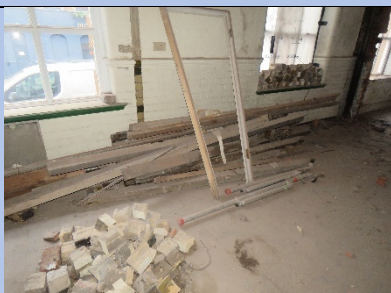
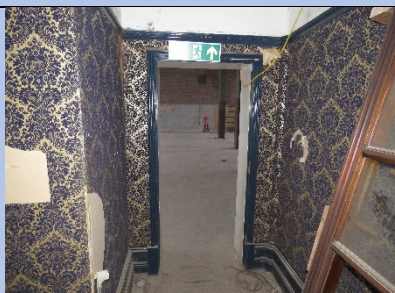
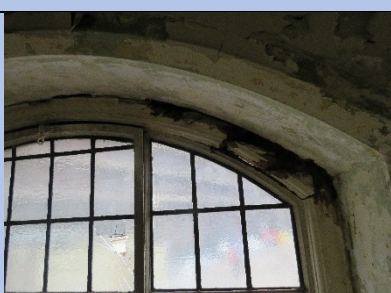
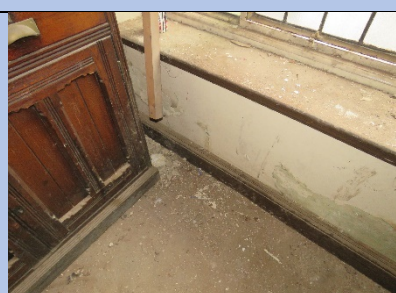
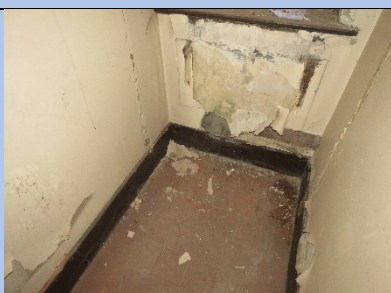


Room Ref.	Element	Description / Item	Condition	Action	Photographs		
0.29	Walls	Plaster on brick with paint or wallpaper finish. Some glazed brick with paint or plaster over.	Fair	- Existing walls stripped back to masonry (level of stripping back to be agreed) and glazed brickwork (use of peelaway required). - New black metal crittal style external entrance screen to courtyard and street entrance. - Reclaimed masonry wall to form working fireplace recess. - New fire rated black metal crittal style door to lift lobby. - Existing timber sliding doors refurbished, cleaned and rehung.			
	Ceiling	Plaster on lath with paint finish.	Fair	- Hammer test remaining plaster and remove any bossed plaster. - Remove flaking paint. - Existing lath and plaster ceiling repaired to non-visual grade to achieve required fire separation. - Existing ceiling to receive coating of intumescent paint. Architect to confirm specification.			
	Floor	Terrazzo. Woodblock	Fair	- Remove all debris, clean and install protection to terrazzo. - Quantify wood block, lift and store on pallet. - Reclaimed timber block parquet laid on resilient layer - Inset timber block border detail to reception desk location. Architect to confirm reception desk dimensions and location.			
	Joinery	Misc. joinery. Fire surround. Cornice Skirting Picture rail Timber and glazed screens Original double door.		- Misc joinery to be reused where possible, otherwise scrapped. - Skirting & picture rails to be removed. - Glazed screening to be set aside for reuse.			
	Misc.	Piles of brick from demolition. Misc. construction materials Fireplace. 1no. vent.		Remove loose debris and brickwork and discard or store on pallets.			

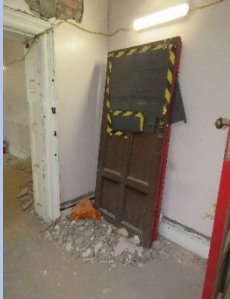
Room Ref.	Element	Description / Item	Condition	Action	Photographs		
0.32b	Walls	Plaster on brick with wallpaper or paint finish. Also wallpaper and plaster over glazed tile.	Poor	- Carefully remove wallpaper and plaster over glazed tile. - Remove all wallpaper and flaking paint from plaster. - Existing walls stripped back to masonry (level of stripping back to be agreed)			
	Ceiling	Plaster barrel vaulted coffered ceiling with paint finish.	Fair	- Hammer test remaining plaster and remove any bossed plaster. - Remove flaking paint. - Existing lath and plaster decorative ceiling repaired - Existing ceiling to receive coating of intumescent paint. Architect to confirm specification.			
	Floor	Terrazzo with mosaic tile border.	Fair	- Remove all debris, clean and install protection. - Existing terrazzo floor cleaned, polished and protected.			
	Joinery	Picture rail Door architrave Remove timber and glazed partition.		Remove all joinery.			
	Misc.	Decorative arch to opening.		N/A			

