low Low Medium	Retain Retain Retain				

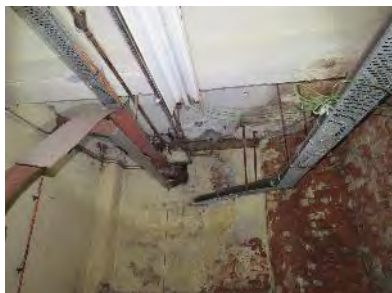
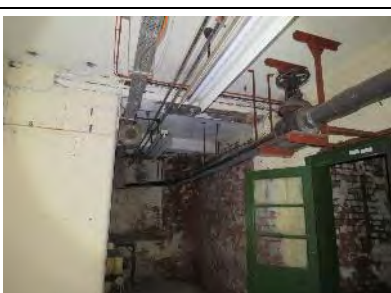
Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
B.51	Wall Finish(es)	Painted brick Glazed brick	Low High	Remove flaking paint Retain				
	Ceiling Finish	Paint	Low	Remove flaking paint				
	Floor Finish	Exposed concrete	N/A	N/A				
	Fixtures & Fittings	Fixed Cupboards Shelves Sink and stand	Low Low Low	Remove Remove Remove				Remove: - Fixed Cupboards - Shelves - Sink and stand
	M&E Items	Switch Conduit Water pipes Plug sockets	None None None None	Remove all				Remove: - Switch - Conduit - Water pipes - Plug sockets

Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
B.52	Wall Finish(es)	Painted brick Glazed brick	Low High	Remove flaking paint Retain				
	Ceiling Finish	Paint	Low	Remove flaking paint				
	Floor Finish	Exposed concrete	N/A	N/A				
	Fixtures & Fittings	Timber block	None	Remove				Remove: Timber block
	M&E Items	Light switch Conduit Light Heating pipe Water pipe Fusebox Plug socket Electric radiator	None None None Low Low None None None	Remove all				Remove: - Light switch & Conduit & Light - Heating pipe & Water pipe - Fusebox & Plug socket - Electric radiator

Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
B.53	Wall Finish(es)	Painted Bricks	Low	Remove flaking paint				
	Ceiling Finish	Paint to concrete slab	Low	Remove flaking paint				
	Floor Finish	Paint to concrete slab	Low	Remove flaking paint				
	Fixtures & Fittings	Timber battens to wall	None	Remove all				Remove: Timber battens to wall
	M&E Items	Electrical cables and tray Waste pipes Switch, conduit and light	None	Remove all				Remove: - Electrical cables and tray - Waste pipes - Switch, conduit and light

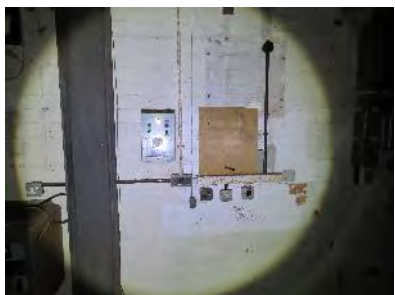
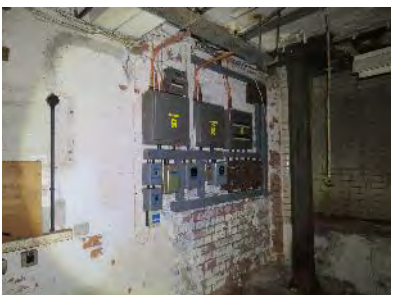
Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
B.54	Wall Finish(es)	Painted Bricks	Low	Remove flaking paint				
	Ceiling Finish	Paint to concrete slab	Low	Remove flaking paint				
	Floor Finish	Paint to concrete slab	Low	Remove flaking paint				
	Fixtures & Fittings	Remnants of shelving	Low	Remove all				Remove: Remnants of shelving
	M&E Items	Heating pipes Modern lights, conduit, cabling and switch	Low None	Remove all modern electrical items				Remove: - Heating pipes - Modern lights, conduit, cabling and switch

Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
B.55	Wall Finish(es)	Painted Bricks	Low	Remove flaking paint				
	Ceiling Finish	Paint to concrete slab	Low	Remove flaking paint				
	Floor Finish	Paint to concrete slab	Low	Remove flaking paint				
	Fixtures & Fittings	Remnants of shelving	Low	Remove all				Remove: Remnants of shelving
	M&E Items	Modern lights, conduit, cabling and switch	None	Remove all modern electrical items				Remove: Modern lights, conduit, cabling and switch

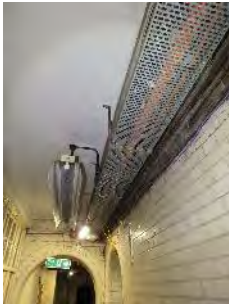
Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
B.56	Wall Finish(es)	Painted Bricks	Low	Remove flaking paint				
	Ceiling Finish	Paint to concrete slab	Low	Remove flaking paint				
	Floor Finish	Paint to concrete slab	Low	Remove flaking paint				
	Fixtures & Fittings	Danger High Voltage Sign Timber frame to wall	Low None	Relocate sign Remove timber frame				Remove: Timber frame to wall
	M&E Items	Diesel generator Incoming mains water and pipes Misc. cabling, tray, conduit, lighting and switches Plug sockets	Low None None	Remove diesel generator Remove all redundant cabling, conduit, modern lights and tray				Remove: - Diesel generator - Incoming mains water and pipes - Misc. cabling, tray, conduit, lighting and switches, Plug sockets

Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
B.57	Wall Finish(es)	MDF type board over brick and glazed brick	No significance of boarding High significance to glazed brick	Remove timber boarding				
	Ceiling Finish	MDF type board, painted	None	Remove				Remove: MDF type board, painted
	Floor Finish	Floor tile	None	Remove				
	Fixtures & Fittings							
	M&E Items	Phone distribution panels Ventilation unit Light switch, cabling, conduit and modern lights	Low Low None	Remove all				Remove: - Phone distribution panels - Ventilation unit - Light switch, cabling, conduit and modern lights

Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
B.58	Wall Finish(es)	Glazed and painted brick	High Low	Remove flaking paint				
	Ceiling Finish	Paint to concrete slab	Low	Remove flaking paint				
	Floor Finish	Paint to concrete slab	Low	Remove flaking paint				
	Fixtures & Fittings	Racking for batteries	None	Remove				Remove: Racking for batteries
	M&E Items	Batteries Switches, sockets and distribution board	None None	Remove				Remove: - Batteries - Switches, sockets and distribution board

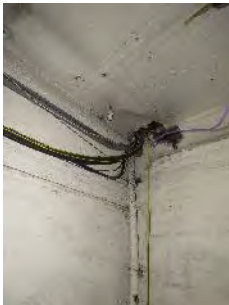
Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
B.59	Wall Finish(es)	Glazed and painted brick	High Low	Remove flaking paint				
	Ceiling Finish	Paint to concrete slab	Low	Remove flaking paint				
	Floor Finish	Floor tile	None	Remove				
	Fixtures & Fittings	Wall mounted timber cupboard	None	Remove				Remove: Wall mounted timber cupboard
	M&E Items	Misc. cables, modern lighting, switches, sockets, distribution board	Low / None	Remove all				Remove: Misc. cables, modern lighting, switches, sockets, distribution board

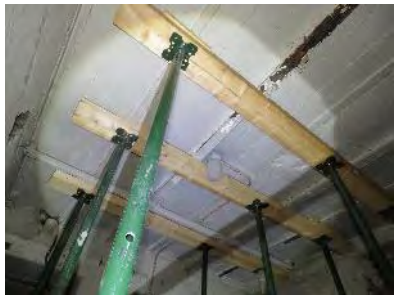
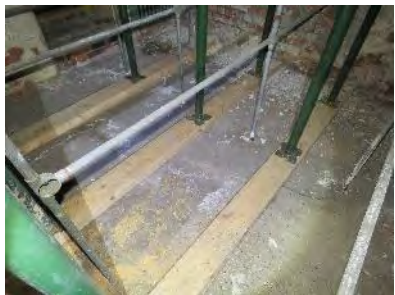
Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
B.60	Wall Finish(es)	Glazed brick and timber glazed panels	High High	Retain in situ				
	Ceiling Finish	Paint to concrete slab	low	remove				
	Floor Finish	Paint to concrete slab	Low	Remove flaking paint				
	Fixtures & Fittings	Urinals W.C. Brackets	Medium Low None	Retain Urinals Remove WC and brackets				Remove: • WC • brackets
	M&E Items	Misc. pipes and electrical items to ceiling and walls	Low / None	Remove all redundant items				Remove: • Misc. pipes and electrical items to ceiling and walls

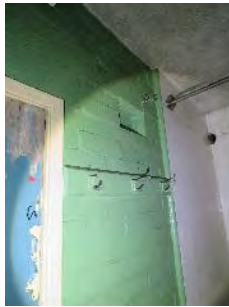
Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
B.61	Wall Finish(es)	Glazed brick and timber glazed panels	High High	Retain in situ				
	Ceiling Finish	Paint to concrete slab	Low	Remove flaking paint				
	Floor Finish	Paint to concrete slab	Low	Remove flaking paint				
	Fixtures & Fittings	Fire alarm bell	Low	Retain				
	M&E Items	Heating pipes and modern electrical items to ceiling and walls	Low / None	Remove all redundant items				Remove: Heating pipes and modern electrical items to ceiling and walls

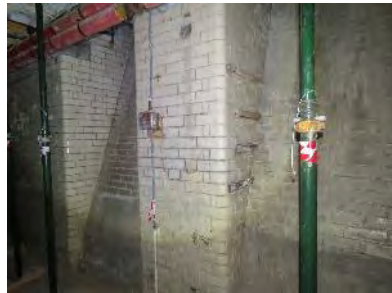
Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
B.62	Wall Finish(es)	NOT ACCESSIBLE						
	Ceiling Finish							
	Floor Finish							
	Fixtures & Fittings							
	M&E Items							

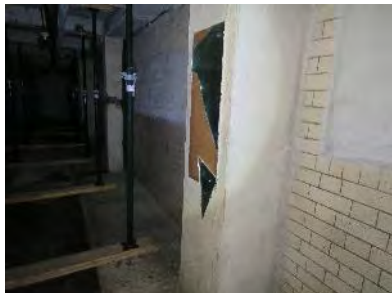
Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
B.63	Wall Finish(es)	Glazed brick and timber glazed panels	High High	Retain				
	Ceiling Finish	Paint to concrete slab	Low	Remove flaking paint				
	Floor Finish	Paint to concrete slab	Low	Remove flaking paint				
	Fixtures & Fittings							
	M&E Items	Heating pipes and modern electrical items to ceiling and walls	Low / None	Remove all redundant items				Remove: Heating pipes and modern electrical items to ceiling and walls

