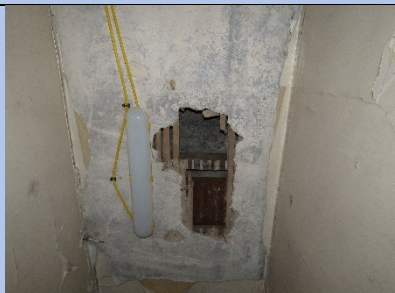
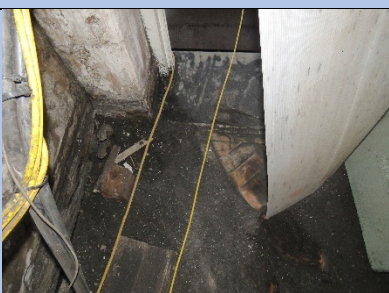


Room Ref.	Element	Description / Item	Condition	Action	Photographs			
162	Walls	Plaster on brickwork with paint or wallpaper finish.	Fair	Enabling works - Remove nails. Proposed works - Strip all walls back to masonry - Provide insulated plasterboard (refer to wall type drawing) and secondary glazing (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 2402. - Provide partition forming separation between 232/233 per drawing 2402 - East walls to remain as bare masonry, refer to drawing 2402.				001
	Ceiling	Plaster on lath with paint finish. Plaster cornice survives. Modern plasterboard.	Fair	Enabling works - Remove plasterboard. Proposed works - Existing plaster 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	Linoleum tile over concrete. Wood block with underlay over.	Fair	Enabling works - Remove floor tiles and adhesive. - Remove underlay and adhesive from wood block. - Record quantity of wood block, lift and store on pallet. - Remove all debris. Proposed works - Floor to be levelled and prepared throughout with latex levelling screed or similar NBS:M10/120.				
	Joinery	Skirting Picture rail Door architrave. Stair and balustrade. 2no. door Pile of stair balusters		Proposed works - Reinstate existing timber skirting and picture rails over new plasterboard walls, replace with new where missing or rotten/damaged. - Remove doors and architraves - Stair and balustrade now removed.				
	Misc.	Misc. waste including plyboard sheets.		Remove all redundant loose materials.				

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	Enabling works - 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.	N/A	Enabling works - 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. - De-rust steel beams - Steel beams to receive intumescent paint NBS:M61/120.				
	Floor	Paint over presumed terrazzo tile.	N/A	Enabling works - Remove paint, clean and protect. Proposed works - Undertake repair to any holes in floor				
	Joinery	Purcell to survey and update schedule Timber handrail.		Enabling works - Protect handrail in-situ. Proposed works. - Inspect fixing of handrails and repair where necessary. - Paint ironmongery fixing of handrails in RAL 9005. - Sand and treat timber to handrail (Architect to provide specification of treatment).				
	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			
174	Walls	Plaster on brickwork with paint or wallpaper finish. White tile to wall.	Fair	Enabling works • Hammer test remaining plaster and remove any bossed plaster (only to courtyard wall) • Remove flaking paint & peeling paper (only to courtyard wall). • Remove nails, white tile and adhesive. • Fill any holes to wall with salvaged red brick. Proposed works • Existing walls 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.				003
	Ceiling	Plaster on lath with paint finish. Plaster cornice survives. Areas of exposed concrete and steel beams.	Fair	Enabling works • Hammer test remaining plaster and remove any bossed plaster. • Brush down areas of flaking paint. • De-rust beams. Proposed works • Undertake repairs to existing lath and plaster ceiling (NBS:M20/340). and timber frame substrate where present				
	Floor	Red quarry tile. Linoleum tile over wood block.	Fair	Enabling works • Remove linoleum tile and adhesive from wood block. • Record quantity of wood block, lift and store on pallet. • Remove all debris. • Clean red quarry tile and protect. Proposed works • Install reclaimed parquet floor on resilient layer NBS:M10/295A • Existing quarry floor tiles cleaned and retained NBS:M10/295A • Provide new resin Thresholds.				
	Joinery	Skirting Fireman's cupboard. Door architrave. 1no. door. Timber stair and handrail to between room and stair S07. Timber riser. 2no. extant openings from firemans		Proposed works • Refurbish fireman's cupboards and prepare for redecoration • Remove doors and architraves and set aside • Timber stair and handrail removed already • Opening to fireman's cupboards to be infilled and fire rated (refer to SE details).				
	Misc.	Internal laylight. Modern wall hatch and shelf.		• Remove laylight – laylight was not present at time of survey. • Remove shelf to hatch.				

Room Ref.	Element	Description / Item	Condition	Action	Photographs			
176	Walls	White tile to wall.	Fair	Enabling works - Remove all redundant fixings and nails. - Remove white tile and adhesive. - Fill any holes to wall with salvaged red brick. Proposed works - Existing walls stripped back to masonry (except courtyard wall). - 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.				003
	Ceiling	Plaster on lath with paint finish.	Fair	Enabling works - Hammer test remaining plaster and remove any bossed plaster. - Brush down areas of flaking paint. Proposed works - Undertake repairs to existing lath and plaster ceiling and timber frame substrate where present (NBS:M20/340).				
	Floor	Red quarry tile.	Fair	Enabling works - Remove all debris, clean red quarry tile and protect. - Remove toilet base and redundant waste pipe to floor and fill hole with concrete repair. Proposed works - Install reclaimed parquet floor on resilient layer NBS:M10/295A - Existing quarry floor tiles cleaned and retained NBS:M10/295A - Provide new resin Thresholds.				
	Joinery	Fireman's cupboard. Door architrave. 2no. original doors boarded over.		Proposed works - Refurbish fireman's cupboards and prepare for redecoration - Remove doors and architraves and set aside - Opening to fireman's cupboards to be infilled and fire rated (refer to SE details).				
	Misc.	Extractor hood. Modern wall hatch and shelf. Builders waste.		- Remove extractor hood. - Remove shelf to hatch. - Remove all other waste.				

