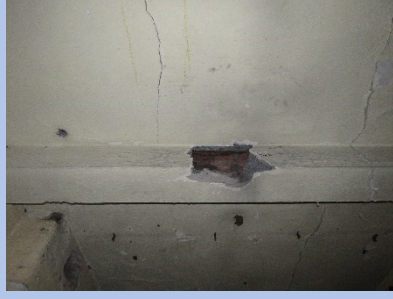
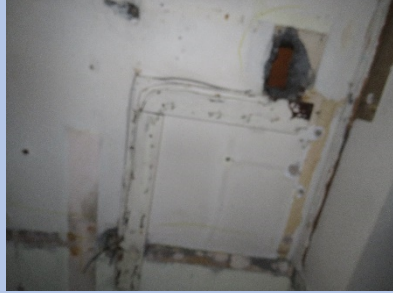
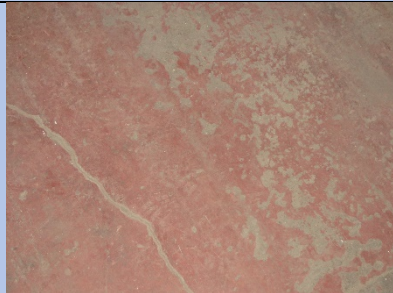
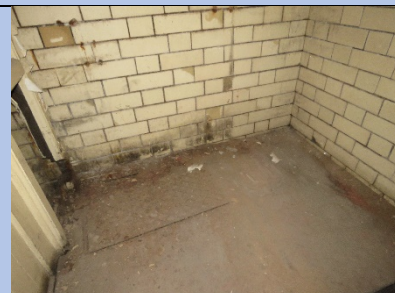


Room Ref.	Element	Description / Item	Condition	Action	Photographs		
B.56a + B.56b	Walls	Paint on brick. Glazed brick.	Poor	- Loose material to be removed from existing walls, large and structural holes to be infilled - Install cavity wall tanking and drainage system (NBS tbc) with plasterboard finish, skimmed ready for decoration.			
	Ceiling	Plaster on concrete with paint finish. Pavement light filled in with corroded beam adjacent Hole through concrete slab.	Fair	- Hammer test remaining plaster and remove any bossed plaster. - Remove flaking paint. (beam inspection) CURTINS COMMENT: Part of wider soffit refurb contract. Proposed works - Existing exposed concrete soffit to be retained & repaired to SE details. - Plaster to be repaired and infilled where missing and treated with intumescent paint to NBS:Z12/211. - Steel beams to receive intumescent paint to NBS:M61/120.			
	Floor	Painted concrete. Recessed drainage channel and gulley.	Fair	- Remove all debris. Proposed works - Install cavity floor tanking system (NBS tbc) over existing concrete floor with polished screed finish.			
	Joinery	1no. door. Door architrave.		Proposed works Doors and architraves to be removed and set aside, install new fire doors in line with Purcell door schedule.			
	Misc.	Incoming water supply and pump for fire hose. Steel brackets and shelf. Redundant fixings to walls and ceiling. Redundant pipes. Misc. waste.		- Remove all redundant fixings and pipework (once new incoming supply is received and ready to utilise). Fill holes following removal of fixings and pipework. - Remove all waste.			

Room Ref.	Element	Description / Item	Condition	Action	Photographs		
B.59	Walls	Paint on brick. Glazed brick. Timber boarding and shelves to pavement light.	Poor	- Remove all flaking paint. - Clean glazed brick. - Remove timber board, shelves and studwork to pavement light. - Loose material to be removed from existing walls, large and structural holes to be infilled. - Install cavity wall tanking and drainage system (NBS tbc) with plasterboard finish, skimmed ready for decoration.			
	Ceiling	Plaster on concrete with paint finish. Suspended timber ceiling below. Pavement light.	Fair	- Remove timber suspended ceiling and all fixings. - Hammer test remaining plaster and remove any bossed plaster. - Remove flaking paint. - Existing exposed concrete soffit to be retained & repaired to SE details. - Plaster to be repaired and infilled where missing and treated with intumescent paint to NBS:Z12/211 - Steel beams to receive intumescent paint NBS:M61/120.			
	Floor	Floor tiles partially over painted concrete floor.	Fair	- Remove all floor tiles and adhesive. - Remove all debris to floor. - Install cavity floor tanking system (NBS tbc) over existing concrete floor with polished screed finish.			
	Joinery	2no. door frames 1no. door.		Proposed works Doors and architraves to be removed and set aside, install new fire doors in line with Purcell door schedule.			
	Misc.	19no. lead water tanks. Fire extinguishers. Telephone exchange unit and wires. Misc. waste / debris.		- Remove telephone exchange unit if redundant. - Remove all waste / debris.			