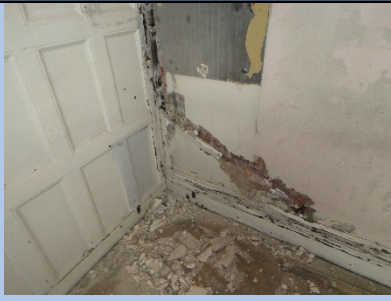
Room Ref.	Element	Description / Item	Condition	Action	Photographs		
0.32 (Unit D)	Walls	Plaster on brick or over glazed brick. Paint or wallpaper finish.	Fair	- Existing walls stripped back to masonry/glazed bricks - missing bricks replaced / repaired. - Existing glazed wall tiles to be cleaned. - Existing steel columns to be intumescent painted. Architect to confirm specification. - New plasterboard partition to form North Wall to be installed. Refer to Purcell GA drawings. Architect to confirm specification.			
	Ceiling	Plaster on concrete with paint finish.	Fair	- Hammer test remaining plaster and remove any bossed plaster. - Remove flaking paint. - Existing exposed concrete soffit retained and repaired. - Soffit and steel beams to receive intumescent paint coating. Architect to confirm specification.			
	Floor	Exposed concrete with screed.	Fair	- Remove all screed. - Reclaimed timber block parquet to be installed. Architect to confirm if resilient layer is to be installed.			
	Joinery	Skirting Timber staircase and handrail.		- Staircase removed - Remove skirting			
	Misc.	10no. ventilation grilles. Hoist machinery. Radiators		Record and relocate radiators to heritage store.			

Room Ref.	Element	Description / Item	Condition	Action	Photographs		
033	Walls	Plaster on brick with paint finish.	Poor	- Hammer test remaining plaster and remove any bossed plaster. - Remove flaking paint. - Fill any holes with salvaged red brick and mortar. - Replace missing lime plaster to specification M20/210.			
	Ceiling	Exposed concrete and steel beam. Timber ceiling joist.	Fair	- Remove 2no. timber ceiling joists. - Existing exposed concrete soffit to be retained, repaired to SE details. - Steel beams to receive intumescent paint NBS:M61/120. - Install new suspended ceiling on MF grid consisting of 2 layers 15mm fireboard and skim in preparation for decoration (NBS tbc).			
	Floor	Wood block.	Fair	- Quantify wood block, lift and store on pallet. - Existing timber boards and existing timber block (parquet) to be taken up, refurbished, re-laid and re-sealed.			
	Joinery	Skirting Door architrave Door Window and frame.		- Skirtings to be reinstated complete around perimeter. - Doors and architraves to be removed and replaced with new fire doors.			
	Misc.	Freestanding timber cupboard. Misc. interpretation boards Recycling bin.		- Relocate timber cupboard to heritage store. - Remove interpretation boards. - Relocate recycling bin to site store.			

Room Ref.	Element	Description / Item	Condition	Action	Photographs		
0.49	Walls	Plaster on brick with paint finish.	Poor	• Hammer test remaining plaster and remove any bossed plaster. • Remove flaking paint. • Fill any holes with salvaged red brick. • Replace missing lime plaster to specification M20/210.			
	Ceiling	Plaster on lath with paint finish.	Fair	• Hammer test remaining plaster and remove any bossed plaster. • Remove flaking paint. • Existing lath and plaster ceiling to be repaired and to receive intumescent paint coatings to Architects specification			
	Floor	Red quarry tile.	Fair	• Remove all debris and clean. • Retain red quarry tile finish and protect.			
	Joinery	Skirting Door architrave Door		• Skirting to be reinstated fully (render and timber) • Inner door to be retained and refurbished (to architects' specification). • Outer door to be replaced with new fire door (set aside existing for reuse).			
	Misc.	Redundant M&E pipe / conduit.		• Remove all redundant M&E and fill holes.			

