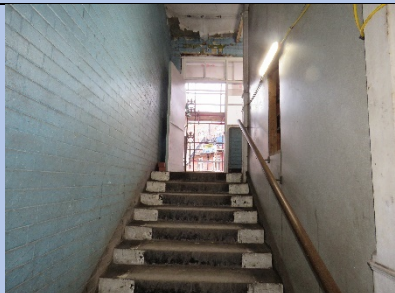


Room Ref.	Element	Description / Item	Condition	Action	Photographs			
231	Walls	Plaster on brickwork with wallpaper finish. Holes to walls Tile adhesive.	Fair	- Fill holes with salvaged red brick. Proposed works - Strip all walls back to masonry - Provide insulated plasterboard (refer to wall type drawing 2403) and secondary glazing (NBS:L10/580A) to south walls (FFS). - Provide stud partitions to form bathroom and lobby as per drawing 2403. - Provide acoustic plasterboard to north wall of bathroom as per drawing 2403. - Provide stud partition infills to form separation between 232 as per drawing 2403 - East walls to remain as bare masonry, refer to drawing 2403.				00 1
	Ceiling	Exposed concrete.		Proposed works - Steel beams to be de-rusted and treated with intumescent paint per NBS:M61/120. - Provide new plasterboard ceiling within the structural steel zone. Refer to drawing 2253.				
	Floor	Red quarry tile and wood block.	Good / fair	- Remove all debris. - Clean red quarry tile and protect. - Record quantity of wood block, lift and store on pallet in room. Proposed works - Floor to be levelled and prepared throughout with latex levelling screed or similar NBS:M10/120.				
	Joinery	Skirting in situ. Hatch to wall.		Proposed works - Timber skirting and picture rail to be removed - Hatch in wall to be removed and infilled using reclaimed brick				
	Misc.	Misc. debris and construction waste. Radiator.		- Remove all debris and construction waste. - Store radiator in heritage store room.				

Room Ref.	Element	Description / Item	Condition	Action	Photographs			
232, 232a, 233, 233a	Walls	Plaster on brickwork with wallpaper and finish. Missing brick at cill. Hole in wall to hatch.	Fair	- De-nail walls. - Fill hole of hatch salvaged red brick. Proposed works - Strip all walls back to masonry - Provide insulated plasterboard (refer to wall type drawing 2403) and secondary glazing (NBS:L10/580A) to south walls (FFS). - Provide stud partitions to form bathrooms (232a/233a) and lobbys as per drawing 2403. - Provide acoustic plasterboard to north wall of bathrooms as per drawing 2403. - Provide partition forming separation between 232/233 per drawing 2403 - East walls to remain as bare masonry, refer to drawing 2403.				001
	Ceiling	Modern plasterboard. Lath and plaster with paint finish.	Fair / poor	Proposed works - Existing plasterboard ceiling and timber substrate to be removed. - Steel beams to be de-rusted and treated with intumescent paint per NBS:M61/120 (allowance to be used if steel present). - Provide new plasterboard ceiling within the structural steel zone. Refer to drawing 2253.				
	Floor	Red quarry tile Exposed concrete. Wood block with carpet underlay over.	Fair	- Clean tile and protect. - Clear all debris. - Remove carpet underlay and adhesive. - Record quantity of wood block, lift and store on pallet in room. Proposed works - Floor to be levelled and prepared throughout with latex levelling screed or similar NBS:M10/120.				
	Joinery	Skirting in situ. Misc. pile of joinery. 3no. doors and frames.		Proposed works - Timber skirting and picture rail to be removed - Doors, frames & architraves to be set aside for reuse elsewhere. - Misc. pile of joinery to be reused where possible, otherwise scrapped.				
	Misc.	General construction waste. 2no. radiators still in-situ. Staircase and balustrade.		- Remove all construction waste and debris. - Record 2no. radiators, remove and store within the site store. - Retain staircase and balustrade elements for reuse elsewhere.				