Room Ref.	Element	Description / Item	Condition	Action	Photographs		
B.58	Walls	Glazed brick. Glazed timber partition. Misc. pipe penetrations with collars.	Fair	- Remove tape and adhesive residue. - Clean glazed brick & remove paintwork. - Remove all broken glazed units & replace with like for like. - Purcell to assess timberwork & advise on works required to refurbish. - Remove pipe collars and infill areas with salvaged glazed brick. - Loose material to be removed from existing walls, large and structural holes to be infilled with reclaimed glazed brick - Glazed timber partition to be retained & painted to match existing, new partition to be installed behind as indicated on Purcell drawing 2439.			
	Ceiling	Plaster on concrete with paint finish.	Fair	- Hammer test remaining plaster and remove any bossed plaster. - Remove flaking paint. - Existing exposed concrete soffit to be retained & repaired to SE details. - Plaster to be repaired and infilled where missing and treated with intumescent paint to NBS:Z12/211			
	Floor	Painted concrete. Raised section of concrete slab. Metal drain cover.	Fair.	- Remove all debris. - ALLIED LONDON COMMENT: Curtins to advise on drainage covers. Quadriga to check civils TC28 work package scope. - Install cavity floor tanking system (NBS tbc) over existing concrete floor with vinyl finish.			
	Joinery	2no. doors Timber batten to wall. Timber partitions.		Proposed works Existing timber partition and doors to be retained.			
	Misc.	2no. urinals. Plastic sheeting. Wate pipe. Misc. pipe penetrations with collars.		N/A			

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 (walls & columns). - Remove timber boards, timber stud and install temporary protection. - Large and structural holes to be infilled with reclaimed glazed brick			
	Ceiling	Paint on concrete. Infilled pavement light.	N/A	- Remove peeling paint. - ALLIED LONDON COMMENT: Pavement lights to be reviewed in full with specialist contractor, Purcell and Curtins. (Investigation of condition of concrete infill and corroded lintel) - CURTINS COMMENT: Repaint lintel to architect fire specification. Proposed works - Existing exposed concrete soffit to be retained & repaired to SE details. - Plaster to be repaired and infilled where missing and treated with intumescent paint to NBS:Z12/211			
	Floor	Paint over terrazzo tile to stairs. Exposed concrete floor with 2no. drainage covers.	N/A	- Curtins to inspect drainage covers for condition. - ALLIED LONDON COMMENT: Curtins to advise on drainage covers. Quadriga to check civils TC28 work package scope. - Existing tile floor cleaned, and loose material removed. - Concrete floor to be repaired as per specification M10/121.			
	Joinery	Timber handrail.		- Sand and treat handrail. Architect to advise on treatment specification. - Treat handrail ironmongery with paint. Architect to advise on paint colour and specification.			
	Misc.	2no. cupboards to lightwells with sliding doors and timber shelving. Space under stairs being used as Heritage store.		- Remove cupboard doors, shelving and all fixings to lightwells. - Relocate all heritage items to a more sufficient and appropriate Heritage Store location on the Ground Floor level of the building.			