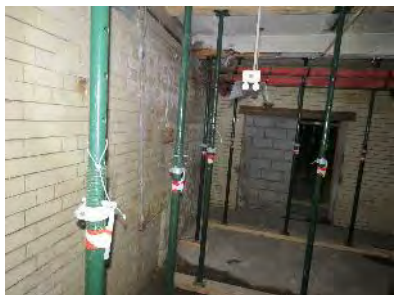
Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
B.64	Wall Finish(es)	Glazed brick Glazed timber screen	High High	Retain				
	Ceiling Finish	Paint to concrete slab	Low	Remove flaking paint				
	Floor Finish	Paint to concrete slab	Low	Remove flaking paint				
	Fixtures & Fittings							
	M&E Items	Heating pipes and modern electrical items to ceiling and walls	Low / None	Remove all redundant items				Remove: Heating pipes and modern electrical items to ceiling and walls

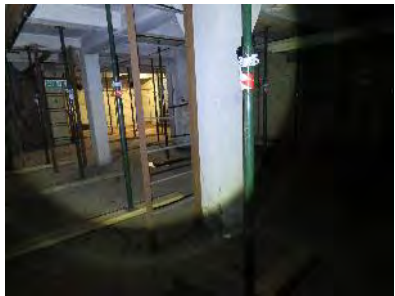
Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
B.65	Wall Finish(es)	Glazed and painted brick	High Low	Remove flaking paint				
	Ceiling Finish	Paint to concrete slab	Low	Remove flaking paint				
	Floor Finish	Exposed concrete	N/A	N/A				
	Fixtures & Fittings	Racking for equipment Coat hooks	Low Low	Remove all				Remove: - Racking for equipment - Coat hooks
	M&E Items	Misc. pipes and conduit / cabling	None	Remove all				Remove: Misc. pipes and conduit / cabling

Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
B.66	Wall Finish(es)	Glazed brick painted Painted brick	High Low	Remove flaking paint				
	Ceiling Finish	Paint to concrete slab	Low	Remove flaking paint	 			
	Floor Finish	Clay red tiles	Low	Retain in situ				
	Fixtures & Fittings	Urinals Showers Hooks	Low None Low	Retain urinals / relocate Remove all others	  			Remove: • Urinals • Showers • Hooks
	M&E Items	Misc. conduit, cabling, switches, shaving power Misc. pipes Shower tap Ventilation ductwork	None None None None	Remove all				Remove: • Misc. conduit, cabling, switches, shaving power • Misc. pipes • Shower tap • Ventilation ductwork

Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
B.67	Wall Finish(es)	Glazed and painted brick	High Low	Remove flaking paint				
	Ceiling Finish	Paint to concrete slab	low	Remove flaking paint				
	Floor Finish	Exposed concrete	N/A	N/A				
	Fixtures & Fittings	Timber battens to walls	None	Remove all				Remove: Timber battens to walls
	M&E Items	Misc. lighting, distribution boards, conduit, cabling and switches Misc. pipes	Low / None	Remove All				Remove: - Misc. lighting, distribution boards, conduit, cabling and switches - Misc. pipes

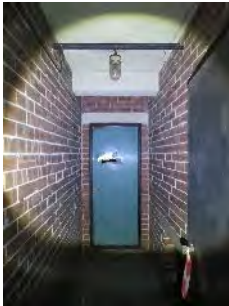
Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
B.68	Wall Finish(es)	Glazed and painted brick	High Low	Remove flaking paint				
	Ceiling Finish	Paint to concrete slab	low	Remove flaking paint				
	Floor Finish	Exposed concrete	N/A	N/A				
	Fixtures & Fittings	Timber battens to walls 2no. Mirrors	None None	Remove all				Remove: • Timber battens to walls • 2no. Mirrors
	M&E Items	Misc. lighting, distribution boardas, conduit, cabling and switches Misc. pipes	Low / None Low	Remove All				Remove: • Misc. lighting, distribution boardas, conduit, cabling and switches • Misc. pipes

Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
B.69	Wall Finish(es)	Glazed brick Painted brick	High Low	Remove flaking paint				
	Ceiling Finish	Paint to concrete slab	Low	Remove flaking paint				
	Floor Finish	Exposed concrete	N/A	N/A				
	Fixtures & Fittings	Timber battens to walls	None	Remove all				Remove: Timber battens to walls
	M&E Items	Misc. lighting, distribution boardas, conduit, cabling and switches Misc. pipes	Low / None	Remove All				Remove: - Misc. lighting, distribution boardas, conduit, cabling and switches - Misc. pipes

Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
B.70	Wall Finish(es)	Glazed and painted brick	High Low	Remove flaking paint				
	Ceiling Finish	Paint to concrete slab	Low	Remove flaking paint				
	Floor Finish	Exposed concrete	N/A	N/A				
	Fixtures & Fittings	Timber battens to walls Timber and steel racking	None Low	Relocate racking Remove all other items	 			Remove: - Timber battens to walls - Timber and steel racking
	M&E Items	Misc. lighting, distribution boards, conduit, cabling and switches Misc. pipes	None Low	Remove All				Remove: - Misc. lighting, distribution boards, conduit, cabling and switches - Misc. pipes

Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
B.71	Wall Finish(es)	Glazed brick Exposed brick	High N/A	Retain glazed bricks				
	Ceiling Finish	Paint to concrete slab	low	Remove flaking paint				
	Floor Finish	Exposed concrete	N/A	N/A				
	Fixtures & Fittings	Door and item hung to ceiling	Low / None	Remove item to ceiling				Remove: Door and item hung to ceiling
	M&E Items	Misc. pipes	Low	Remove				Remove: Misc. pipes

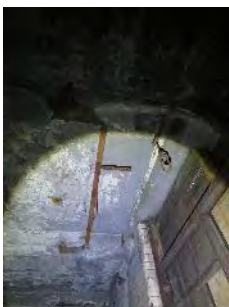
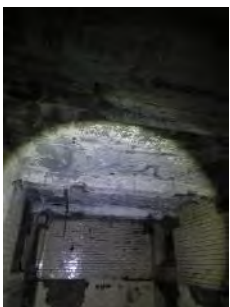
Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
B.72	Wall Finish(es)	Glazed and exposed brick	High N/A	Retain glazed bricks				
	Ceiling Finish	Paint to concrete slab	low	Remove flaking paint				
	Floor Finish	Exposed concrete	N/A	N/A				
	Fixtures & Fittings							
	M&E Items	Misc. pipes and electrical items	Low / None	Remove all				Remove: Misc. pipes and electrical items

Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
B.73	Wall Finish(es)	Exposed brick	N/A	N/A				
	Ceiling Finish	Paint to concrete slab	low	Remove flaking paint				
	Floor Finish	Exposed concrete	N/A	N/A				
	Fixtures & Fittings							
	M&E Items	Pipe, conduit, cable and light	None	Remove all				Remove: Pipe, conduit, cable and light

Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
B.74	Wall Finish(es)	Glazed brick Painted brick Exposed brick	High Low N/A	Remove flaking paint				
	Ceiling Finish	Exposed concrete	N/A	N/A				
	Floor Finish	Exposed concrete	N/A	N/A				
	Fixtures & Fittings							
	M&E Items	Ventilation unit and ductwork Misc. electrical cables, tray, lighting Misc. pipes and thermostat	Low / None None Low / none	Remove all				Remove: - Ventilation unit and ductwork - Misc. electrical cables, tray, lighting - Misc. pipes and thermostat

Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
B.75	Wall Finish(es)	Glazed brick Painted brick Exposed brick	High Low N/A	Remove flaking paint				
	Ceiling Finish	Paint to concrete slab	low	Remove flaking paint				
	Floor Finish	Exposed concrete	N/A	N/A				
	Fixtures & Fittings	Brick walls	Medium	Remove / retain?				Remove: Brick walls if non structural
	M&E Items	Misc. pipes and cabling	Low / none	Remove all				Remove: Misc. pipes and cabling

Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
B.76	Wall Finish(es)	Glazed and exposed brick	High N/A	Retain glazed bricks				
	Ceiling Finish	Paint to concrete slab	low	Remove flaking paint				
	Floor Finish	Exposed concrete	N/A	N/A				
	Fixtures & Fittings							
	M&E Items	pipes Lighting and cables / conduit / tray / switch	Low None	Remove all				Remove: - Pipes - Lighting and cables / conduit / tray / switch

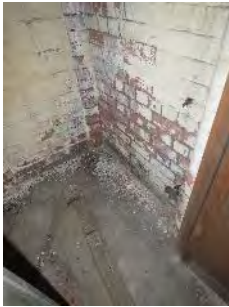
Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
B.77	Wall Finish(es)	Glazed brick Painted brick Timber glazed screen	High Low High	Remove flaking paint from bricks				
	Ceiling Finish	Paint to concrete slab	Low	Remove flaking paint				
	Floor Finish	Paint to concrete slab	Low	Remove flaking paint				
	Fixtures & Fittings	Metal box fixed to wall	None	Remove				Remove: Metal box fixed to wall
	M&E Items	Misc. pipes	None	Remove				Remove: Misc. pipes

Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
B.78	Wall Finish(es)	DID NOT ACCESS						
	Ceiling Finish							
	Floor Finish							
	Fixtures & Fittings							
	M&E Items							

Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
B.79	Wall Finish(es)	DID NOT ACCESS						
	Ceiling Finish							
	Floor Finish							
	Fixtures & Fittings							
	M&E Items							

Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
B.80	Wall Finish(es)	Painted Bricks	Low	Remove flaking paint				
	Ceiling Finish	Painted concrete	Low	Remove flaking paint				
	Floor Finish	Exposed concrete	N/A	N/A				
	Fixtures & Fittings							
	M&E Items	Misc. pipe, metal brackets, timbers for services in riser cupboard	None	Remove all				Remove: Misc. pipe, metal brackets, timbers for services in riser cupboard

Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
B.81	Wall Finish(es)	Glazed brick	High	Retain				
	Ceiling Finish	Paint	Low	Remove flaking paint				
	Floor Finish	Exposed concrete	N/A	N/A				
	Fixtures & Fittings	Brackets to ceiling Timber boards Cistern brackets	None None None	Remove Remove Remove				Remove: - Brackets to ceiling - Timber boards - Cistern brackets
	M&E Items	Water pipe Hot water unit Light Conduit Misc. electrical items	None None None None None	Remove all				Remove: - Water pipe - Hot water unit - Light - Conduit - Misc. electrical items

Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
B.82	Wall Finish(es)	Painted brick	Low	Remove flaking paint				
	Ceiling Finish	Paint	Low	Remove flaking paint				
	Floor Finish	Exposed concrete	N/A	N/A				
	Fixtures & Fittings	Ventilation surround	None	Remove				Remove: Ventilation surround
	M&E Items	Tap Conduit Misc. cable	Low None None	Remove all				Remove: - Tap - Conduit - Misc. cable

Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
B.83	Wall Finish(es)							
	Ceiling Finish							
	Floor Finish							
	Fixtures & Fittings							
	M&E Items							

Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
B.84	Wall Finish(es)	Glazed Brick	High	Retain				
	Ceiling Finish	Exposed concrete	N/A	N/A				
	Floor Finish	Exposed concrete	N/A	N/A				
	Fixtures & Fittings	Metal racking	Low	Remove				Remove: • Metal racking
	M&E Items	Ventilation unit Misc. pipes Misc. electrical item and cable Conduit	None Low None None	Remove				Remove: • Ventilation unit • Misc. pipes • Misc. electrical item and cable • Conduit

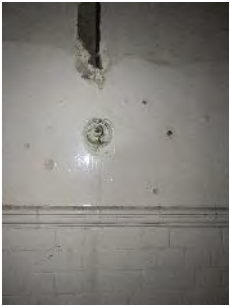
Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
B.85	Wall Finish(es)							
	Ceiling Finish							
	Floor Finish							
	Fixtures & Fittings							
	M&E Items							

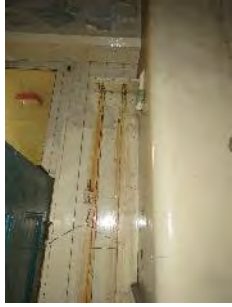
Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
B.86	Wall Finish(es)	Glazed brick	High	Retain				
	Ceiling Finish	Exposed Concrete	N/A	N/A				
	Floor Finish	Exposed Concrete	N/A	N/A				
	Fixtures & Fittings							
	M&E Items	Misc. pipes	Low	Remove				Remove: Misc. pipes

GROUND FLOOR – ROOM SCHEDULE

Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
0.1	Wall Finish(es)	Glazed bricks	High	Retain				
	Ceiling Finish	Timber panelling, partially removed to allow for structural propping.	High	Retain / Reinstate				
	Floor Finish	Herringbone brick Concrete Timber sleepers	High N/A Low	Retain brick Retain concrete Remove timber				
	Fixtures & Fittings	Sliding door Timber battening to walls	High None	Retain Remove timber battens				Remove: Timber battening to walls
	M&E Items	Misc. electrical items including modern light fixtures Heating pipes and radiators	Low / None Medium	Remove all redundant items Retain radiators for re-use.				Remove: - Misc. electrical items including modern light fixtures - Heating pipes

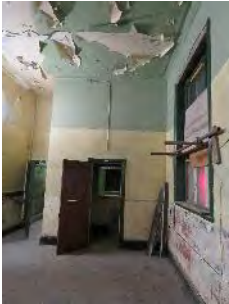
Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
0.2	Wall Finish(es)	Glazed bricks Wallpaper and paint to plaster Timber panelling	High None / Low None	Retain Remove wallpaper and flaking paint Remove panelling				Remove: Timber panelling
	Ceiling Finish	Painted	Low	Remove flaking paint				
	Floor Finish	Wood block has been removed Glazed tiles to hearth	High High	Reinstate Wood block Retain tiles				
	Fixtures & Fittings	2no. gas lamp to wall Ventilation grill	Low Low	See phase two proposals.				
	M&E Items	Gas pipe Light switch and conduit.	Low Low	Remove all Redundant M&E items				Remove: - Gas pipe - Light switch and conduit.

Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
0.3	Wall Finish(es)	Glazed brick painted Painted paper on plaster Plyboard to entrance Timber panelling with glazing	High Low None High	Retain Remove Remove Retain				Remove: Plyboard to entrance
	Ceiling Finish	Ceiling paper on plaster.	None	Approximately 6m2 of lost plaster				
	Floor Finish	Vinyl over Wood block	None / High	Remove vinyl				
	Fixtures & Fittings	Ventilation grill Brick hearth 1no. gas lamp fixture	Medium None Low	Remove brick hearth				Remove: Brick hearth
	M&E Items	Gas pipes Misc. modern light switch, conduit and light	Low None	Remove all				Remove: - Gas pipes - Misc. modern light switch, conduit and light

Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
0.4	Wall Finish(es)	Glazed bricks Timber and glazed panel Wallpaper with paint below	High High Low / High	Retain bricks 3m2 of defective plaster above window Remove wallpaper, retain paint with original stencil work				
	Ceiling Finish	Ceiling paper on plaster	None	Remove				
	Floor Finish	Wood block has been removed Glazed tiles to hearth	High High	Retain Retain				
	Fixtures & Fittings	Ventilation grill 1no. Gas lamp fixture Shelf and hook.	Low Low None	Retain Retain Remove				Remove: Shelf and hook.
	M&E Items	Modern light, conduit and switch.	None	Remove				Remove: Modern light, conduit and switch.

Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
0.5	Wall Finish(es)	Painted plaster	None	Remove flaking paint				
	Ceiling Finish	Painted concrete	None	Remove flaking paint				
	Floor Finish	Wood block flooring	High	Retain				
	Fixtures & Fittings	Coat rail Iron panel and glazed window boarding	Low High / Low	Remove Retain				Remove: Coat rail
	M&E Items	Misc. electrical wiring, conduit, light Telephone junction box	Low None	Remove all				Remove: - Misc. electrical wiring, conduit, light - Telephone junction box

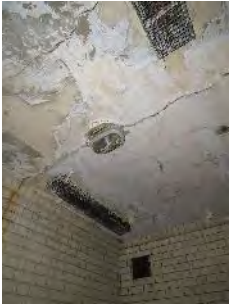
Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
0.6	Wall Finish(es)	Wallpaper Paint	None None	Remove Remove flaking paint				
	Ceiling Finish	Ceiling paper	None	Remove				
	Floor Finish	Wood block	High	Retain				
	Fixtures & Fittings	Glazed surface counter window Shelving Timber battens	None High None	Remove Retain Remove				Remove: - Glazed surface counter window - Timber battens
	M&E Items	Gas pipe Modern light, conduit, cabling, switch and socket Telephone wire	Low None None	Remove all				Remove: - Gas pipe - Modern light, conduit, cabling, switch and socket - Telephone wire

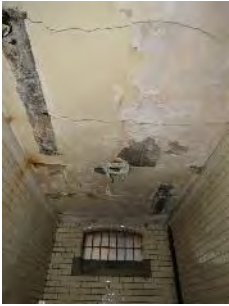
Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
0.7	Wall Finish(es)	Wallpaper Wall boarding	None None	Remove all				Remove: • Wall boarding
	Ceiling Finish	Ceiling paper	None	Remove				
	Floor Finish	Wood block	High	Retain				
	Fixtures & Fittings	Fireplace surround Ventilation grill Cell signalling box	Low Low High	Retain Retain Retain				
	M&E Items	Misc. conduit and junction boxes Heating pipe Gas pipe	Non Low Low	Remove all				Remove: • Misc. conduit and junction boxes • Heating pipe • Gas pipe

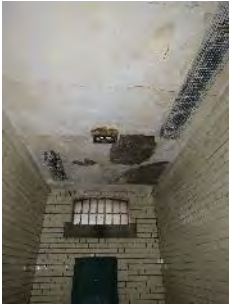
Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
0.8	Wall Finish(es)	Wallpaper	None	Remove				
	Ceiling Finish	Paint	None	Remove				
	Floor Finish	Wood block	High	Retain				
	Fixtures & Fittings	Timber screen and counter Timber brackets Ventilation grill Gas lamp fixture	High None Low Low	Retain Remove Retain Retain				Remove: Timber brackets
	M&E Items	Misc. modern light, conduit, cabling and switch	Low / None	Remove all				Remove: Misc. modern light, conduit, cabling and switch

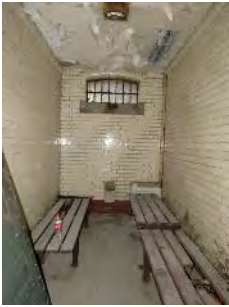
Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
0.9	Wall Finish(es)	Wallpaper Modern white glazed tile	None None	Remove all				Remove: Modern white tile
	Ceiling Finish	Painted lath and plaster	Low	90% of ceiling has been removed				Remove: Remove final 10% of ceiling if accessible without scaffold.
	Floor Finish	Red clay tile	Low	Retain				
	Fixtures & Fittings	Timber cupboard Gas lamp fixture Timber rail and brackets	None Low None	Remove Retain Remove				Remove: - Timber cupboard - Timber rail and brackets
	M&E Items	Water pipes Heating pipes Misc. modern light, conduit, switch and socket	None Low None	Remove all				Remove: - Water pipes - Heating pipes - Misc. modern light, conduit, switch and socket

Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
0.10	Wall Finish(es)	Glazed bricks	High	Retain				
	Ceiling Finish	Painted concrete	Low	Remove flaking paint				
	Floor Finish	Exposed concrete	N/A	N/A				
	Fixtures & Fittings	2no metal and timber cell benches Ventilation grill Patress plate WC	High Low Low Low	Retain in situ Retain Retain Remove				Remove: • WC
	M&E Items	Modern lighting	None	Remove				Remove: • Modern lighting

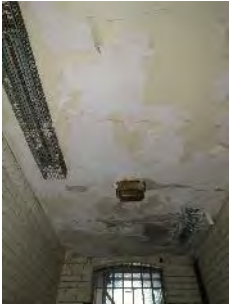
Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
0.11	Wall Finish(es)	Glazed bricks	High	Retain				
	Ceiling Finish	Painted concrete	Low	Remove flaking paint				
	Floor Finish	Exposed concrete	N/A	N/A				
	Fixtures & Fittings	2no metal and timber cell benches Ventilation grill WC	High Low Low	Retain in situ Retain Remove				Remove: • WC
	M&E Items	Modern lighting	None	Remove				Remove: • Modern lighting

Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
0.12	Wall Finish(es)	Glazed bricks	High	Retain				
	Ceiling Finish	Painted concrete	Low	Remove flaking paint				
	Floor Finish	Exposed concrete	N/A	N/A				
	Fixtures & Fittings	2no metal and timber cell benches Ventilation grill WC	High Low Low	Retain in situ Retain Remove				Remove: • WC
	M&E Items	Modern lighting	None	Remove				Remove: • Modern lighting

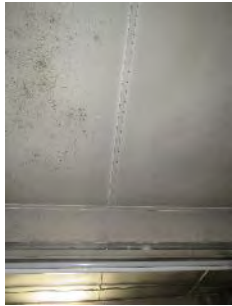
Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
0.13	Wall Finish(es)	Glazed bricks	High	Retain				
	Ceiling Finish	Painted concrete	Low	Remove flaking paint				
	Floor Finish	Exposed concrete	N/A	N/A				
	Fixtures & Fittings	2no metal and timber cell benches Ventilation grill WC	High Low Low	Retain in situ Retain Remove				Remove: • WC
	M&E Items	Modern lighting	None	Remove				Remove: • Modern lighting

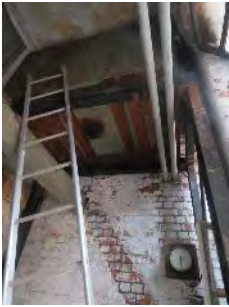
Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
0.14	Wall Finish(es)	Glazed bricks	High	Retain				
	Ceiling Finish	Painted concrete	Low	Remove flaking paint				
	Floor Finish	Exposed concrete	N/A	N/A				
	Fixtures & Fittings	2no metal and timber cell benches Ventilation grill WC	High Low Low	Retain in situ Retain Remove				Remove: • WC
	M&E Items	Modern lighting	None	Remove				Remove: • Modern lighting

Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
0.15	Wall Finish(es)	Glazed bricks	High	Retain				
	Ceiling Finish	Painted concrete	Low	Remove flaking paint				
	Floor Finish	Exposed concrete	N/A	N/A				
	Fixtures & Fittings	2no metal and timber cell benches Ventilation grill WC	High Low Low	Retain in situ Retain Remove				Remove: • WC
	M&E Items	Modern lighting	None	Remove				Remove: Modern lighting

Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
0.16	Wall Finish(es)	Glazed bricks	High	Retain				
	Ceiling Finish	Painted concrete	Low	Remove flaking paint				
	Floor Finish	Exposed concrete	N/A	N/A				
	Fixtures & Fittings	2no metal and timber cell benches Ventilation grill and cover WC	High Low / None Low	Retain in situ Retain and remove vent cover Remove				Remove: WC
	M&E Items	Modern lighting	None	Remove				Remove: Modern lighting

Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
0.17 Did not access, record made from LB 2017 report	Wall Finish(es)	Painted brick	Low	Remove flaking paint				
	Ceiling Finish	Paint	Low	Remove flaking paint				
	Floor Finish	Exposed concrete	N/A	N/A				
	Fixtures & Fittings	Shelves	None	Remove				Remove: Shelves
	M&E Items	Early light switch Conduit Modern lights Misc. pipes Early radiators	Low None None Low Low	Remove all				Remove: - Early light switch - Conduit - Modern lights - Misc. pipes - Early radiators

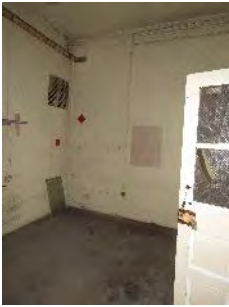
Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
0.18	Wall Finish(es)	Paint over glazed bricks	None / High	Remove flaking paint				
	Ceiling Finish	Painted timber boards	None	Remove boards				Remove: Timber painted boards
	Floor Finish	Painted concrete	Low	Remove flaking paint				
	Fixtures & Fittings							
	M&E Items	Gas pipes Electrical distribution boards and misc. electrical wiring, conduit Heating pipes Speaker and cabling Water tap and pipes Radiators	Low None Low Low / None None Low	Remove all redundant M&E items Retain / re-use elsewhere				Remove: - Gas pipes - Electrical distribution boards and misc. electrical wiring, conduit - Heating pipes - Speaker and cabling - Water tap and pipes - Radiators

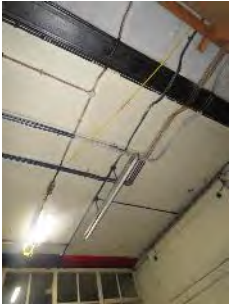
Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
0.19	Wall Finish(es)	Painted brick	Low	Remove flaking paint				
	Ceiling Finish	Painted concrete	Low	Remove flaking paint				
	Floor Finish	Herringbone brick	High	Retain				
	Fixtures & Fittings	Oil tank and gauge Firemans pole Shelves	Low High None	Remove Retain Remove				Remove: - Oil tank and guage - Shelves
	M&E Items	Heating pipes Misc. light, conduit, switch etc.	Low None	Remove Remove				Remove: - Heating pipes - Misc. light, conduit, switch etc.

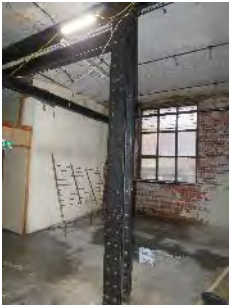
Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
0.20	Wall Finish(es)	Painted brick	Low	Remove flaking paint				
	Ceiling Finish	Painted concrete	Low	Remove flaking paint				
	Floor Finish	Brick and inlaid timber	Medium	Retain				
	Fixtures & Fittings	Brackets to walls Sliding door Lifting device to beam	Medium Medium Medium	Retain Retain Retain				
	M&E Items	Misc. modern lights, cabling, conduit, switches and sockets Radiators and heating pipes Redundant electrical distribution boards etc.	None Low Low	Remove all				Remove: - Misc. modern lights, cabling, conduit, switches and sockets - Radiators and heating pipes - Redundant electrical distribution boards etc.

Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
0.21	Wall Finish(es)	Painted plaster	None	Remove				
	Ceiling Finish	Painted plaster	None	Remove				
	Floor Finish	Vinyl	None	Remove				
	Fixtures & Fittings	Timber handrail Timber battens Timber bracket	None None None	Remove all				Remove: - Timber handrail - Timber battens - Timber bracket
	M&E Items	Misc. modern electrical items	None	Remove all				Remove: Misc. modern electrical items

Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
0.22 Did not access, record made from LB 2017 report	Wall Finish(es)	Painted brick	Low	Remove flaking paint				
	Ceiling Finish	Paint	Low	Remove flaking paint				
	Floor Finish	Exposed concrete	N/A	N/A				
	Fixtures & Fittings	Fire bells Shelving	Medium None	Retain Remove				Remove: Shelving
	M&E Items	Misc. pipes Switches Conduit Modern Lights Misc. cables	Low None None None None	Remove all				Remove: - Misc. pipes - Switches - Conduit - Modern Lights - Misc. cables

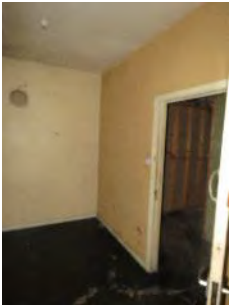
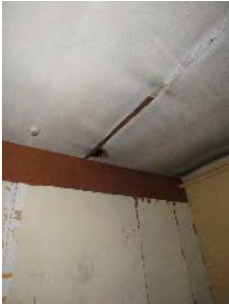
Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
0.23	Wall Finish(es)	Painted brick Glazed timber screen	None Low	Remove all				Remove: Glazed timber screen
	Ceiling Finish	Painted concrete	Low					
	Floor Finish	Painted concrete	Low					
	Fixtures & Fittings	Timber shelf and board Ventilation grill and hot / cold plate	None Low / Medium	Remove Retain				Remove: Timber shelf and board
	M&E Items	Original radiator and heating pipes Misc. modern electrical items	Low None	Retain / re-use elsewhere Remove all				Remove: Misc. modern electrical items

Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
0.24	Wall Finish(es)	Painted brick	Low	Remove flaking paint				
	Ceiling Finish	Painted concrete	Low	Remove flaking paint				
	Floor Finish	Painted concrete	Low	Remove flaking paint				
	Fixtures & Fittings	Ventilation grill Large sliding door	Low Medium	Retain				
	M&E Items	Heating pipes Misc. modern electrical items	Low None	Remove Remove all				Remove: • Heating pipes • Misc. modern electrical items

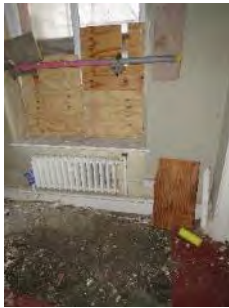
Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
0.25	Wall Finish(es)	Painted brick	Low	Remove flaking paint				
	Ceiling Finish	Painted concrete	Low	Remove flaking paint				
	Floor Finish	Painted concrete	Low	Remove flaking paint				
	Fixtures & Fittings	Ventilation grill Security bars to window Sliding door Lifting equipment to beam	Low None Medium Medium	Retain Remove Retain Retain				Remove: Security bars to window
	M&E Items	Water tank Heating pipes Misc. modern electrical items	Low Low None	Remove Remove Remove all				Remove: - Water tank - Heating pipes - Misc. modern electrical items

Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
0.26	Wall Finish(es)	Brick	High	Retain				
	Ceiling Finish	Painted lath and plaster	Low	Retain				
	Floor Finish	Brick / concrete / timber	None	Remove				
	Fixtures & Fittings	Fuel tank gauge	Low	Retain				
	M&E Items	Misc. modern electrical items Ventilation fan	None Low	Remove Remove				Remove: - Misc. modern electrical items - Ventilation fan

Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
0.27	Wall Finish(es)	Painted wallpaper	None	Remove				
	Ceiling Finish	Painted plyboard	None	Remove				Remove: Painted plyboard
	Floor Finish	Carpet adhesive	None	Remove				Remove: Remaining carpet tiles
	Fixtures & Fittings	Clocking in and out card holder	Low	Remove				Remove: Clocking in and out card holder
	M&E Items	Misc. modern electrical items	None	Remove all				Remove: Misc. modern electrical items