Room Ref.	Element	Description / Item	Condition	Action	Photographs			
237	Walls	Plaster on brick with wall paper and paint finish.		• Hammer test remaining plaster and remove any bossed plaster (only to courtyard wall) • Remove peeling paper (only to courtyard wall). • Remove flaking paint (only to courtyard wall). • De-nail walls. Proposed works • Existing walls (except north courtyard wall) stripped back to masonry, • Provide insulated plasterboard (refer to wall type drawing) and secondary glazing (NBS:L10/580A) south wall (FFS). • Patch in new lime plaster to courtyard wall NBS:M20/210A ready for decoration. • Other walls to remain bare masonry.				tbc
	Ceiling	Lath and plaster with paint finish.	Fair	• Remove modern plasterboard and nails. • Hammer test remaining plaster and remove any bossed plaster. • Remove flaking paint. Proposed works • Undertake repairs to existing lath and plaster ceiling (NBS:M20/340). and timber frame substrate where present				
	Floor	Wood block with glazed tile hearth.		• Record quantity of wood block, lift and store on pallet in room. • Carefully remove glazed tile and store with wood block in room. Proposed works • Install reclaimed parquet floor on resilient layer NBS:M10/295A • Existing quarry floor tiles cleaned and retained • Provide new resin Thresholds.				
	Joinery	Skirting in situ. 1no. door and architrave. Timber staircase. Timber riser.		Proposed works • Skirtings/picture rails to be removed to all walls except the north (courtyard) wall, where they are to be repaired/reinstated fully. • Doors and architraves to be set aside for reuse elsewhere • Timber stair and handrail removed already. • Refurbish fireman's cupboards and prepare for redecoration • Make allowance to remove timber riser – further inspection required.				
	Misc.	1no. radiator in situ with wall fixings. Misc. construction waste.		• Record radiator, remove and store within the site heritage fixtures and fittings store. • Remove wall bracket & fill hole left. • Remove all construction waste.				

Room Ref.	Element	Description / Item	Condition	Action	Photographs			
S07	Walls	Glazed brick painted. Modern timber / MDF type board to lift with timber stud.	Good / poor	- Remove flaking paint with hand tools. - Remove remaining paint using peelaway. - Remove timber boards, timber stud and install temporary protection. Proposed works - Clean and protect glazed brick wall finish				tbc
	Ceiling	Paint on concrete.	Fair	- Remove flaking paint. Proposed works - Existing exposed concrete soffit retained, repaired to SE details and decorated in intumescent paint NBS:Z12/211 applied to manufacturers recommendations. - Steel beams to receive intumescent paint NBS:M61/120.				
	Floor	Paint over presumed terrazzo tile.	Fair	- Remove paint, clean and protect. Proposed works - Undertake repair to any holes in floor NBS:M10/121				
	Joinery	Timber handrail.		- Protect handrail in-situ. - Paint handrail ironmongery fixings in RAL 9005. - Sand and treat timber handrail (Architect to confirm treatment specification).				
	Misc.	Water pipe of original firefighting hose pipes. Lift door and call button with faceplate. Cast steel stair posts.		- Remove flaking paint, clean and protect pipe. - Remove lift door, button and faceplate, record and store on site. - Remove flaking paint and corrosion to steel posts and protect in situ.				

Room Ref.	Element	Description / Item	Condition	Action	Photographs			
238	Walls	NOT SURVEYED		Proposed works - Existing walls (except north courtyard wall) stripped back to masonry, - Provide insulated plasterboard (refer to wall type drawing) and secondary glazing (NBS:L10/580A) south wall (FFS). - Patch in new lime plaster to courtyard wall NBS:M20/210A ready for decoration. - Other walls to remain bare masonry. - NOTE: Access not available at time of survey, provisional for pricing purposes only				tbc
	Ceiling			Proposed works - Undertake repairs to existing lath and plaster ceiling (NBS:M20/340). and timber frame substrate where present - NOTE: Access not available at time of survey, provisional for pricing purposes only				
	Floor			Proposed works - Install reclaimed parquet floor on resilient layer NBS:M10/295A - Existing quarry floor tiles cleaned and retained - Provide new resin Thresholds. - NOTE: Access not available at time of survey, provisional for pricing purposes only				
	Joinery			Proposed works - Skirtings/picture rails to be removed to all walls except the north (courtyard) wall, where they are to be repaired/reinstated fully. - Doors and architraves to be set aside for reuse elsewhere - Refurbish fireman's cupboards and prepare for redecoration - Openings to fireman's cupboards to be infilled and fire rated (refer to SE details). - NOTE: Access not available at time of survey, provisional for pricing purposes only				
	Misc.			Proposed works N/A				

