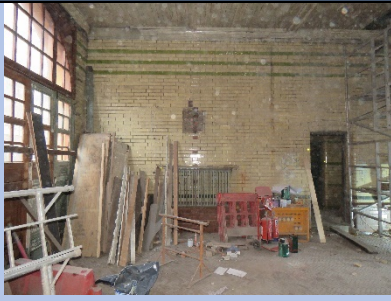
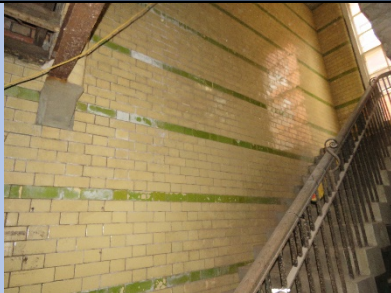
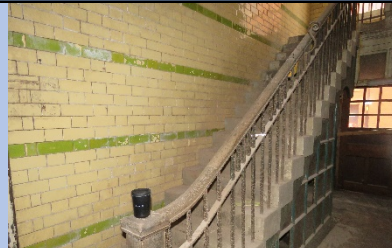


Room Ref.	Element	Description / Item	Condition	Action	Photographs		
0.01	Walls	Glazed brick. Holes to wall from now removed papes and pipe collars.	Good / fair	Enabling works - Remove pipe collars and infill with salvaged glazed brick. - Existing glazed brick cleaned and protected - Existing sliding timber door to be refurbished, repainted, and re-hung to location determined by Architect.			
	Ceiling	Painted timber board or exposed concrete and steel beams. Timber cornice.	Fair	Enabling works - Assess condition of all timber boards. - Remove all flaking paint. - Existing Timber boarding repaired and decorated in intumescent paint NBS:M60/127. - Existing steel repaired and painted with intumescent paint NBS:M61/120.			
	Floor	Brick. Timber sleepers. Cast steel drainage grille. Pile of wood block, unsure where from. Raised concrete slab.	Fair	Enabling works - Remove all debris. - Clean bricks. - Install protection. - Quantify wood block and store on pallet. - Remove raised concrete slab. Proposed works - Provide new polished concrete screed to (NBS:E41/112) to areas where no brickwork is present. Allow to infill any pits in existing floor. Allow for screed to finish at same level as existing brickwork.			
	Joinery	Large timber doors. Misc. joinery.		Proposed works - Timber doors and sliding mechanism to be repaired and redecorated and re-hung to location determined by Architect. - Misc. joinery to be used for repairs, otherwise scrapped. - Repair poor patches to ceiling timber and reinstate timber boarding to missing half of space. - Replace architraves to large vehicle doors.			
	Misc.	Radiator. Salvaged glazed brick.		- Record and remove radiator and bracket. Store in the heritage store. - Quantify salvaged bricks and store on pallet.			

Room Ref.	Element	Description / Item	Condition	Action	Photographs		
S01	Walls	Glazed brick. Red brick. Glazed timber partition. Crack above door. Hole to red brick.	Good / fair	Enabling works • Clean and install protection. • Remove cracked glass to partition and remove flaking paint. • Refix timber laylight. • Remove corroded hinges and fixings from partition. • CURTINS COMMENT: Crack appears to have already been crack stitched. • ALLIED LONDON COMMENT: Quadriga & Curtins to inspect and advise if not already crack stitched. • Fill hole in brickwork with salvaged red brick. Proposed works • Existing glazed brick to be cleaned and protected • Repaint partition in matching colour and replace any missing glazed panes.			
	Ceiling	Exposed stone steps. Redundant timber joists to riser. Corroded steel beam. Section of plaster on lath with paint finish and cornice surviving.	Various	Enabling works • Brush down stone steps. • Remove redundant timber joists from riser. • De-rust steel beam. • Hammer test remaining plaster and remove any bossed plaster. • Remove flaking paint. Proposed works • Undertake repairs to lath and plaster ceiling (NBS:M20/340). and timber frame substrate where present • Elsewhere, existing exposed concrete soffit to be retained, repaired to SE details and painted in intumescent paint to NBS:Z12/211. • Steel beams to be treated with specification advised by Architect.			
	Floor	Terrazzo. Rubber entrance matt. Stone stairs.	Fair	Enabling works • Remove all debris. • Remove rubber entrance mat and infill temporarily with plyboard. • Repair holes in existing terrazzo floor and protect.			
	Joinery	Timber partition / doorframe. Timber handrail.		Proposed works • Timber handrail to be cleaned and protected. • Remove timber partition and door frame & including fanlight section. • Treat and clean connection left to wall areas.			