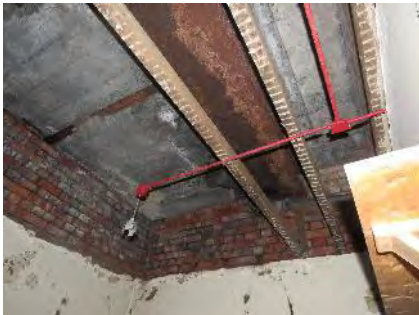
Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
0.28	Wall Finish(es)	Painted wallpaper	None	Remove				
	Ceiling Finish	Painted plyboard	None	Remove				Remove: Painted plyboard
	Floor Finish	Carpet adhesive	None	Remove				Remove: Remaining carpet tiles
	Fixtures & Fittings							
	M&E Items	Misc. modern electrical items	None	Remove all				Remove: Misc. modern electrical items

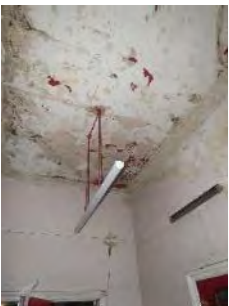
Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
0.29	Wall Finish(es)	Glazed brick painted	None / High	Remove flaking paint				
	Ceiling Finish	Painted	None	Remove flaking paint				
	Floor Finish	Terrazo	High	Retain				
	Fixtures & Fittings	Timber cupboard and gas meter	None	Remove all				Remove: Timber cupboard and gas meter
	M&E Items	Misc. modern electrical items Heating pipes Alarm bell	None Low Low	Remove all Remove redundant pipes Remove				Remove: - Misc. modern electrical items - Heating pipes - Alarm bell

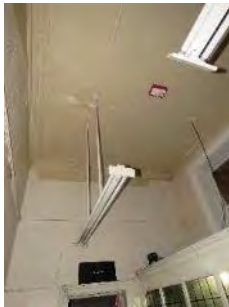
Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
0.30	Wall Finish(es)	Wallpaper	None	Remove				
	Ceiling Finish	Ceiling paper	None	Remove				
	Floor Finish	Carpet	None	Remove				Remove: Carpet
	Fixtures & Fittings	Fireplace Ventilation grill Metal bars to windows	None None None	Remove all				Remove: - Fireplace - Ventilation grill - Metal bars to windows
	M&E Items	Misc. modern electrical items Heating pipes and radiator	None Low	Remove				Remove: - Misc. modern electrical items - Heating pipes and radiator

Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
0.31	Wall Finish(es)	Wallpaper and painted Timber glazed screens	None Low	Remove all				Remove: Timber glazed screens
	Ceiling Finish	Ceiling paper	None	Remove				
	Floor Finish	Carpet	None	Remove				Remove: Carpet
	Fixtures & Fittings	Wall mounted bracket Fireplace	None Medium	Remove Retain				Remove: Wall mounted bracket
	M&E Items	Misc. modern electrical items Heating pipes and radiator	None Low	Remove all				Remove: - Misc. modern electrical items - Heating pipes and radiator

Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
0.32	Wall Finish(es)	Paint Wallpaper	Low None	Remove flaking paint Remove				
	Ceiling Finish	Painted concrete	N/A	N/A				
	Floor Finish	Carpet and adhesive with terrazo underneath	None / High	Remove adhesive				Remove: • Carpet
	Fixtures & Fittings	Lifting equipment Ventilation grills	Medium Low	Retain Retain				
	M&E Items	Misc. modern electrical items Heating pipework and radiators	None Low	Remove all				Remove: • Misc. modern electrical items • Heating pipework and radiators

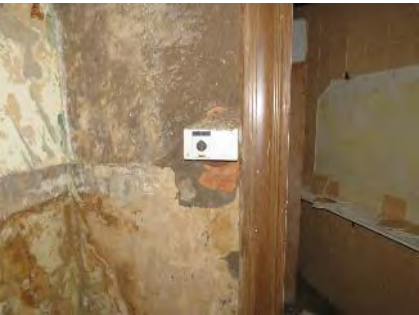
Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
0.33	Wall Finish(es)	Painted plaster	Low	Remove flaking paint				
	Ceiling Finish	No ceiling	N/A	N/A				
	Floor Finish	Wood block	High	Retain				
	Fixtures & Fittings	Shelves Fixed cupboard	Low High	Remove Retain				Remove: Shelves
	M&E Items	Misc. modern electrical items	None	Remove all				Remove: Misc. modern electrical items

Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
0.34	Wall Finish(es)	Wallpaper and paint	None	Remove all				
	Ceiling Finish	Paint	None	Remove flaking paint				
	Floor Finish	Wood block	High	Retain				
	Fixtures & Fittings							RETAIN LOOSE FURNITURE
	M&E Items	Electrical heating unit Misc. modern electrical lightng, cablint conduit etc.	None None	Remove all				Remove: • Electrical heating unit • Misc. modern electrical lightng, cablint conduit etc.

Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
0.35	Wall Finish(es)	Wallpaper Glazed tile to fireplace Timber and glazed screen	None Medium High	Remove Retain Retain				
	Ceiling Finish	Paint	Low	Remove flaking paint				
	Floor Finish	Wood block Red clay tile	High Low	Retain Retain				
	Fixtures & Fittings	Coat hooks Shelves	Low None	Remove Remove				Remove: - Coat hooks - Shelves
	M&E Items	Misc. modern electrical lighting, cabling, conduit etc.	None	Remove				Remove: Misc. modern electrical lighting, cabling, conduit etc.

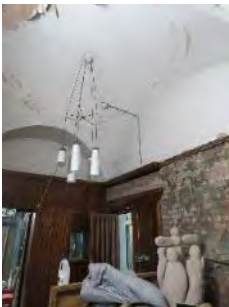
Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
0.36	Wall Finish(es)	Painted plaster Timber panelling	Low High	Remove flaking paint Retain panelling				
	Ceiling Finish	Decorative paint and plaster	High	Retain				
	Floor Finish	Timber floor boards	High	Retain				
	Fixtures & Fittings	Timber cupboard unit	High	Retain				
	M&E Items	Heating pipes and radiator 2no. Original ceiling lights	Low High	Retain Retain				

Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
0.37	Wall Finish(es)	Paint	Low	Remove flaking paint				
	Ceiling Finish	Paint	Low	Remove flaking paint				
	Floor Finish	Wood block Mosaic	High High	Retain Retain				
	Fixtures & Fittings	Staircase balustrade Metal security bars to window Fire surround Ventilation grill	High Medium Medium Low	Retain Retain Retain Retain				
	M&E Items	Heating pipes Early radiators Light switches Conduit Modern lights	Low Low None None None	Remove all				Remove: • Heating pipes • Early radiators • Light switches • Conduit • Modern lights

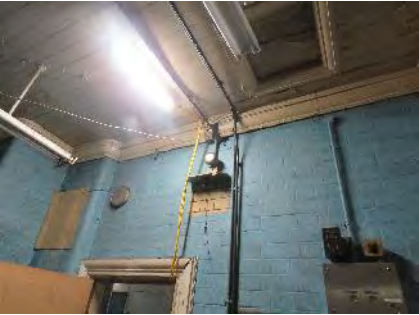
Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
0.38	Wall Finish(es)	Wallpaper Paint	None Low	Remove Remove flaking paint				
	Ceiling Finish	Paint	Low	Remove flaking paint				
	Floor Finish	Wood block Carpet	High None	Remove carpet				Remove: • Carpet
	Fixtures & Fittings	Suspended ceiling rail Fire surround	None None	Remove all Remove				Remove: • Suspended ceiling rail • Fire surround
	M&E Items	Heating pipes and radiators Misc. modern electrical items and cabling	Low None	Remove if redundant Remove all redundant items				Remove: • Heating pipes and radiators • Misc. modern electrical items and cabling

Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
0.39	Wall Finish(es)	Wallpaper	None	Remove				
	Ceiling Finish	Ceiling paper	None	Remove Approx. 6m2 of plaster lost from ceiling				
	Floor Finish	Wood block Red clay tiles	High Low	Retain				
	Fixtures & Fittings	Metal fixing for suspended ceiling	None	Remove				Remove: Metal fixing for suspended ceiling
	M&E Items	Misc. electrical items	None	Remove all				Remove: Misc. electrical items

Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
0.40	Wall Finish(es)	Timber panelling Painted plaster	High Low	Retain Retain				
	Ceiling Finish	Painted decorative plasterwork	High	Retain				
	Floor Finish	Carpet	None	Remove				Remove: • Carpet
	Fixtures & Fittings	Timber cupboards Timber screen Timber shelf	Low High Low	Remove Retain Remove				Remove: • Timber cupboards • Timber shelf
	M&E Items	Heating pipes and radiators Misc. modern electrical items and cabling	Low None	Remove all				Remove: • Heating pipes and radiators • Misc. modern electrical items and cabling

Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
0.41	Wall Finish(es)	Timber panelling Painted plaster	Low Low					
	Ceiling Finish	Painted plaster	Low					
	Floor Finish	Terrazo	High	Retain				
	Fixtures & Fittings							Remove: Loose non-original items
	M&E Items	Mid-century light	Medium	Retain				

Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
0.42	Wall Finish(es)	Glazed bricks painted Glazed screen	High / none High	Remove flaking paint Retain				
	Ceiling Finish	Timber panelling	Medium	Retain				
	Floor Finish	Terrazo	High	Retain				
	Fixtures & Fittings							
	M&E Items	Misc. modern lighting, conduit, switches.	None	Remove				Remove: Misc. modern lighting, conduit, switches.

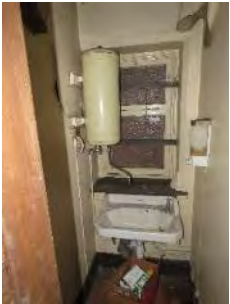
Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
0.43	Wall Finish(es)	Glazed bricks painted Glazed screen	High / none High	Remove flaking paint Retain				
	Ceiling Finish	Timber panelling	Medium	Retain				
	Floor Finish	Vinyl	None	Remove				
	Fixtures & Fittings	Gate signal	Medium	Retain				
	M&E Items	Misc. electrical items.	None	Remove all				Remove: Misc. electrical items.