Room Ref.	Element	Description / Item	Condition	Action	Photographs		
B.62 + B.70a (partially no access)	Walls	Glazed brick, partially painted. Painted brick. Glazed timber partition.	Fair	- Remove paint and clean glazed brick (walls and columns). - Remove all flaking paint. - Large and structural holes to be infilled with reclaimed glazed brick - Install cavity wall tanking and drainage system (NBS tbc) with plasterboard finish, skimmed ready for decoration. - Glazed timber partition to be retained, new partition installed behind as indicated on Purcell drawing 2439.			
	Ceiling	Plaster on concrete with paint finish.	Fair	- Hammer test remaining plaster and remove any bossed plaster. - Remove flaking paint. - Existing exposed concrete soffit to be retained & repaired to SE details. - Plaster to be repaired and infilled where missing and treated with intumescent paint to NBS:Z12/211			
	Floor	Painted concrete. Raised section of concrete slab with red quarry tile. Metal drain cover. Toilet base.	Fair.	- Remove all debris. - Remove red quarry tile and raised section of slab - ALLIED LONDON COMMENT: Curtins to advise on drainage covers. Quadriga to check civils TC28 work package scope. - Remove toilet base & infill hole to form flush floor finish. - Install cavity floor tanking system (NBS tbc) over existing concrete floor with vinyl finish.			
	Joinery	2no. doors Glazed timber partition. Misc. timber 2no. coat hook boards.		Existing timber partition and doors to be retained and refurbished. Misc. timber removed			
	Misc.	Urinal 3no. drainage grates. Batteries. Modern cupboard. Misc. construction waste.		- Remove urinal, clean and relocate to Heritage store. - Relocate grates to Heritage store. - Remove modern cupboard. - Remove all waste.			

Room Ref.	Element	Description / Item	Condition	Action	Photographs		
B57	Walls	Glazed brick, partially painted. Painted brick.	Fair	- Remove paint and clean glazed brick (walls and columns). - Remove all flaking paint. - Large and structural holes to be infilled with reclaimed glazed brick.			
	Ceiling	Plaster on concrete with paint finish.	Fair	- Hammer test remaining plaster and remove any bossed plaster. - Remove flaking paint. - Existing exposed concrete soffit to be retained & repaired to SE details. - Plaster to be repaired and infilled where missing and treated with intumescent paint to NBS:Z12/211			
	Floor	Exposed concrete. Lift pit hole.		- Clear all debris. - Install temporary protection to lift pit. - Install cavity floor tanking system (NBS tbc) over existing concrete floor with vinyl finish.			
	Joinery			N/A			
	Misc.	Pipework to ceiling. Radiator. Brick Misc. fixings to walls and ceiling. General construction debris.		- Remove redundant pipework and fixings & fill holes following removal. - Remove radiator and bracket, relocate to Heritage Store. - Remove all debris and waste.			

Room Ref.	Element	Description / Item	Condition	Action	Photographs		
B.77 + B.69	Walls	Glazed brick. Painted brick.	Fair	- Clean glazed brick. - Remove all flaking paint. - Fill holes to wall with salvaged red or glazed brick. - Remove concrete block and fill with glazed brick. - Large and structural holes to be infilled. - Install cavity wall tanking and drainage system (NBS tbc) with plasterboard finish, skimmed ready for decoration.			
	Ceiling	Plaster on concrete with paint finish. Pavement lights.	Fair	- Hammer test remaining plaster and remove any bossed plaster. - Remove flaking paint. - ALLIED LONDON COMMENT: Pavement lights to be reviewed in full with specialist contractor, Purcell and Curtins. (soffit damage) CURTINS COMMENT: Part of wider soffit restoration contract. - Existing exposed concrete soffit to be retained & repaired to SE details. - Plaster to be repaired and infilled where missing and treated with intumescent paint to NBS:Z12/211			
	Floor	Exposed concrete.		- Clear all debris. - CURTINS COMMENT: Reinstate ground floor bearing floor slab to Curtins typical detail 08 060270-CUR-00-XX-DR-s-28603 - Install cavity floor tanking system (NBS tbc) over existing concrete floor with vinyl finish.			
	Joinery			N/A			
	Misc.	2no. ventilation grilles. Piles of glazed brick. Redundant pipes. General construction debris.		- Relocate piles of brick to site store on ground floor. - Remove all redundant pipes and fixings & infill holes following removal. - Remove all construction waste.			