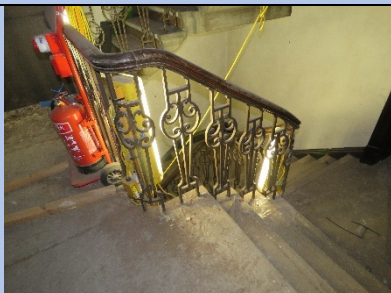
Room Ref.	Element	Description / Item	Condition	Action	Photographs		
S10	Walls	Plaster on brick with paint finish.	Poor	- Hammer test remaining plaster and remove any bossed plaster. - Remove flaking paint. - Reinstate lime plaster to specification M20/210.			
	Ceiling	Plaster on lath with paint finish.	Fair	- Hammer test remaining plaster and remove any bossed plaster. - Remove flaking paint. - Existing lath and plaster ceiling to be repaired and to receive intumescent paint coatings to Architects specification.			
	Floor	Exposed concrete with adhesive residue. Red quarry tile.	Fair	- Remove all adhesive. - Remove all debris, clean and protect. - Concrete to be repaired where necessary. - Quarry tiles to be cleaned and protected.			
	Joinery	2no. door architraves. 1no. door		- Doors and architraves to be removed (set aside for reuse). - Provide new fire doors as per door schedule.			
	Misc.	Stair handrail with steel balusters and timber handrail. Concrete skirting.		- Remove all flaking paint, clean and protect. - Sand and treat staircase timber handrail. - Paint ironwork to staircase balustrade if required by Architect. Architect to confirm desired finish.			

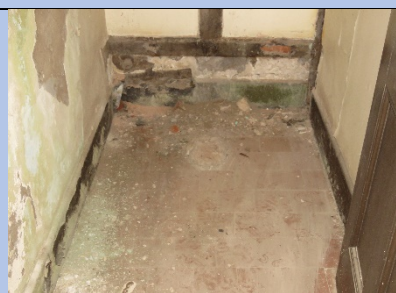
Room Ref.	Element	Description / Item	Condition	Action	Photographs		
0.34 + 0.34a	Walls	Plaster on brick with paint finish. Timber panelling to entrance vestibule.	Poor	• Hammer test remaining plaster and remove any bossed plaster. • Remove flaking paint. • Remove screws and protect timber vestibule. • Panelling to be retained and refurbished by a specialist carpenter / joiner. • Lime plaster to be repaired and reinstated to specification M20/210			
	Ceiling	Exposed concrete and steel beams. Plaster on lath with paint finish. Cornice survives.	Fair	• De-rust corroded steel beams. • Hammer test remaining plaster and remove any bossed plaster. • Remove flaking paint. • Existing exposed concrete soffit to be retained, repaired to SE details. • Steel beams to receive intumescent paint NBS:M61/120. • Install new suspended ceiling on MF grid consisting of 2 layers 15mm fireboard and skim in preparation for decoration (NBS tbc).			
	Floor	Woodblock. Terrazzo.		• Remove all debris. • Remove underlay from steps. • Clean terrazzo and protect. • Quantify wood block, lift and store on pallet. • Existing timber block (parquet) to be refurbished, re-laid and re-sealed. • Terrazzo to be polished.			
	Joinery	Skirting 3no. door architraves. 3no. door Pile of ceiling joists. Picture rail Timber window cill and reveal.		• Skirting and picture rail to be reinstated in full. • Doors and architraves to be retained and refurbished. • Loose timber to be used for repairs where possible, otherwise scrapped.			
	Misc.	Vent to blocked up chimney. Redundant M&E conduit.		• Remove ventilation grille and clear all debris and fill holes. • Remove conduit and fill holes.			

