

Room Ref.	Element	Description / Item	Condition	Action	Photographs			
332, 332a	Walls	Plaster on brickwork with wallpaper finish. Minor no. of nails to walls. Holes within brickwork.	Fair	- Remove redundant fixings (and fill holes). - Insert new brick to holes in brickwork. Proposed works - Strip all walls back to masonry - Provide insulated plasterboard (refer to wall type drawing) and secondary glazing (NBS:L10/580A) to south wall of 332 (FFS). - Provide stud partitions to form internal bathroom (332a) as per drawing 2404. - Provide acoustic plaster board to north(corridor) wall of 332, otherwise leave as bare masonry.				001
	Ceiling	Remnants of lath and plaster ceiling. Exposed timber roof structure. Holes within brickwork.	Good	- Remove remnants of lath and plaster including nails. - Remove redundant fixings and clean roof timbers. Proposed works - All existing ceilings to be removed - Provide new insulated plasterboard ceiling below rafters (to be read in conjunction with roof type drawing 3501 - Prepare and decorate existing trusses (colour tbc by architect).				
	Floor	Red quarry tile survives. Wood block has been removed and not stored in the room. Glazed tile to hearth. Carpet underlay / adhesive and screed.	Fair	- Remove all debris. - Clean red quarry tile and protect. - Carefully remove glazed tile and store in room. - Locate missing wood block. - Remove carpet underlay, adhesive and screed. Proposed works - Floor to be levelled and prepared throughout with latex levelling screed or similar NBS:M10/120.				
	Joinery	Skirting board in-situ. Misc. door frames and joinery stacked in room.		Proposed works - Reinstate skirting boards/picture rails to new plastered walls, leave masonry walls bare. - Doors, frames, architraves to be removed and set aside for reuse elsewhere				
	Misc.	External door and glazed partition.	Fair	- Remove all flaking paint, clean, and protect in situ. - Clean fireplace.				

Room Ref.	Element	Description / Item	Condition	Action	Photographs			
333, 333a, 334, 334a	Walls	Plaster on brickwork with wallpaper finish. Minor no. of nails and timber noggins to walls. Holes within brickwork.	Fair	- Remove redundant fixings and embedded timbers (and fill holes). - Insert new brick to holes in brickwork. Proposed works - Strip all walls back to masonry - Provide insulated plasterboard (refer to wall type drawing) and secondary glazing (NBS:L10/580A) to south wall of 333 & 334 (FFS). - Provide stud partitions to form internal bathrooms (333a & 334a) and to separate 333 from 334 as per drawing 2404. - Otherwise leave walls as bare masonry.				00 1
	Ceiling	Exposed timber structure. 3no. redundant pipes at ridge height.	Fair	- Remove redundant fixings and clean roof timbers. - Remove redundant pipes. Proposed works - All existing ceilings to be removed - Provide new insulated plasterboard ceiling below rafters (to be read in conjunction with roof type drawing 3501) - Prepare and decorate existing trusses (colour tbc by architect).				
	Floor	Linoleum over red quarry tile and wood block. Glazed tile to hearth. Screed over concrete deck.	Fair	- Remove linoleum and adhesive / screed back to red quarry tile and wood block. - Remove screed to concrete. - Clean red quarry tile and protect. - Record wood block, lift and store on pallet in room. - Carefully remove glazed tile and store in room. Proposed works - Floor to be levelled and prepared throughout with latex levelling screed or similar NBS:M10/120.				
	Joinery	Skirting board in-situ. Misc. joinery stacked in room.		Proposed works - Reinstate skirting boards/picture rails to new plastered walls, leave masonry walls bare. - Misc. joinery to be reused where possible, otherwise scrapped.				
	Misc.	Misc. building waste, bricks and mortar in room.		- Remove and dispose of waste. - Remove materials to site store.				