Room Ref.	Element	Description / Item	Condition	Action	Photographs		
	Misc.	2no. stone corbels Stair balusters and handrail. Misc. demolition waste. Misc. M&E		- Record condition of timber handrail. - Remove all flaking paint from stair balusters. - Protect handrail. - Remove all waste and debris. - Remove all redundant M&E.			
0.03	Walls	Glazed brick partially painted to cill height. Plaster on brick with paint or wallpaper finish. Note surviving stencilling adjacent to fireplace.	Fair	Enabling works - Remove flaking paint with hand tools and any remaining paint using peelaway. Proposed works - Existing glazed bricks cleaned and retained. - Plaster to be stripped from existing masonry walls back to brickwork. - Brickwork wall to be cleaned.			
	Ceiling	Plaster to lath with paint finish. Cornice survives.	Fair	Enabling works - Hammer test remaining plaster and remove any bossed plaster. - Remove flaking paint. Proposed works - Existing lath and plaster ceiling, repaired (NBS:M20/587) and to receive intumescent paint coatings (NBS:Z12/212). - Cornice to be repaired and reinstated where missing			
	Floor	Wood block, partially lifted. Plyboard over wood block to some areas.	Fair	Enabling works - Remove plyboard. - Quantify and lift all wood block, store on pallet in room. Proposed works - Existing timber block (parquet) to be removed for use elsewhere in the building - Loose floor coverings removed to all other rooms. - Remaining floor covering to be cleaned.			
	Joinery	Glazed timber partition. Misc. joinery piled in room. Timber door frame and laylight stored in room.		Proposed works - Glazed timber partition restored, rotten sections cut out, treated and replaced and prepared for redecoration. - Misc. joinery reused for repairs where possible, otherwise scrapped. - Laylight to be returned to original location.			
	Misc.	Fireplace with glazed brick / infill. 3no. vents to chimney stacks. Misc. pipes / conduit.		- Remove infill to fireplace and store in heritage store. - Remove paint from vent grilles. - Remove all pipes / conduit.			

Room Ref.	Element	Description / Item	Condition	Action	Photographs		
0.01c	Walls	Plaster on brick or tile adhesive over glazed brick.	Poor	Enabling works - Remove flaking paint with hand tools and any remaining paint using peelaway. Install protection. Proposed works - Existing glazed bricks cleaned and retained - Plaster to be stripped from existing masonry walls back to brickwork			
	Ceiling	Remnant of ceiling joists. Exposed concrete and steel beams.	Fair	Enabling works - Remove timber joists Proposed works - Existing lath and plaster ceiling, repaired (NBS:M20/587) and to receive intumescent paint coatings (NBS:Z12/212). - Cornice to be repaired and reinstated where missing - Steel beams to be treated with specification advised by Architect.			
	Floor	Red quarry tile.		- Loose floor coverings removed to all other rooms. - Existing timber block (parquet) to be removed for use elsewhere in the building			
	Joinery			N/A			
	Misc.	Misc. demolition and builders waste.		Remove all items from room.			

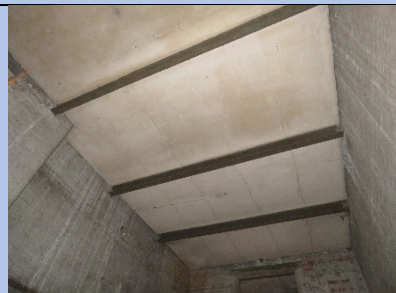
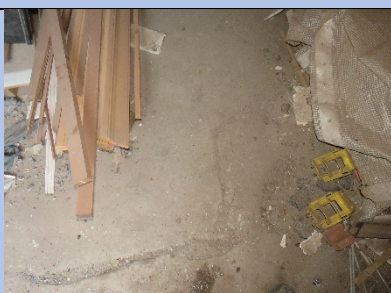
Room Ref.	Element	Description / Item	Condition	Action	Photographs		
0.05	Walls	Plaster on brick with paint or finish.	Fair	Enabling works - Remove flaking paint with hand tools and any remaining paint using peelaway. Install protection. Proposed works - Plaster to be stripped from existing masonry walls back to brickwork			
	Ceiling	Plaster on concrete with paint finish.		Enabling works - Hammer test remaining plaster and remove any bossed plaster. - Remove flaking paint. Proposed works - Existing lath and plaster ceiling, repaired (NBS:M20/587) and to receive intumescent paint coatings (NBS:Z12/212). - Cornice to be repaired and reinstated where missing			
	Floor	Wood block.	Fair	Enabling works - Quantify wood block, store on pallet. Proposed works - Existing timber block (parquet) to be removed for use elsewhere in the building - Loose floor coverings removed to all other rooms.			
	Joinery	Purcell to survey and update schedule Skirting Door architrave Hatch surround and glazed window.		Proposed works - Remove skirting and set aside for reuse elsewhere. - Retain architrave and hatch 1no door to hatch missing, provide and fit new to match.			
	Misc.	Iron panel to hatch. Misc. embedded pipe / conduit to wall.		- Remove flaking paint and protect metalwork. - Remove embedded pipe / conduit and fill holes.	 		