Room Ref.	Element	Description / Item	Condition	Action	Photographs		
0.35	Walls	Plaster on brick with paint finish. Timber panelling to entrance vestibule, painted. Timber and coloured glass partition. White tile to	Poor	• Hammer test remaining plaster and remove any bossed plaster. • Remove flaking paint. • Remove screws and protect timber vestibule. • Protect all timber and glazed partitioning. • Panelling to be retained and refurbished by a specialist carpenter / joiner. • Lime plaster to be repaired/reinstated to walls to specification M20/210.			
	Ceiling	Plaster on lath with paint finish. Cornice survives.	Fair	• Hammer test remaining plaster and remove any bossed plaster. • Remove flaking paint. • Existing lath and plaster ceiling to be repaired and to receive intumescent paint coatings to Architect specification. Cornice to be repaired and reinstated where missing.			
	Floor	Woodblock. Red quarry tile to fireplace.		• Remove all debris. • Quantify wood block, lift and store on pallet. • Clean and protect red quarry tile. • Existing timber boards and existing timber block (parquet) to be refurbished, re-laid and re-sealed.			
	Joinery	Skirting 3no. door architraves and fire surround. 3no. door Pile of ceiling joists. Picture rail Timber window cill and reveal.		• Skirting, picture rail and cills to be reinstated in full to lime plaster walls. • Timber screen/panelling to be refurbished by specialist joiner • Loose joinery to be used for repairs where possible, otherwise scrapped • Doors to be retained. • Fire surround to be repaired and retained.			
	Misc.	Vent to wall covered over. Redundant M&E conduit. Misc. builders waste		• Remove covering to ventilation grille and clear all debris and fill holes. • Remove conduit and fill holes. • Remove all demolition / builders waste.			

Room Ref.	Element	Description / Item	Condition	Action	Photographs		
0.35a	Walls	Plaster on brick with paint finish. Timber and coloured glass partition.	Poor	• Hammer test remaining plaster and remove any bossed plaster. • Remove flaking paint. • Protect all timber and glazed partitioning. • Panelling to be retained and refurbished by a specialist carpenter / joiner. • Lime plaster to be reinstated where missing to specification M20/210.			
	Ceiling	Plaster on lath with paint finish. Cornice survives.	Fair	• Hammer test remaining plaster and remove any bossed plaster. • Remove flaking paint. • Existing lath and plaster ceiling to be repaired and to receive intumescent paint coatings to Architect specification. Cornice to be repaired and reinstated where missing.			
	Floor	Woodblock.	Fair	• Remove all debris. • Remove tape and residue of adhesive. • Quantify wood block, lift and store on pallet. • Existing timber boards and existing timber block (parquet) to be refurbished, re-laid and re-sealed.			
	Joinery	Skirting Wall panelling. 3no. doors and decorative timber surrounds.		• Skirting to be reinstated in full to lime plastered walls. • Doors and decorative surrounds to be retained and refurbished where necessary.			
	Misc.	Misc. pile of debris. Light fitting. Ventilation grille.		• Remove all debris. • Protect light fitting in-situ (check fixing for adequacy).			

Room Ref.	Element	Description / Item	Condition	Action	Photographs		
0.36	Walls	Plaster on brick with paint finish. Timber panelling.	Poor	• Hammer test remaining plaster and remove any bossed plaster. • Remove flaking paint. • Protect all timber panelling. • Panelling to be retained and refurbished by a specialist carpenter / joiner. • Lime plaster reinstated to masonry walls M20/210			
	Ceiling	Plaster on lath with paint finish, barrel vaulted and coffered.	Fair	• Hammer test remaining plaster and remove any bossed plaster. • Remove flaking paint. • Existing lath and plaster ceiling, repaired and reinstated where missing and to receive intumescent paint coatings. Cornice to be repaired and reinstated where missing			
	Floor	Timber floorboards	Fair	• Remove all debris, clean and protect. • Existing timber boards to be taken up, refurbished, re-laid and re-sealed.			
	Joinery	Skirting Wall panelling. Handrail and balusters Ceiling hatch.		• Skirting, wall panelling and handrails all refurbished by specialist • Ceiling hatch to be reinstated			
	Misc.	Timber cupboard. 2no. light fittings. 1no. radiator and bracket. 2no. curtain brackets and intermediary chain. Picture frame.		• Clean cupboard and retain in situ. • Protect light fittings in situ. • Retain radiator and pipework. • Record and remove curtain brackets and chain. • Picture frame to go in Heritage Store. • Remove all other waste.			