Room Ref.	Element	Description / Item	Condition	Action	Photographs			
340	Walls	Plaster on brickwork with paint finish. Minor no. of nails and timber noggins to walls. Holes within brickwork.	Fair	• Hammer test remaining plaster and remove any bossed plaster (except where walls to be stripped to bare masonry). • Remove flaking paint (except where walls to be stripped to bare masonry). • Remove redundant fixings and embedded timbers (and fill holes). • Insert new brick to holes in brickwork. 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.				005
	Ceiling	Exposed timber structure. 3no. redundant pipes at ridge height.	Fair	• Remove redundant fixings and clean roof timbers. • Remove redundant pipes (and fill holes). Proposed works • All existing ceilings to be removed • Provide new insulated plasterboard ceiling below rafters (to be read in conjunction with roof type drawing 3501 • Prepare and decorate existing trusses (colour tbc by architect).				
	Floor	Wood block already lifted and stored in room. Glazed hearth partially remains		• Quantify wood block and store on pallet in room. • Carefully remove tiles to hearth and store 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 board and door architraves in-situ. Timber staircase and balustrade.		Proposed works • Skirtings/picture rails to be removed to all walls except the north (courtyard) wall, where they are to be repaired/reinstated fully. Reinstall skirting to south (FFS) wall on completion of new plaster works. • Doors and architraves to be set aside for reuse elsewhere • Timber stair and handrail removed already.				
	Misc.	Misc. building waste including, timber, mortar and hessian. Timber riser with remnants of M&E pipework and cables.		• Remove building waste. • Remove timber riser, pipework and cables (fill holes).				

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				007
	Ceiling	Plasterboard.	N/A	- Remove plasterboard and all fixings (and make good connections with walls). Proposed works - ALLIED LONDON COMMENT: New plasterboard to ceiling. Purcell to provide/approve proposed ceiling specification and treatment. - Steel beams to receive intumescent paint NBS:M61/120.				
	Floor	Paint over presumed terrazzo tile.	N/A	- Remove paint, clean, and protect flooring. Proposed works - Undertake repair to any holes in floor NBS:M10/121				
	Joinery	Timber handrail.	Fair	- Sand, treat and protect timber handrail in-situ. - Treat handrail ironmongery with new paint to architect 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 in heritage store room. - Remove flaking paint and corrosion to steel posts and protect in situ.				

Room Ref.	Element	Description / Item	Condition	Action	Photographs			
341	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. <i>NOTE: Access not available at time of survey, provisional for pricing purposes only</i>				005
	Ceiling			Proposed works - All existing ceilings to be removed - Provide new insulated plasterboard ceiling below rafters (to be read in conjunction with roof type drawing 3501 - Prepare and decorate existing trusses <i>NOTE: Access not available at time of survey, provisional for pricing purposes only</i>				
	Floor			Proposed works - Install reclaimed parquet floor on resilient layer NBS:M10/295A - Existing quarry floor tiles cleaned and retained - Provide new resin Thresholds. <i>NOTE: Access not available at time of survey, provisional for pricing purposes only</i>				
	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. Reinstall skirting to south (FFS) wall on completion of new plaster works. - Doors and architraves to be set aside for reuse elsewhere - Misc joinery to be reused where possible otherwise scrapped. <i>NOTE: Access not available at time of survey, provisional for pricing purposes only</i>				
	Misc.			N/A				

Room Ref.	Element	Description / Item	Condition	Action	Photographs			
342	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. <i>NOTE: Access not available at time of survey, provisional for pricing purposes only</i>				005
	Ceiling			Proposed works - All existing ceilings to be removed - Provide new insulated plasterboard ceiling below rafters (to be read in conjunction with roof type drawing 3501 - Prepare and decorate existing trusses <i>NOTE: Access not available at time of survey, provisional for pricing purposes only</i>				
	Floor			Proposed works - Install reclaimed parquet floor on resilient layer NBS:M10/295A - Existing quarry floor tiles cleaned and retained - Provide new resin Thresholds. <i>NOTE: Access not available at time of survey, provisional for pricing purposes only</i>				
	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. Reinstate skirting to south (FFS) wall on completion of new plaster works. - Doors and architraves to be set aside for reuse elsewhere - Misc joinery to be reused where possible otherwise scrapped. <i>NOTE: Access not available at time of survey, provisional for pricing purposes only</i>				
	Misc.			N/A				