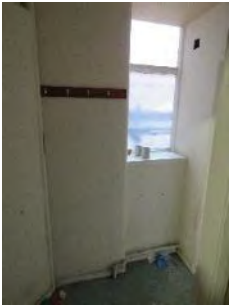
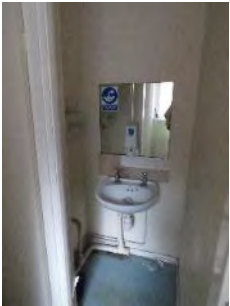
Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
0.44 Did not access, record made from LB 2017 report	Wall Finish(es)	Painted brick	Low	Remove flaking paint				
	Ceiling Finish							
	Floor Finish	Exposed concrete	N/A	N/A				
	Fixtures & Fittings	Radiator brackets	None	Remove				Remove: Radiator brackets
	M&E Items	Heating pipes Early radiator	Low Low	Remove all				Remove: - Heating pipes - Early radiator

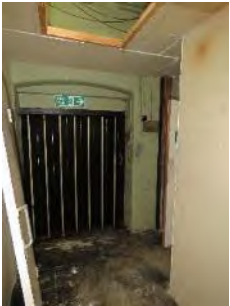
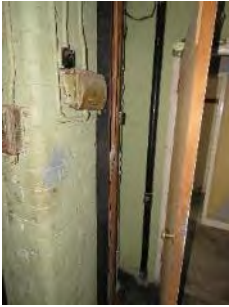
Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
0.45	Wall Finish(es)	Glazed bricks painted	High / none	Remove flaking paint				
	Ceiling Finish	Timber panelling	High	Retain				
	Floor Finish	Clay brick Concrete	High N/A	Retain N/A				
	Fixtures & Fittings							
	M&E Items	Modern lighting, conduit, cabling and switches Heating pipes	None Low	Remove all Remove				Remove: - Modern lighting, conduit, cabling and switches - Heating pipes

Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
0.46 Did not access, record made from LB 2017 report	Wall Finish(es)	Wallpaper	None	Remove				
	Ceiling Finish	Paint	Low	Remove flaking paint				
	Floor Finish	Wood block	High	Retain				
	Fixtures & Fittings	Speaker	Low	Retain				Remove: Speaker
	M&E Items	Light switch Conduit Modern light	None None None	Remove all				Remove: - Light switch - Conduit - Modern light

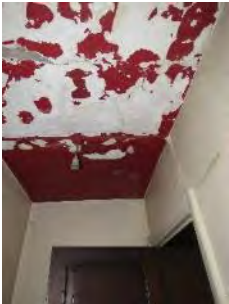
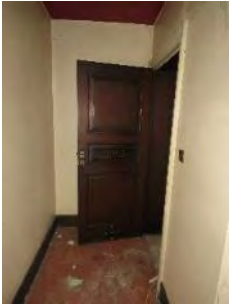
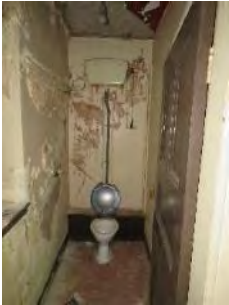
Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
0.47	Wall Finish(es)	Glazed brick	High	Retain				
	Ceiling Finish	Timber panelling Exposed concrete	High N/A	Retain N/A				
	Floor Finish	Clay brick	High	Retain				
	Fixtures & Fittings	Cupboard Shelves	Medium Low	Retain Remove				Remove: Shelves
	M&E Items	Modern lighting, conduit, cabling and switches Misc. electrical items Heating pipes	None Low Low	Remove all Remove all Remove all				Remove: - Modern lighting, conduit, cabling and switches - Misc. electrical items - Heating pipes

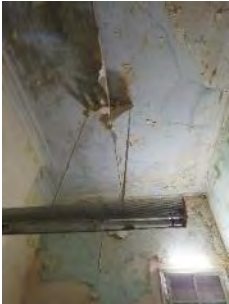
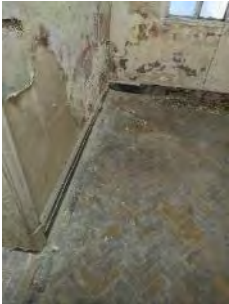
Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
0.48	Wall Finish(es)	Wallpaper	None	Remove				
	Ceiling Finish	Ceiling paper	None	Remove				
	Floor Finish	Red clay tile	Low	Retain				
	Fixtures & Fittings	WC Sink Toilet roll holder Timber fixing board Soap dispenser Hot water unit Metal bars to windows	None Low None Low None None None	Remove all				Remove: • WC & Sink • Toilet roll holder • Timber fixing board • Soap dispenser • Hot water unit • Metal bars to windows
	M&E Items	Modern light, cabling and switch Cistern and pipework	None None	Remove all				Remove: • Modern light, cabling and switch • Cistern and pipework

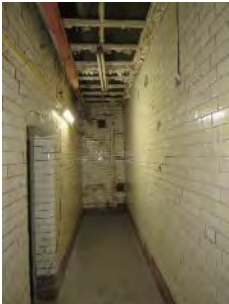
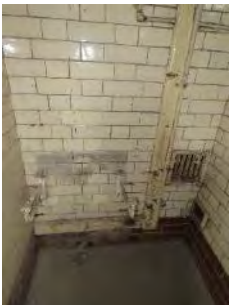
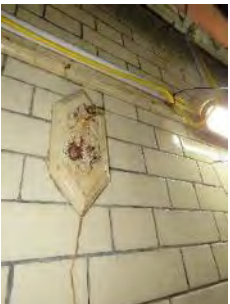
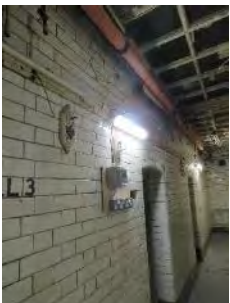
Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
0.49	Wall Finish(es)	Paint	None	Remove				
	Ceiling Finish	Plasterboard Paint	None None	Remove Remove				
	Floor Finish	Vinyl	None	Remove				
	Fixtures & Fittings	Toilets Hooks Sink Mirror Soap dispenser Hand dryer Air freshener	None None None None None None None	Remove all				Remove: - Toilets - Hooks - Sink - Mirror - Soap dispenser - Hand dryer - Air freshener
	M&E Items	Radiator Heating pipe Misc. pipes	None None None	Remove all				Remove: - Radiator - Heating pipe - Misc. pipes

Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
0.50	Wall Finish(es)	Plasterboard	None	Remove				
	Ceiling Finish	Plasterboard	None	Remove				
	Floor Finish	Adhesive on concrete	None	Remove adhesive				
	Fixtures & Fittings	Mirror Lift door	None Medium	Remove Retain				Remove: Mirror
	M&E Items	Misc. electrical items Conduit Pipe	None None None	Remove all				Remove: - Misc. electrical items - Conduit - Pipe

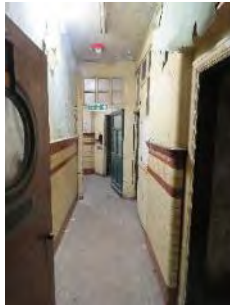
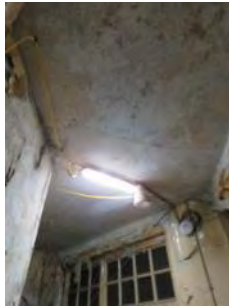
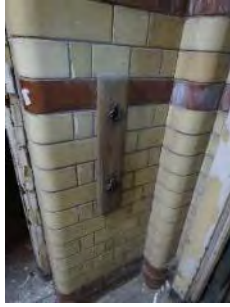
Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
0.51	Wall Finish(es)	Paint Painted brick	None Low	Remove flaking paint Remove flaking paint				
	Ceiling Finish	Paint	Low	Remove flaking paint				
	Floor Finish	Exposed concrete	N/A	N/A				
	Fixtures & Fittings	Ceiling vents	None	Remove				Remove: • Ceiling vents
	M&E Items	Light switch Radiator Heating pipes Junction box Misc. cables Waste pipe	None Low Low None None None	Remove all				Remove: • Light switch • Radiator • Heating pipes • Junction box • Misc. cables • Waste pipe

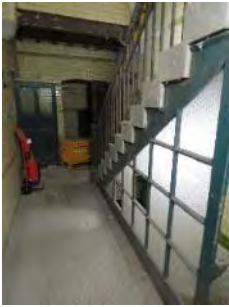
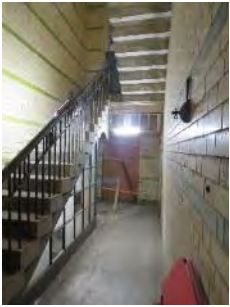
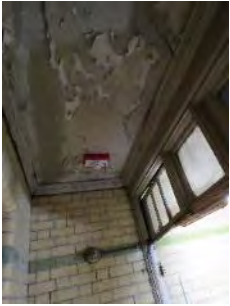
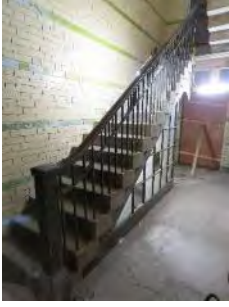
Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
0.52	Wall Finish(es)	Paint	Low	Remove flaking paint				
	Ceiling Finish	Paint	Low	Remove flaking paint				
	Floor Finish	Red clay tile	Low	Retain				
	Fixtures & Fittings	Sink brackets Mirror Cistern brackets Timber boards Towel rail Toilet Sink	Medium Low Low Low None Low	Remove Remove Remove Remove Remove Remove				Remove: - Sink brackets - Mirror - Cistern brackets - Timber boards - Towel rail - Toilet - Sink
	M&E Items	Water pipes Hot water unit and electrical cable Cistern Light switch Conduit Lights	None None None None None None	Remove all				Remove: - Water pipes - Hot water unit and electrical cable - Cistern - Light switch - Conduit - Lights

Room Reference	Element	Description	Significance	Removed or Retained	Photographs				Allied London Phase 1A Requirements
0.53	Wall Finish(es)	Wallpaper Paint	None Low	Remove Remove flaking paint					
	Ceiling Finish	Ceiling paper Paint	None Low	Remove Remove flaking paint					
	Floor Finish	Wood block Glazed tile	High Low	Retain Retain					
	Fixtures & Fittings	Ventilation grill Gas lamp fixing Coat hook and rail	Low Low Low	Retain Retain Remove					Remove: Coat hook and rail
	M&E Items	Modern electrical items	None	Remove all					Remove: modern electrical items

Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
0.54	Wall Finish(es)	Glazed brick	High	Retain				
	Ceiling Finish	Glazed ceiling	Medium	Retain				
	Floor Finish	Exposed concrete	N/A	N/A				
	Fixtures & Fittings	Timber boarding Sink Bracket Gas lamp outlet	None None Low	Remove Remove Retain				Remove: - Timber boarding - Sink Bracket
	M&E Items	Misc. heating pipes Electrical distribution board and other misc. electrical items	Low None	Remove all				Remove: - Misc. heating pipes - Electrical distribution board and other misc. electrical items

Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
0.55	Wall Finish(es)	Glazed brick Glazed tiles	High High	Retain Retain				
	Ceiling Finish	Paint (barrel vaulted ceiling)	Low	Remove flaking paint				
	Floor Finish	Terrazzo Mosaic	High High	Retain Retain				
	Fixtures & Fittings	Half door to counter	Low	Remove				Remove: Half door to counter
	M&E Items	Modern light Misc. wres and cables	None None	Remove all				Remove: - Modern light - Misc. wires and cables

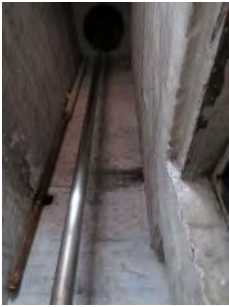
Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
0.56	Wall Finish(es)	Glazed brick Wallpaper	High None	Retain Remove				
	Ceiling Finish	Paint	Low	Remove flaking paint				
	Floor Finish	Wood block	High	Retain				
	Fixtures & Fittings	Ask / vent opening Timber bracket	Low None	Retain Remove				Remove: Timber bracket
	M&E Items	Early light switch Conduit Modern light	Low None None	Remove all				Remove: - Early light switch - Conduit - Modern light

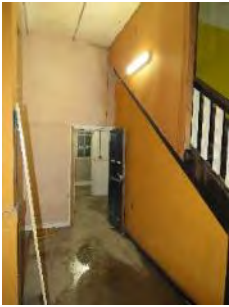
Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
0.57	Wall Finish(es)	Glazed brick Timber glazed screen	High High	Retain Retain				
	Ceiling Finish	Ceiling removed	N/A	N/A				
	Floor Finish	Terrazzo	High	Retain				
	Fixtures & Fittings	Metal and timber balustrade to staircase	High	Retain				
	M&E Items	2no. gas lamp fixing	Low	Retain				

Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
0.58	Wall Finish(es)	Glazed brick	High	Retain				
	Ceiling Finish	Exposed concrete	N/A	N/A				
	Floor Finish	Clay brick	High	Retain				
	Fixtures & Fittings							
	M&E Items	Heating pipes	Low	Remove all				Remove: Heating pipes

Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
0.59	Wall Finish(es)	Not Accessible						
	Ceiling Finish							
	Floor Finish							
	Fixtures & Fittings							
	M&E Items							

Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
0.60	Wall Finish(es)	Not Accessible						
	Ceiling Finish							
	Floor Finish							
	Fixtures & Fittings							
	M&E Items							

Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
0.61	Wall Finish(es)	Painted brick	Low	Remove flaking paint				
	Ceiling Finish	Painted concrete	Low	Remove flaking paint				
	Floor Finish	Herringbone brick	High	Retain				
	Fixtures & Fittings	Fireman's pole Shelves	High None	Retain Remove				Remove: Shelves
	M&E Items	Heating pipes Misc. light, conduit, switch etc.	Low None	Remove Remove				Remove: - Heating pipes - Misc. light, conduit, switch etc.

Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
0.62	Wall Finish(es)	Paint Timber plyboard	Low None	Remove flaking paint Remove				Remove: • Timber panelling
	Ceiling Finish	Paint	Low	Remove flaking paint				
	Floor Finish	Terrazzo	High	Retain				
	Fixtures & Fittings							
	M&E Items	Light switch Conduit Light	None None None	Remove all				Remove: • Light switch • Conduit • Light

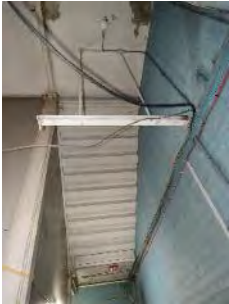
Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
0.63	Wall Finish(es)	Glazed brick Paint	High Low	Retain Remove flaking paint				
	Ceiling Finish	Painted timber boards	High	Retain				
	Floor Finish	Terrazzo	High	Retain				
	Fixtures & Fittings	Straps for holding tools	None	Remove				Remove: Straps for holding tools
	M&E Items	Misc. wires and cables	None	Remove all				Remove: Misc. wires and cables

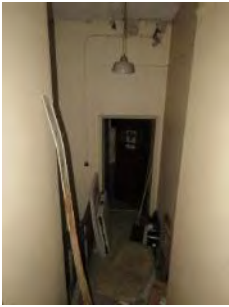
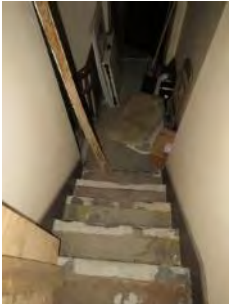
Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
0.64	Wall Finish(es)	Paint on glazed brick Paint	None / High Low	Remove paint and retain glazed bricks Remove flaking paint				
	Ceiling Finish	Paint	Low	Remove flaking paint				
	Floor Finish	Terrazzo	High	Retain				
	Fixtures & Fittings							
	M&E Items	Misc. cables Modern fire alarm and cables Early electrical items Conduit Modern light switch Modern light	None None Low None None None	Remove all				Remove: - Misc. cables - Modern fire alarm and cables - Early electrical items - Conduit - Modern light switch - Modern light

Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
0.65	Wall Finish(es)	Paint	None	Remove flaking paint				
	Ceiling Finish	Paint	None	Remove flaking paint				
	Floor Finish	Terrazzo	High	Retain				
	Fixtures & Fittings							
	M&E Items	Heating pipe Light switch Conduit Light fittings Plug Sockets	Low None None None None	Remove all				Remove: • Heating pipe • Light switch • Conduit • Light fittings • Plug Sockets

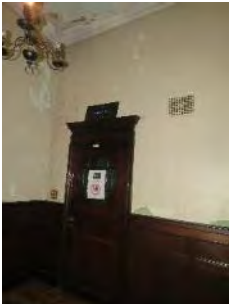
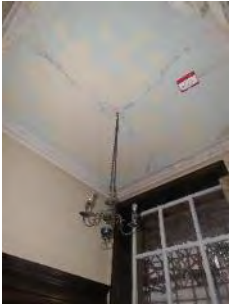
Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
0.66	Wall Finish(es)	Wallpaper	None	Remove				
	Ceiling Finish	Paint	None	Remove flaking paint				
	Floor Finish	Terrazzo	High	Retain				
	Fixtures & Fittings							
	M&E Items	Light switches Light units	None None	Remove all				Remove: - Light switches - Light units

Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
0.67	Wall Finish(es)	Wallpaper Paint	None None	Remove Remove flaking paint				
	Ceiling Finish	Paint	None	Remove flaking paint				
	Floor Finish	Mosaic	High	Retain				
	Fixtures & Fittings							
	M&E Items	Door intercom Conduit Lights Switches Alarm unit and conduit	None None None None None	Remove all				Remove: • Door intercom • Conduit • Lights • Switches • Alarm unit and conduit

Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
0.68	Wall Finish(es)	Paint on glazed bricks Plyboard to lift shaft	None / High None	Remove paint and retain glazed bricks Remove				Remove: Plyboard to lift shaft
	Ceiling Finish	Paint	Low	Remove flaking paint				
	Floor Finish	Terrazzo tile	Medium	Retain				
	Fixtures & Fittings	Ventilation grill Lift door Hose pipe outlet	Low Medium High	Retain Retain Retain				
	M&E Items	Light switch Conduit Modern light Misc. cable Ventilation control Fire alarm pint and cable	None None None None Medium None	Remove Remove Remove Remove Retain Remove				Remove: - Light switch - Conduit - Modern light - Misc. cable - Fire alarm point and cable

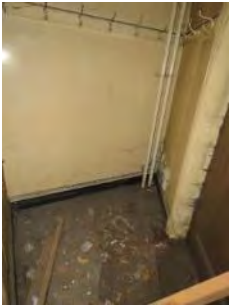
Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
0.69	Wall Finish(es)	Paint	None	Remove flaking paint				
	Ceiling Finish	Paint	None	Remove flaking paint				
	Floor Finish	Carpet Plastic stair nosing	None None	Remove and adhesive Remove				Remove: • Carpet
	Fixtures & Fittings	Staircase balustrade	High	Retain				
	M&E Items	Switches Conduit Light	Low Low Low	Remove all				Remove: • Switches • Conduit • Light

Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
0.70	Wall Finish(es)	Timber panelling	High	Retain				
	Ceiling Finish	Paint	Low	Remove flaking paint				
	Floor Finish	Terrazzo	High	Retain				
	Fixtures & Fittings							
	M&E Items	Light switch Cable Light Alarm control	None None None None	Remove all				Remove: • Light switch • Cable • Light • Alarm control

Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
0.71	Wall Finish(es)	Paint Timber panelling and glazed screen	Low High	Remove flaking paint Retain				
	Ceiling Finish	Paint	Low	Remove flaking paint				
	Floor Finish	Wood block	High	Retain				
	Fixtures & Fittings	Ventilation grill	Low	Retain				
	M&E Items	Original light fixture Light switch	High Low	Retain Retain				

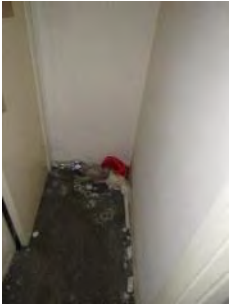
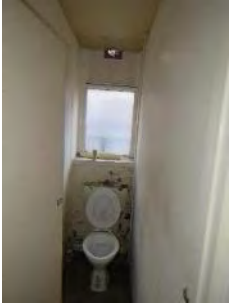
Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
0.72	Wall Finish(es)	Paint over glazed tiles / brick	None / High	Remove paint and retain glazed bricks / tiles				
	Ceiling Finish	Paint	Low	Remove flaking paint				
	Floor Finish	Stone	High	Retain				
	Fixtures & Fittings	Staircase balustrade	High	Retain				
	M&E Items	Light unit	Low	Retain				

Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
0.73	Wall Finish(es)	Wallpaper	None	Remove				
	Ceiling Finish	Paint	Low	Remove flaking paint				
	Floor Finish	Terrazzo	High	Retain				
	Fixtures & Fittings	Staircase and balustrade Ventilation grill	High Low	Retain Remove				Remove: • Ventilation grill
	M&E Items	Light switch Modern lights Heating pipes Radiator	None None Low Low	Remove all				Remove: • Light switch • Modern lights • Heating pipes • Radiator

Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
0.74	Wall Finish(es)	Paint	Low	Remove flaking paint				
	Ceiling Finish	Paint on timber boards	Low	Remove flaking paint				
	Floor Finish	Terrazzo	High	Retain				
	Fixtures & Fittings	Coat hooks and timber board	Low	Remove				Remove: - Coat hooks - timber board
	M&E Items	Light switch Conduit Light Heating pipe	None None None Low	Remove all				Remove: - Light switch - Conduit - Light - Heating pipe

Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
0.75	Wall Finish(es)	Paint	Low	Remove flaking paint				
	Ceiling Finish	Paint	Low	Remove flaking paint				
	Floor Finish	Carpet over mosaic	None / High	Remove carpet and retain mosaic				Remove: • Carpet
	Fixtures & Fittings	Wall hatch	None	Remove				Remove: • Timber partition walls
	M&E Items	Heating pipes Early Radiators Plug sockets Light switches Conduit Modern light	Low Low None None None None	Remove all				Remove: • Heating pipes • Early Radiators • Plug sockets • Light switches • Conduit • Modern light

Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
0.76	Wall Finish(es)	Paint	Low	Remove flaking paint				
	Ceiling Finish	Paint	Low	Remove flaking paint				
	Floor Finish	Carpet Rubber mat Mosaic	None None High	Remove Remove Retain				Remove: • Carpet • Rubber mat
	Fixtures & Fittings	Hatch	None	Remove				Remove: • Hatch & timber partition walls
	M&E Items	Switch Conduit Modern Light	None None None	Remove all				Remove: • Switch • Conduit • Modern Light

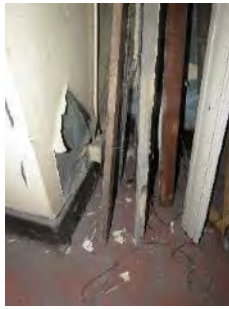
Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
0.77	Wall Finish(es)	Paint	Low	Remove flaking paint				
	Ceiling Finish	Plasterboard	None	Remove				
	Floor Finish	Carpet Vinyl	None None	Remove Remove				Remove: Carpet
	Fixtures & Fittings	Urinals Sink W.C. Cistern brackets Mirror Soap dispenser	None None None None None None	Remove Remove Remove Remove Remove Remove				Remove: - Urinals - Sink - W.C. - Cistern brackets - Mirror - Soap dispenser
	M&E Items	Heating pipes Radiator Pipes Boiler Misc. cables	None None None None None	Remove all				Remove: - Heating pipes - Radiator - Pipes - Boiler - Misc. cables

Room Reference	Element	Description	Significance	Removed or Retained	Photographs			Allied London Phase 1A Requirements
0.78	Wall Finish(es)	Glazed brick	High	Retain				
	Ceiling Finish	N/A	N/A	N/A				
	Floor Finish	Terrazzo	High	Retain				
	Fixtures & Fittings	Timber cupboard Timber mounts for services	Low None	Retain Remove				Remove: Timber mounts for services
	M&E Items							

FIRST FLOOR – ROOM SCHEDULE

Room Reference	Element	Description	Significance	Action	Photographs			Allied London Phase 1A Requirements
1.01	Wall Finish(es)	Wallpaper Paint	None Low	Remove wallpaper Remove flaking paint				
	Ceiling Finish	Paint	Low	Remove flaking paint Approx. 5m2 of plaster missing				
	Floor Finish	Wood block (lifted) Glazed tile	High High	Retain / reinstate Retain				
	Fixtures & Fittings							
	M&E Items	1no. Modern ceiling light Conduit Light Switch Misc. cable and plug socket	None None Low None	Remove all				Remove: 1no. Modern ceiling light - Conduit - Light Switch - Misc. cable and plug socket

Room Reference	Element	Description	Significance	Action	Photographs			Allied London Phase 1A Requirements
1.02	Wall Finish(es)	Wallpaper Paint	None Low	Remove wallpaper Remove flaking paint				
	Ceiling Finish	Ceiling paper Paint	None Low	Remove wallpaper Remove flaking paint Approx. 10m2 of plaster missing				
	Floor Finish	Wood block (lifted) Glazed tile	High High	Retain / reinstate Retain				
	Fixtures & Fittings							
	M&E Items	2no. Modern ceiling light Conduit Light Switch Misc. cable and plug socket	None None Low None	Remove all				Remove: • 2no. Modern ceiling light • Conduit • Light Switch • Misc. cable and plug socket

Room Reference	Element	Description	Significance	Action	Photographs			Allied London Phase 1A Requirements
1.03	Wall Finish(es)	Wallpaper Paint	None Low	Remove wallpaper Remove flaking paint				
	Ceiling Finish	Ceiling paper Paint	None Low	Remove wallpaper Remove flaking paint Approx. 2m2 of plaster missing				
	Floor Finish	Red clay tile White glazed tile	Low Low	Retain Retain				
	Fixtures & Fittings							
	M&E Items	1no. Modern ceiling light Conduit Light Switch Misc. cable and plug socket	None None Low None	Remove all				Remove: 1no. Modern ceiling light - Conduit - Light Switch - Misc. cable and plug socket

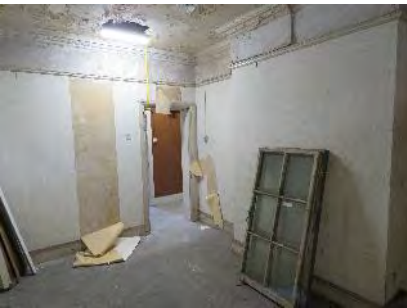
Room Reference	Element	Description	Significance	Action	Photographs			Allied London Phase 1A Requirements
1.04	Wall Finish(es)	Wallpaper Paint	None Low	Remove wallpaper Remove flaking paint				
	Ceiling Finish	Ceiling paper Paint	None Low	Remove wallpaper Remove flaking paint Approx. 0.5m2 of plaster missing				
	Floor Finish	Vinyl over red clay tile	None / Low	Remove vinyl				
	Fixtures & Fittings	Timber boards Cistern and Sink brackets Toilet roll holder	None None None	Remove all				Remove: - Timber boards - Cistern and Sink brackets - Toilet roll holder
	M&E Items	Modern light Early light switch Metal conduit Timber conduit Hot water unit with cable and switch Ventilation grill	None Low None None Low None	Remove all				Remove: Modern light, Early light switch, Metal conduit/ Timber conduit, Hot water unit with cable and switch & Ventilation grill

Room Reference	Element	Description	Significance	Action	Photographs			Allied London Phase 1A Requirements
1.05	Wall Finish(es)	Painted brick	Low	Remove flaking paint				
	Ceiling Finish	Painted concrete	Low	Remove flaking paint				
	Floor Finish	Painted concrete	Low	Remove flaking paint				
	Fixtures & Fittings							
	M&E Items	Modern light Metal conduit Double Socket Waste downpipe Heating pipe Misc. cables and switches	None None None Low Low None	Remove all				Remove: - Modern light - Metal conduit - Double Socket - Waste downpipe - Heating pipe - Misc. cables switches

Room Reference	Element	Description	Significance	Action	Photographs			Allied London Phase 1A Requirements
1.06	Wall Finish(es)	Wallpaper Paint	None Low	Remove wallpaper Remove flaking paint				
	Ceiling Finish	Paint	Low	Remove flaking paint Approx. 0.5m2 of plaster missing				
	Floor Finish	Vinyl	None	Remove vinyl				
	Fixtures & Fittings	Timber shelf and brackets	None	Remove				Remove: Timber shelf and brackets
	M&E Items	Early light switch Cable Modern light Gas pipes	Low None None Low	Remove all				Remove: - Early light switch - Cable - Modern light - Gas pipes

Room Reference	Element	Description	Significance	Action	Photographs			Allied London Phase 1A Requirements
1.07	Wall Finish(es)	Glazed brick	High	Retain				
	Ceiling Finish	Paint	Low	Remove flaking paint Approx. 08m2 of plaster missing				
	Floor Finish	Exposed concrete	N/A	N/A				
	Fixtures & Fittings	Timber cupboard for services riser	Low	Retain				
	M&E Items	Conduit	Low	Remove				Remove: conduit

Room Reference	Element	Description	Significance	Action	Photographs			Allied London Phase 1A Requirements
1.08	Wall Finish(es)	Wallpaper Paint	None Low	Remove wallpaper Remove flaking paint				
	Ceiling Finish	Paint	Low	Remove flaking paint Approx. 0.5m2 of plaster missing				
	Floor Finish	Wood block Glazed tile	High High					
	Fixtures & Fittings							
	M&E Items	Early light switch Cable Modern light Gas pipes	Low None None Low	Remove all				Remove: • Early light switch • Cable • Modern light • Gas pipes

Room Reference	Element	Description	Significance	Action	Photographs			Allied London Phase 1A Requirements
1.09	Wall Finish(es)	Wallpaper	None	Remove wallpaper				
	Ceiling Finish	Paint	Low	Remove flaking paint Approx. 1m2 of plaster missing				
	Floor Finish	Wood block Glazed tile	High Low	Retain Retain				
	Fixtures & Fittings							
	M&E Items	Early light switch Cable / Conduit Modern light Plug socket	Low None None None	Remove all				Remove: • Early light switch • Cable / Conduit • Modern light • Plug socket

Room Reference	Element	Description	Significance	Action	Photographs			Allied London Phase 1A Requirements
1.10	Wall Finish(es)	Wallpaper	None	Remove wallpaper				
	Ceiling Finish	Ceiling paper	None	Remove Approx. 1m2 of plaster missing				
	Floor Finish	Wood block Glazed tile	High Low	Retain				
	Fixtures & Fittings							
	M&E Items	Early light switch Cable / Conduit Modern light Plug socket	Low None None Low	Remove all				Remove: • Early light switch • Cable / Conduit • Modern light • Plug socket