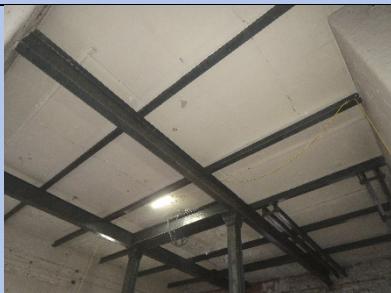
Room Ref.	Element	Description / Item	Condition	Action	Photographs		
Police Station Entrance	Walls	Glazed tile.	Fair	Enabling works - Clean and install protection Proposed works - Existing glazed bricks cleaned and retained - Plaster to be stripped from existing masonry wall - Repair holes in glazed brickwork.			
	Ceiling	Barrel vaulted lath and plaster ceiling with paint finish. Surviving cornice.	Fair	Enabling works - Hammer test plaster and remove any bossed plaster. - Remove flaking paint. Proposed works - Existing lath and plaster ceiling, repaired (NBS:M20/587) and to receive intumescent paint coatings (NBS:Z12/212). - Cornice to be repaired and reinstated where missing			
	Floor	Terrazzo with mosaic tile border.	Fair	Enabling works - Remove all debris. Proposed works - Existing terrazzo to be refurbished and cleaned to circulation and entrance lobby. Protect floor once complete. - Loose floor coverings removed to all other rooms.			
	Joinery			N/A			
	Misc.	Modern shelf to hatch to 0.07 store cupboard.		Remove shelf			

Room Ref.	Element	Description / Item	Condition	Action	Photographs		
0.07	Walls	Plaster on brick with paint finish.	Fair	Proposed works Plaster to be stripped from existing masonry walls back to brickwork.			
	Ceiling	Plaster on lath with paint finish. Cornice survives		Enabling works - Hammer test remaining plaster and remove any bossed plaster. - Remove flaking paint. Proposed works - Existing lath and plaster ceiling, repaired (NBS:M20/587) and to receive intumescent paint coatings (NBS:Z12/212). - Cornice to be repaired and reinstated where missing.			
	Floor	Wood block, partially lifted.	Fair	Enabling works - Remove all debris. - Quantify and lift all wood block, store on pallet in room. Proposed works - Existing timber block (parquet) to be for use elsewhere in the building - Loose floor coverings removed to all other rooms. - Remaining floor covering to be cleaned.			
	Joinery	Skirting Door architrave Hatch to entrance 5no. doors		Proposed works - Remove skirting with plaster to walls and do not reinstate. - Doors and architraves to be removed, except for door into small office which is to remain. - Replace existing ply shelf with new timber.			
	Misc.	Red glazed tile to fireplace. Timber cupboard and shelves. Ventilation grille. Redundant M&E		- Tidy fireplace, - Clean down timber shelving.			

Room Ref.	Element	Description / Item	Condition	Action	Photographs		
0.08	Walls	Plaster on brick with paint finish.	Fair	Plaster to be stripped from existing masonry walls back to brickwork			
	Ceiling	Plaster on lath with paint finish. Cornice partially survives Exposed concrete slab with new steel beams.		Enabling works - Hammer test remaining plaster and remove any bossed plaster. - Remove flaking paint. Proposed works - Existing lath and plaster ceiling, repaired (NBS:M20/587) and to receive intumescent paint coatings (NBS:Z12/212). - Cornice to be repaired and reinstated where missing			
	Floor	Wood block, partially lifted and stored in 0.07. Glazed tile to hearth.	Fair	Enabling works - Remove all debris. - Quantify and lift all wood block, store on pallet. - Carefully remove glazed tiles and store Proposed works - Existing timber block (parquet) to be removed for use elsewhere in the building - Loose floor coverings removed to all other rooms. - Remaining floor to be cleaned.			
	Joinery	Skirting Door architrave Hatch to entrance 2no. doors 2no. timber glazed partitions Misc. pile of timber.		Proposed works - Skirting remain in small section only. Remove with plaster to walls and do not reinstate. - Doors and architraves to be removed, including glazed over light to door. - Glazed partition to be set aside for reuse - Misc pile of timber may be reused for repairs elsewhere.			
	Misc.	2no. ventilation grilles. Pile of demolition waste. Redundant M&E pipes and conduit.		- Remove all demolition waste. - Remove all redundant M&E and fill holes.			