Room Ref.	Element	Description / Item	Condition	Action	Photographs			
343	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. <i>NOTE: Access not available at time of survey, provisional for pricing purposes only</i>				005
	Ceiling			Proposed works - All existing ceilings to be removed - Provide new insulated plasterboard ceiling below rafters (to be read in conjunction with roof type drawing 3501 - Prepare and decorate existing trusses <i>NOTE: Access not available at time of survey, provisional for pricing purposes only</i>				
	Floor			Proposed works - Install reclaimed parquet floor on resilient layer NBS:M10/295A - Existing quarry floor tiles cleaned and retained - Provide new resin Thresholds. <i>NOTE: Access not available at time of survey, provisional for pricing purposes only</i>				
	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. Reinstall skirting to south (FFS) wall on completion of new plaster works. - Doors and architraves to be set aside for reuse elsewhere - Misc joinery to be reused where possible otherwise scrapped. <i>NOTE: Access not available at time of survey, provisional for pricing purposes only</i>				
	Misc.			N/A				

Room Ref.	Element	Description / Item	Condition	Action	Photographs			
344	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. <i>NOTE: Access not available at time of survey, provisional for pricing purposes only</i>				005
	Ceiling			Proposed works - All existing ceilings to be removed - Provide new insulated plasterboard ceiling below rafters (to be read in conjunction with roof type drawing 3501 - Prepare and decorate existing trusses <i>NOTE: Access not available at time of survey, provisional for pricing purposes only</i>				
	Floor			Proposed works - Install reclaimed parquet floor on resilient layer NBS:M10/295A - Existing quarry floor tiles cleaned and retained - Provide new resin Thresholds. <i>NOTE: Access not available at time of survey, provisional for pricing purposes only</i>				
	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. Reinstate skirting to south (FFS) wall on completion of new plaster works. - Doors and architraves to be set aside for reuse elsewhere - Misc joinery to be reused where possible otherwise scrapped. <i>NOTE: Access not available at time of survey, provisional for pricing purposes only</i>				
	Misc.			N/A				

Room Ref.	Element	Description / Item	Condition	Action	Photographs			
345	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. <i>NOTE: Access not available at time of survey, provisional for pricing purposes only</i>				005
	Ceiling			Proposed works - All existing ceilings to be removed - Provide new insulated plasterboard ceiling below rafters (to be read in conjunction with roof type drawing 3501 - Prepare and decorate existing trusses <i>NOTE: Access not available at time of survey, provisional for pricing purposes only</i>				
	Floor			Proposed works - Install reclaimed parquet floor on resilient layer NBS:M10/295A - Existing quarry floor tiles cleaned and retained - Provide new resin Thresholds. <i>NOTE: Access not available at time of survey, provisional for pricing purposes only</i>				
	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. Reinstall skirting to south (FFS) wall on completion of new plaster works. - Doors and architraves to be set aside for reuse elsewhere - Misc joinery to be reused where possible otherwise scrapped. <i>NOTE: Access not available at time of survey, provisional for pricing purposes only</i>				
	Misc.			N/A				

Room Ref.	Element	Description / Item	Condition	Action	Photographs			
346	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. <i>NOTE: Access not available at time of survey, provisional for pricing purposes only</i>				005
	Ceiling			Proposed works - All existing ceilings to be removed - Provide new insulated plasterboard ceiling below rafters (to be read in conjunction with roof type drawing 3501 - Prepare and decorate existing trusses <i>NOTE: Access not available at time of survey, provisional for pricing purposes only</i>				
	Floor			Proposed works - Install reclaimed parquet floor on resilient layer NBS:M10/295A - Existing quarry floor tiles cleaned and retained - Provide new resin Thresholds. <i>NOTE: Access not available at time of survey, provisional for pricing purposes only</i>				
	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. Reinstall skirting to south (FFS) wall on completion of new plaster works. - Doors and architraves to be set aside for reuse elsewhere - Misc joinery to be reused where possible otherwise scrapped. <i>NOTE: Access not available at time of survey, provisional for pricing purposes only</i>				
	Misc.			N/A				