Room Ref.	Element	Description / Item	Condition	Action	Photographs			
239	Walls	NOT SURVEYED		Proposed works - Existing walls (except north courtyard wall) stripped back to masonry, - Provide insulated plasterboard (refer to wall type drawing) and secondary glazing (NBS:L10/580A) south wall (FFS). - Patch in new lime plaster to courtyard wall NBS:M20/210A ready for decoration. - Other walls to remain bare masonry. - NOTE: Access not available at time of survey, provisional for pricing purposes only				003
	Ceiling			Proposed works - Undertake repairs to existing lath and plaster ceiling (NBS:M20/340). and timber frame substrate where present - NOTE: Access not available at time of survey, provisional for pricing purposes only				
	Floor			Proposed works - Install reclaimed parquet floor on resilient layer NBS:M10/295A - Existing quarry floor tiles cleaned and retained - Provide new resin Thresholds. - NOTE: Access not available at time of survey, provisional for pricing purposes only				
	Joinery			Proposed works - Skirtings/picture rails to be removed to all walls except the north (courtyard) wall, where they are to be repaired/reinstated fully. - Doors and architraves to be set aside for reuse elsewhere - Refurbish fireman's cupboards and prepare for redecoration - Openings to fireman's cupboards to be infilled and fire rated (refer to SE details). - NOTE: Access not available at time of survey, provisional for pricing purposes only				
	Misc.			Proposed works N/A				

Room Ref.	Element	Description / Item	Condition	Action	Photographs			
240	Walls	NOT SURVEYED		Proposed works - Existing walls (except north courtyard wall) stripped back to masonry, - Provide insulated plasterboard (refer to wall type drawing) and secondary glazing (NBS:L10/580A) south wall (FFS). - Patch in new lime plaster to courtyard wall NBS:M20/210A ready for decoration. - Other walls to remain bare masonry. - NOTE: Access not available at time of survey, provisional for pricing purposes only				003
	Ceiling			Proposed works - Undertake repairs to existing lath and plaster ceiling (NBS:M20/340). and timber frame substrate where present - NOTE: Access not available at time of survey, provisional for pricing purposes only				
	Floor			Proposed works - Install reclaimed parquet floor on resilient layer NBS:M10/295A - Existing quarry floor tiles cleaned and retained - Provide new resin Thresholds. - NOTE: Access not available at time of survey, provisional for pricing purposes only				
	Joinery			Proposed works - Skirtings/picture rails to be removed to all walls except the north (courtyard) wall, where they are to be repaired/reinstated fully. - Doors and architraves to be set aside for reuse elsewhere - Refurbish fireman’s cupboards and prepare for redecoration - Openings to fireman’s cupboards to be infilled and fire rated (refer to SE details). - NOTE: Access not available at time of survey, provisional for pricing purposes only				
	Misc.			Proposed works N/A				

Room Ref.	Element	Description / Item	Condition	Action	Photographs			
241	Walls	NOT SURVEYED		Proposed works - Existing walls (except north courtyard wall) stripped back to masonry, - Provide insulated plasterboard (refer to wall type drawing) and secondary glazing (NBS:L10/580A) south wall (FFS). - Patch in new lime plaster to courtyard wall NBS:M20/210A ready for decoration. - Other walls to remain bare masonry. - NOTE: Access not available at time of survey, details provisional for pricing purposes only				003
	Ceiling			Proposed works - Undertake repairs to existing lath and plaster ceiling (NBS:M20/340). and timber frame substrate where present - NOTE: Access not available at time of survey, details provisional for pricing purposes only				
	Floor			Proposed works - Install reclaimed parquet floor on resilient layer NBS:M10/295A - Existing quarry floor tiles cleaned and retained - Provide new resin Thresholds. - NOTE: Access not available at time of survey, provisional for pricing purposes only				
	Joinery			Proposed works - Skirtings/picture rails to be removed to all walls except the north (courtyard) wall, where they are to be repaired/reinstated fully. - Doors and architraves to be set aside for reuse elsewhere - Refurbish fireman’s cupboards and prepare for redecoration - Openings to fireman’s cupboards to be infilled and fire rated (refer to SE details). - NOTE: Access not available at time of survey, provisional for pricing purposes only				
	Misc.			Proposed works N/A				