Room Ref.	Element	Description / Item	Condition	Action	Photographs		
S04	Walls	Glazed tile, painted over. Plaster on brick with paint finish. Tiled skirting. Crack to wall.	Fair	- Remove all paint from glazed tiles with peelaway. - Hammer test remaining plaster and remove any bossed plaster. - Remove flaking paint. - Protect all glazed tiles. - CURTINS COMMENT: Quadriga to locally remove patch of plaster to enable review of crack please. (crack to wall). - Repair lime plaster to plaster walls to specification NBS:M20/210			
	Ceiling	Plaster on lath with paint finish. Cornice and decorative relief of ceiling survives.	Fair	- Hammer test remaining plaster and remove any bossed plaster. - Remove flaking paint. - Existing lath and plaster ceiling to be repaired and to receive intumescent paint coatings to Architect specification. Cornice to be repaired and reinstated where missing.			
	Floor	Stone slabs and steps.	Fair	- Remove all adhesive and protect flooring. - Stone treads to be repaired & infilled where damaged.			
	Joinery	Timber Handrail. 2no. doors, 1no. with "private staff only" sign. 2no. door architraves.		- Handrail to be cleaned. - Timber handrail to be sanded and treated. Architect to confirm treatment specification. - Ironmongery to handrail to be cleaned and painted. Architect to confirm paint specification (if paint finish is required). - Doors to be removed and set aside, new fire doors provided per door schedule			
	Misc.	Misc. waste. Cast steel balusters and timber handrail. Light switch. Light fitting & faceplate to ceiling.		- Remove all waste. - Remove flaking paint from balusters, record condition and install protection. - Retain light switch. - Remove signage to laylight. - Remove light fitting and faceplate to ceiling. - Fill any holes in walls / ceilings following removals.			

Room Ref.	Element	Description / Item	Condition	Action	Photographs		
0.35b + 48	Walls	Plaster on brick with paint finish. Concrete skirting.	Poor	- Hammer test remaining plaster and remove any bossed plaster. - Remove flaking paint. - Remove nails. - Paneling to be retained and refurbished by a specialist carpenter / joiner. - Repair lime plaster to plaster walls to specification NBS:M20/210.			
	Ceiling	Plaster on brick with paint finish.	Poor	- Hammer test remaining plaster and remove any bossed plaster. - Existing lath and plaster ceiling to be repaired and to receive intumescent paint coatings to Architect specification. Cornice to be repaired and reinstated where missing.			
	Floor	Red quarry tile. Toilet base.		- Remove toilet base & fill hole remaining in floor. - Remove all debris. - Clean and protect tiled floor areas. - Existing timber boards and existing timber block (parquet) to be taken up, refurbished, re-laid and re-sealed.			
	Joinery	Cubicle doors and architraves.		To be retained and refurbished			
	Misc.	Sink waste pipe General demolition waste. Redundant clip to ceiling. Mirror Chain.		- Remove waste pipe and fill hole with red brick / mortar. - Remove all waste. - Remove clip to ceiling & make good. - Remove mirror and chain & make good wall.			

Room Ref.	Element	Description / Item	Condition	Action	Photographs		
S12	Walls	Plaster on brick with wallpaper or paint finish. Timber boarding to entrance.	Fair	- Hammer test remaining plaster and remove any bossed plaster. - Remove flaking paint. - Remove wallpaper. - Large and structural holes to be infilled with reclaimed brickwork. - Repair lime plaster as per specification NBS:M21/210.			
	Ceiling	Plaster on lath with paint finish. Timber boards. Cornice survives.	Fair	- Hammer test remaining plaster and remove any bossed plaster. - Remove flaking paint. - Existing timber boarding to be repaired/reinstated where missing and to receive intumescent treatment as per specification Z12/213. (if present) Existing lath and plaster ceiling to be repaired and to receive intumescent paint coatings to Architect specification.			
	Floor	Terrazzo. Timber stairs.	Fair	- Install plyboard to entrance mat recess. - Remove all debris, clean, polish and install protection to terrazzo. - Remove vinyl tread and nosings to stairs & remove all adhesives. - Remove all debris to stairs and install protection. - Make cost allowance for floor to be levelled and prepared throughout with latex levelling screed and finished with polished screed as FIN04 2212. Item to be instructed by Architect if required.			
	Joinery	Skirting Timber stair and panelling. Entrance vestibule. Door architraves.	Fair	- Entrance vestibule and door to be removed. - Stair and panelling removed. - Skirtings to be reinstated/replaced to walls.			
	Misc.	1no. radiator. 1no. window.		Record radiator and window before relocating to Heritage store.			