Room Ref.	Element	Description / Item	Condition	Action	Photographs		
Cell 0.11-0.16	Walls	Not Inspected		Proposed works Plaster to be stripped from existing masonry walls back to brickwork <i>NOTE: Provisional for pricing only - Access not available at time of survey.</i>			
	Ceiling			Enabling works - Hammer test remaining plaster and remove any bossed plaster. - Remove flaking paint. Proposed works - Existing lath and plaster ceiling, repaired (NBS:M20/587) and to receive intumescent paint coatings (NBS:Z12/212). <i>NOTE: Provisional for pricing only - Access not available at time of survey.</i>			
	Floor			Enabling works - Remove all debris. - Quantify and lift all wood block, store on pallet. - Carefully remove glazed tiles and store Proposed works - Existing timber block (parquet) to be removed for use elsewhere in the building - Loose floor coverings removed to all other rooms. <i>NOTE: Provisional for pricing only - Access not available at time of survey.</i>			
	Joinery			Proposed works - Remove skirting with plaster to walls and do not reinstate. - Doors and architraves to be removed. - Misc pill of timber may be reused for repairs elsewhere. <i>NOTE: Provisional for pricing only - Access not available at time of survey.</i>			
	Misc.			N/A <i>NOTE: Provisional for pricing only - Access not available at time of survey.</i>			

Room Ref.	Element	Description / Item	Condition	Action	Photographs		
G.017 Inc. 0.2a, 0.18, 0.19b and R2	Walls	Painted brick, minor holes.	Fair	Enabling works - Remove flaking paint. - Fill holes with salvaged red brick and mortar. Proposed works - Existing walls stripped back to masonry			
	Ceiling	Plaster on concrete with paint finish. Painted steel beams.	Fair	Enabling works - Hammer test remaining plaster and remove any bossed plaster. - Remove flaking paint. Proposed works - Existing exposed concrete soffit to be retained, repaired to SE details and painted in intumescent paint to NBS:Z12/211.			
	Floor	Exposed concrete floor.	Fair	Enabling works - Remove all debris Proposed works - Install reclaimed timber parquet flooring. ALLIED LONDON COMMENT: This specification should be reviewed with Purcell prior to works commencing.			
	Joinery	3no. doors Misc. pile of timber.		Proposed works Misc. joinery and doors to be scrapped.			
	Misc.	Historic hook fixing to beam. Radiators. General construction materials and salvaged materials. Incoming gas		- Retain hook to beam (check fixing to beam and replace with new fixings if required). - Remove all construction waste. - Catalogue all salvaged / stored materials and store in heritage store. - Protect gas pipe. - Sweep down van and install protection.			

Room Ref.	Element	Description / Item	Condition	Action	Photographs		
Unit G 0.2	Walls	Painted brick, minor holes.	Fair	Enabling works - Remove flaking paint. - Fill holes with salvaged red brick and mortar. Proposed works - Existing walls stripped back to masonry - Existing exposed steel columns and beams to be painted with intumescent paint as NBS:M61/120.			
	Ceiling	Plaster on concrete with paint finish. Painted steel beams.	Fair	Enabling works - Hammer test remaining plaster and remove any bossed plaster. - Remove flaking paint. Proposed works - Existing exposed concrete soffit to be retained, repaired to SE details and painted in intumescent paint to NBS:Z12/211.			
	Floor	Exposed / painted concrete floor. Herringbone brick to entrance.	Fair	Enabling works - Remove all debris. - Clean and protect brick floor. Proposed works - Install reclaimed timber parquet flooring. ALLIED LONDON COMMENT: This specification should be reviewed with Purcell prior to works commencing.			
	Joinery	2no. doors 2no. timber partitions Misc. pile of timber.		Proposed works - Misc timber to be used for repairs where necessary, otherwise scrapped - Timber partitions not present. - Sliding door to be removed, catalogued, and stored in heritage store. <i>NOTE: Space being used as builders store, unclear which items below in this space. Above notes provisional for pricing only.</i>			
	Misc.	Historic hook fixing to beam. Radiators. General construction materials and salvaged materials.		- Retain hook to beam (check fixing to beam and replace with new fixings if required). - Remove all construction and kitchen unit waste. - Catalogue all salvaged / stored materials			