Room Ref.	Element	Description / Item	Condition	Action	Photographs			
242	Walls	NOT SURVEYED		Proposed works - Existing walls (except north courtyard wall) stripped back to masonry, - Provide insulated plasterboard (refer to wall type drawing) and secondary glazing (NBS:L10/580A) south wall (FFS). - Patch in new lime plaster to courtyard wall NBS:M20/210A ready for decoration. - Other walls to remain bare masonry. - NOTE: Access not available at time of survey, details provisional for pricing purposes only				003
	Ceiling			Proposed works - Undertake repairs to existing lath and plaster ceiling (NBS:M20/340). and timber frame substrate where present - NOTE: Access not available at time of survey, details provisional for pricing purposes only				
	Floor			Proposed works - Install reclaimed parquet floor on resilient layer NBS:M10/295A - Existing quarry floor tiles cleaned and retained - Provide new resin Thresholds. - NOTE: Access not available at time of survey, provisional for pricing purposes only				
	Joinery			Proposed works - Skirtings/picture rails to be removed to all walls except the north (courtyard) wall, where they are to be repaired/reinstated fully. - Doors and architraves to be set aside for reuse elsewhere - Refurbish fireman's cupboards and prepare for redecoration - Openings to fireman's cupboards to be infilled and fire rated (refer to SE details). - NOTE: Access not available at time of survey, provisional for pricing purposes only				
	Misc.			Proposed works N/A				

Room Ref.	Element	Description / Item	Condition	Action	Photographs			
243	Walls	NOT SURVEYED		Proposed works - Existing walls (except north courtyard wall) stripped back to masonry, - Provide insulated plasterboard (refer to wall type drawing) and secondary glazing (NBS:L10/580A) south wall (FFS). - Patch in new lime plaster to courtyard wall NBS:M20/210A ready for decoration. - Other walls to remain bare masonry. - NOTE: Access not available at time of survey, details provisional for pricing purposes only				003
	Ceiling			Proposed works - Undertake repairs to existing lath and plaster ceiling (NBS:M20/340). and timber frame substrate where present - NOTE: Access not available at time of survey, details provisional for pricing purposes only				
	Floor			Proposed works - Install reclaimed parquet floor on resilient layer NBS:M10/295A - Existing quarry floor tiles cleaned and retained - Provide new resin Thresholds. - NOTE: Access not available at time of survey, provisional for pricing purposes only				
	Joinery			Proposed works - Skirtings/picture rails to be removed to all walls except the north (courtyard) wall, where they are to be repaired/reinstated fully. - Doors and architraves to be set aside for reuse elsewhere - Refurbish fireman’s cupboards and prepare for redecoration - Openings to fireman’s cupboards to be infilled and fire rated (refer to SE details). - NOTE: Access not available at time of survey, provisional for pricing purposes only				
	Misc.			Proposed works N/A				

Room Ref.	Element	Description / Item	Condition	Action	Photographs			
240a	Walls	NOT SURVEYED		Proposed works - Existing walls stripped back to masonry - Provide new plasterboard partitions to form 'superloo' cubicles - Apply ceramic wall tiling to walls within cubicles to dado height - Full height, flush cubicle doors (Refer to door schedule - black gloss), with feature handles (refer to ironmongery schedule) - NOTE: Access not available at time of survey, details provisional for pricing purposes only				008
	Ceiling			Proposed works - Remove remaining existing ceilings - Steel beams to be de-rusted and treated with intumescent paint NBS:M61/120. - Provide new acoustic plasterboard ceiling refer to ceiling type drawing 2253. - NOTE: Access not available at time of survey, details provisional for pricing purposes only				
	Floor			Proposed works - Provide new polished concrete screed, with inset ceramic pattern tile detail (NBS:E41/112). - NOTE: Access not available at time of survey, details provisional for pricing purposes only				
	Joinery			Proposed works - Remove doors and architraves and set aside - Remove skirtings and picture rails - Misc. joinery to be used for repairs where possible, otherwise scrapped. - NOTE: Access not available at time of survey, details provisional for pricing purposes only				
	Misc.			Proposed works N/A				