Room Ref.	Element	Description / Item	Condition	Action	Photographs			
347	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. <i>NOTE: Access not available at time of survey, provisional for pricing purposes only</i>				005
	Ceiling			Proposed works - All existing ceilings to be removed - Provide new insulated plasterboard ceiling below rafters (to be read in conjunction with roof type drawing 3501 - Prepare and decorate existing trusses <i>NOTE: Access not available at time of survey, provisional for pricing purposes only</i>				
	Floor			Proposed works - Install reclaimed parquet floor on resilient layer NBS:M10/295A - Existing quarry floor tiles cleaned and retained - Provide new resin Thresholds. <i>NOTE: Access not available at time of survey, provisional for pricing purposes only</i>				
	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. Reinststate skirting to south (FFS) wall on completion of new plaster works. - Doors and architraves to be set aside for reuse elsewhere - Misc joinery to be reused where possible otherwise scrapped. <i>NOTE: Access not available at time of survey, provisional for pricing purposes only</i>				
	Misc.			N/A				

Room Ref.	Element	Description / Item	Condition	Action	Photographs				
351 / 351a / 351e	Walls	Plaster on brickwork with paint finish.	Fair / Missing to external mansard roof walls	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) <i>NOTE: Access not available at time of survey, details provisional for pricing purposes only</i>					008
	Ceiling	Exposed roof truss and rafters, not painted.	Good	- Remove nails and screws from timberwork. - Clean roof truss. Proposed works - Remove remaining existing ceilings - Provide new insulated plasterboard ceiling below rafters (to be read in conjunction with roof type drawing 3501) - Prepare and decorate existing trusses <i>NOTE: Access not available at time of survey, details provisional for pricing purposes only</i>					
	Floor	Exposed concrete floor (previously wood block with glazed tile hearth, now removed and not in room).	Good	- Remove all debris. Proposed works - Provide new polished concrete screed, with inset ceramic pattern tile detail (NBS:E41/112). <i>NOTE: Access not available at time of survey, details provisional for pricing purposes only</i>					
	Joinery	Skirting board in situ. Pile of misc. 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. <i>NOTE: Access not available at time of survey, details provisional for pricing purposes only</i>					
	Misc.	Palette and barrier stored in room.		Remove.					

Room Ref.	Element	Description / Item	Condition	Action	Photographs				
352	Walls	Plaster on brickwork with wallpaper finish.	Fair / Missing to external mansard roof walls	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) <i>NOTE: Access not available at time of survey, details provisional for pricing purposes only</i>					008
	Ceiling	Exposed roof truss and rafters, not painted.	Good	- Remove nails and screws from timberwork. - Clean roof truss. Proposed works - Remove remaining existing ceilings - Provide new insulated plasterboard ceiling below rafters (to be read in conjunction with roof type drawing 3501 - Prepare and decorate existing trusses <i>NOTE: Access not available at time of survey, details provisional for pricing purposes only</i>					
	Floor	Exposed concrete floor, with area of wood block surviving.	Good	- Remove all debris. - Record, lift and stack on pallet in room remaining wood block. Proposed works - Provide new polished concrete screed, with inset ceramic pattern tile detail (NBS:E41/112). <i>NOTE: Access not available at time of survey, details provisional for pricing purposes only</i>					
	Joinery	Skirting board in situ. Pile of misc. 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. <i>NOTE: Access not available at time of survey, details provisional for pricing purposes only</i>					
	Misc.			N/A					

Room Ref.	Element	Description / Item	Condition	Action	Photographs				
353	Walls	Plaster on brickwork with paint finish.	Fair / Missing to external walls	Proposed works Existing walls stripped back to masonry <i>NOTE: Access not available at time of survey, details provisional for pricing purposes only</i>					008
	Ceiling	Exposed roof truss and rafters, not painted.	Good	- Remove remnant of lath and plaster ceiling. - Remove nails and screws from timberwork. - Clean roof truss. Proposed works - Provide new suspended ceiling consisting MF grip, 2 layers 15mm fireboard and skim <i>NOTE: Access not available at time of survey, details provisional for pricing purposes only</i>					
	Floor	Exposed concrete floor, with area of wood block surviving.	Good	- Remove all debris and waste timber. - Record, lift and stack on pallet in room remaining wood block. Proposed works - Undertake repair to any holes in floor NBS:M10/121 - Floor to be levelled and prepared throughout with latex levelling screed or similar NBS:M10/120. <i>NOTE: Access not available at time of survey, details provisional for pricing purposes only</i>					
	Joinery	Skirting board in situ. Pile of misc. joinery.		Proposed works Remove skirting boards and misc. joinery <i>NOTE: Access not available at time of survey, details provisional for pricing purposes only</i>					
	Misc.			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