Room Ref.	Element	Description / Item	Condition	Action	Photographs		
0.20	Walls	Plaster on brick with paint finish.	Fair	Proposed work Remove plaster finishes back to masonry			
	Ceiling	Plaster on lath with paint finish. Cornice survives	Fair	- Hammer test remaining plaster and remove any bossed plaster. - Remove flaking paint. Proposed work - Repairs to existing lath and plaster ceiling as per M20/587. - Treat ceiling with intumescent paint as per Z12/212.			
	Floor	Concrete floor	Fair	- Remove all boarding and debris. Proposed work - Provide vinyl floor covering.			
	Joinery	schedule Door architrave. Skirting		Proposed work - Skirting to be removed. - Door and architrave to be removed, set aside for reuse.			
	Misc.	Brackets for edge protection.		Remove fixing to edge of concrete slab.			

Room Ref.	Element	Description / Item	Condition	Action	Photographs		
0.25 (hotel recep.)	Walls	Paint on brick. Minor holes to brick.	Fair	Enabling works - Fill holes to brick with salvaged red brick and mortar. Proposed works - Existing walls stripped back to masonry (level of stripping back to be agreed) - New black metal crittal style external entrance screen to courtyard and street entrance to be supplied and installed. Refer to Purcell drawing 3205 & 3208. - Reclaimed masonry wall to form working fireplace recess. - New fire rated black metal crittal style door to be supplied and installed to lift lobby. Refer to Purcell drawing 3208. - Existing timber sliding doors refurbished and rehung			
	Ceiling	Plaster on concrete with paint finish. Steel beams.	Fair	Enabling works - Hammer test remaining plaster and remove any bossed plaster. - Remove flaking paint. - De-rusted areas corroded steelwork. Proposed works - Existing lath and plaster ceiling repaired to non-visual grade, to achieve required fire separation. - Existing ceiling to receive coating of intumescent paint spec tbc. - Steel beams to receive intumescent paint NBS:M61/120. - Provide new suspended ceiling refer to (Ceiling type CT10 refer to drawing 2251)			
	Floor	Exposed concrete floor with minor area dug out.	Poor	Enabling works - Clear all debris. Proposed works - Install reclaimed parquet floor on resilient layer NBS:M10/295A with inset timber block border detail to reception desk location. Architect to confirm reception desk dimensions and exact location.			
	Joinery	Door architrave. Timber partition Large sliding timber doors.		Remove redundant timber door. <i>NOTE: Access not available at time of survey</i>			
	Misc.	Wall vent Radiator Ventilation control plate. Lift door.		- Retain wall vent and control plate and clean. - Record radiator and relocate to heritage store. - Retain lift door.			

Room Ref.	Element	Description / Item	Condition	Action	Photographs		
0.26	Walls	Glazed brown brick. Terracotta to external doorway.	Fair	Enabling works - Remove flaking paint. - Full holes to brick with salvaged red brick and mortar. - Clean and protect brick Proposed works - Existing walls stripped back to masonry (level of stripping back to be agreed). - New black metal crittal style external entrance screen to courtyard and street entrance to be supplied and installed. Refer to Purcell drawing 3205 & 3208. - New fire rated black metal crittal style door to lift lobby to be supplied and installed. Refer to Purcell drawing 3208.			
	Ceiling	Plaster on concrete with paint finish. Steel beams.	Fair	Enabling works - Hammer test remaining plaster and remove any bossed plaster. - Remove flaking paint. - De-rusted areas corroded steelwork. Proposed works - Existing lath and plaster ceiling repaired to non-visual grade, to achieve required fire separation. - Existing ceiling to receive coating of intumescent paint spec tbc. - Steel beams to receive intumescent paint NBS:M61/120. - Provide new suspended ceiling refer to (Ceiling type CT10 refer to drawing 2251)? ALLIED LONDON COMMENT: Specification to be checked with Purcell prior to works commencing.			
	Floor	Concrete sets. Cast steel pavement lights filled with concrete. Stone kerb. Red brick. Metal ledges.	Fair / Poor	Enabling works - Remove all debris, clean and protect. Proposed works - Reclaimed timber block parquet laid on resilient layer			
	Joinery	Large sliding timber doors.		Doors to be retained and cleaned.			
	Misc.	Door brackets. Metal panels.		- Clean down and remove flaking paint. - Paint door brackets (should have been completed under TC5). - Paint metal panel in black RAL 9005.			