Room Ref.	Element	Description / Item	Condition	Action	Photographs			
246	Walls	NOT SURVEYED		Proposed works - Existing walls stripped back to masonry - Provide new plasterboard partitions to form 'superloo' cubicles - Apply ceramic wall tiling to walls within cubicles to dado height - Full height, flush cubicle doors (Refer to door schedule - black gloss), with feature handles (refer to ironmongery schedule) - NOTE: Access not available at time of survey, details provisional for pricing purposes only				008
	Ceiling			Proposed works - Remove remaining existing ceilings - Steel beams to be de-rusted and treated with intumescent paint NBS:M61/120. - Provide new acoustic plasterboard ceiling refer to ceiling type drawing 2253. - NOTE: Access not available at time of survey, details provisional for pricing purposes only				
	Floor			Proposed works - Provide new polished concrete screed, with inset ceramic pattern tile detail (NBS:E41/112). - NOTE: Access not available at time of survey, details provisional for pricing purposes only				
	Joinery			Proposed works - Remove doors and architraves and set aside - Remove skirtings and picture rails - Misc. joinery to be used for repairs where possible, otherwise scrapped. - NOTE: Access not available at time of survey, details provisional for pricing purposes only				
	Misc.			Proposed works N/A				

Room Ref.	Element	Description / Item	Condition	Action	Photographs			
247	Walls	NOT SURVEYED		Proposed works - Existing walls stripped back to masonry - Provide new plasterboard partitions to form 'superloo' cubicles - Apply ceramic wall tiling to walls within cubicles to dado height - Full height, flush cubicle doors (Refer to door schedule - black gloss), with feature handles (refer to ironmongery schedule) - NOTE: Access not available at time of survey, details provisional for pricing purposes only				008
	Ceiling			Proposed works - Remove remaining existing ceilings - Steel beams to be de-rusted and treated with intumescent paint NBS:M61/120. - Provide new acoustic plasterboard ceiling refer to ceiling type drawing 2253. - NOTE: Access not available at time of survey, details provisional for pricing purposes only				
	Floor			Proposed works - Provide new polished concrete screed, with inset ceramic pattern tile detail (NBS:E41/112). - NOTE: Access not available at time of survey, details provisional for pricing purposes only				
	Joinery			Proposed works - Remove doors and architraves and set aside - Remove skirtings and picture rails - Misc. joinery to be used for repairs where possible, otherwise scrapped. - NOTE: Access not available at time of survey, details provisional for pricing purposes only				
	Misc.			Proposed works N/A				

Room Ref.	Element	Description / Item	Condition	Action	Photographs			
250	Walls	NOT SURVEYED		Proposed works - Existing walls stripped back to masonry - Provide new plasterboard partitions to form 'superloo' cubicles - Apply ceramic wall tiling to walls within cubicles to dado height - Full height, flush cubicle doors (Refer to door schedule - black gloss), with feature handles (refer to ironmongery schedule) - NOTE: Access not available at time of survey, details provisional for pricing purposes only				008
	Ceiling			Proposed works - Remove remaining existing ceilings - Steel beams to be de-rusted and treated with intumescent paint NBS:M61/120. - Provide new acoustic plasterboard ceiling refer to ceiling type drawing 2253. - NOTE: Access not available at time of survey, details provisional for pricing purposes only				
	Floor			Proposed works - Provide new polished concrete screed, with inset ceramic pattern tile detail (NBS:E41/112). - NOTE: Access not available at time of survey, details provisional for pricing purposes only				
	Joinery			Proposed works - Remove doors and architraves and set aside - Remove skirtings and picture rails - Misc. joinery to be used for repairs where possible, otherwise scrapped. - NOTE: Access not available at time of survey, details provisional for pricing purposes only				
	Misc.			Proposed works N/A				

Stephen Levrant Heritage Architecture Ltd

CONSERVATION ARCHITECTS & HERITAGE CONSULTANTS

62 British Grove, Chiswick, London

0208 748 5501

Canada House, 3 Chepstow Street, Manchester M1 5FW

0161 806 0410