Room Ref.	Element	Description / Item	Condition	Action	Photographs		
B.65 + B.62 (kitchen)	Walls	Glazed brick. Painted brick.	Fair	- Clean glazed brick. (walls & columns). - Remove all flaking paint. - Fill holes to wall with salvaged red or glazed brick. - Large and structural holes to be infilled with reclaimed glazed brick. - Install cavity wall tanking and drainage system (NBS tbc) with plasterboard finish, skimmed ready for decoration			
	Ceiling	Plaster on concrete with paint finish. Pavement lights.	Fair	- Hammer test remaining plaster and remove any bossed plaster. - Remove flaking paint. - ALLIED LONDON COMMENT: Pavement lights to be reviewed in full with specialist contractor, Purcell and Curtins. - Existing exposed concrete soffit to be retained & repaired to SE details. - Plaster to be repaired and infilled where missing and treated with intumescent paint to NBS:Z12/211			
	Floor	Exposed concrete. Drainage grate and channel to floor.		- Clear all debris. (concrete slab infill) CURTINS COMMENT: Shown for costing on GA 17001. - Lift drainage grates, clear all debris and reinstate grates. - Install cavity floor tanking system (NBS tbc) over existing concrete floor with polished screed finish.			
	Joinery	Pile of misc. joinery. 1no. door.		Proposed works - Misc timber to be scrapped. - Door removed and to be set aside on ground floor for reuse elsewhere.			
	Misc.	Piles of glazed brick. 2no. steel ladders / drying racks. Window. Redundant incoming pipework. General construction waste and debris.		- Relocate bricks to site store on ground floor. - Remove 2no. steel ladders and move to Heritage Store. - Remove all redundant pipework, fixings, and waste & fill holes following removals. - Remove Window and set aside on ground floor for reuse.			

Room Ref.	Element	Description / Item	Condition	Action	Photographs		
S06	Walls	No Access		Proposed Works - Loose material to be removed from existing walls, large and structural holes to be infilled with reclaimed glazed brick . - Paint to be removed from existing glazed bricks to walls and columns. - Glazed bricks to be cleaned and protected. NOTE: Access not available at time of survey, provisional for pricing purposes only			
	Ceiling			Proposed works - Existing exposed concrete soffit to be retained & repaired to SE details. - Plaster to be repaired and infilled where missing and treated with intumescent paint to NBS:Z12/211. NOTE: Access not available at time of survey, provisional for pricing purposes only			
	Floor			Proposed works Install cavity floor tanking system (NBS tbc) over existing concrete floor with polished screed finish. NOTE: Access not available at time of survey, provisional for pricing purposes only			
	Joinery			Proposed works - Misc timber to be scrapped. - Door removed and to be set aside for reuse elsewhere. NOTE: Access not available at time of survey, provisional for pricing purposes only			
	Misc.			NOTE: Access not available at time of survey, provisional for pricing purposes only			

Room Ref.	Element	Description / Item	Condition	Action	Photographs		
B.60 Bin store	Walls	No Access		Proposed Works - Loose material to be removed from existing walls, large and structural holes to be infilled with reclaimed glazed brick. - Paint to be removed from existing glazed bricks to walls and columns. - Glazed bricks to be cleaned and protected. NOTE: Access not available at time of survey, provisional for pricing purposes only			
	Ceiling			Proposed works - Existing exposed concrete soffit to be retained & repaired to SE details. - Plaster to be repaired and infilled where missing and treated with intumescent paint to NBS:Z12/211 NOTE: Access not available at time of survey, provisional for pricing purposes only			
	Floor			Proposed works Install cavity floor tanking system (NBS tbc) over existing concrete floor with vinyl finish. NOTE: Access not available at time of survey, provisional for pricing purposes only			
	Joinery			Proposed works - Misc timber to be scrapped. - Door removed and set aside on ground floor for reuse elsewhere. NOTE: Access not available at time of survey, provisional for pricing purposes only			
	Misc.			NOTE: Access not available at time of survey, provisional for pricing purposes only			

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