Room Ref.	Element	Description / Item	Condition	Action	Photographs			
177	Walls	Plaster on brickwork with paint or wallpaper finish.	Fair	Enabling works - Hammer test remaining plaster and remove any bossed plaster (only to courtyard walls). - Remove flaking paint & peeling paper (only to courtyard walls). - Remove nails. - Fill any holes to wall with salvaged red brick. Proposed works - Existing walls stripped back to masonry (except courtyard walls). - 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.				003
	Ceiling	Plaster on lath with ceiling paper and paint finish.	Fair	Enabling works - Hammer test remaining plaster and remove any bossed plaster. - Remove peeling paper. - Brush down areas of flaking paint. Proposed works - Undertake repairs to existing lath and plaster ceiling and timber frame substrate where present (NBS:M20/340).				
	Floor	Red quarry tile. Wood block.	Fair	Enabling works - Record quantity of wood block, lift and store on pallet. - Remove all debris. - Clean red quarry tile and protect. Proposed works - Install reclaimed parquet floor on resilient layer NBS:M10/295A - Existing quarry floor tiles cleaned and retained NBS:M10/295A - Provide new resin Thresholds.				
	Joinery	Skirting Fireman's cupboard. Door architrave. 2no. door. 1no original door boarded over. Timber cupboard		Proposed works - Refurbish fireman's cupboards and prepare for redecoration - Remove doors and architraves and set aside - Reinstate timber skirting over new plasterboarded wall finishes - Leave bare masonry walls without skirting. - Remove door and shelves from cupboard - Opening to fireman's cupboards to be infilled and fire rated (refer to SE details).				
	Misc.	Door threshold strip.		Remove door threshold strip.				

Room Ref.	Element	Description / Item	Condition	Action	Photographs			
180	Walls	Plaster on brickwork with paint or wallpaper finish.	Fair	Enabling works • Hammer test remaining plaster and remove any bossed plaster (only to courtyard wall). • Remove flaking paint & peeling paper (only to courtyard wall). • Remove timber from cupboards (now removed) and all nails. • Make good brickwork. Proposed works • Existing walls stripped back to masonry (except courtyard wall). • 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.				003
	Ceiling	Plaster on lath with paint finish.	Fair	Enabling works • Hammer test remaining plaster and remove any bossed plaster. • Brush down areas of flaking paint. Proposed works • Undertake repairs to existing lath and plaster ceiling and timber frame substrate where present (NBS:M20/340).				
	Floor	Red quarry tile. Wood block. Glazed tile to hearth.	Fair	Enabling works • Record quantity of wood block, lift and store on pallet. • Remove all debris. • Clean red quarry tile and protect. • Remove glazed tile and store in box with woodblock. Proposed works • Install reclaimed parquet floor on resilient layer NBS:M10/295A • Existing quarry floor tiles cleaned and retained NBS:M10/295A • Provide new resin Thresholds.				
	Joinery	Skirting Fireman’s cupboard. Door architrave. 4no. door. 1no original door boarded over. Misc. pile of joinery.		Proposed works • Refurbish fireman’s cupboards and prepare for redecoration • Remove doors and architraves and set aside • Reinstall timber skirting over new plasterboarded wall finishes • Reinstall render skirting over bare masonry walls • Misc. joinery to be used for repairs where possible, otherwise scrapped. • Opening to fireman’s cupboards to be infilled and fire rated (refer to SE details).				
	Misc.			n/a				

Room Ref.	Element	Description / Item	Condition	Action	Photographs			
188	Walls	Plaster on brickwork with paint or wallpaper finish.	Fair	Enabling works • Hammer test remaining plaster and remove any bossed plaster (nly to courtyard wall). • Remove flaking paint & peeling paper (only to courtyard wall). • Remove nails. Proposed works • Existing walls stripped back to masonry (except to courtyard wall). • 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.				003
	Ceiling	Plaster on lath with paint finish.	Fair	Enabling works • Hammer test remaining plaster and remove any bossed plaster. • Brush down areas of flaking paint. • Remove ceiling joist from water tank location. Proposed works • Undertake repairs to existing lath and plaster ceiling and timber frame substrate where present (NBS:M20/340).				
	Floor	Red quarry tile. Wood block with minor area of underlay over.	Fair	Enabling works • Remove underlay • Record quantity of wood block, lift and store on pallet. • Remove all debris. • Clean red quarry tile and protect. Proposed works • Install reclaimed parquet floor on resilient layer NBS:M10/295A • Existing quarry floor tiles cleaned and retained NBS:M10/295A • Provide new resin Thresholds.				
	Joinery	Skirting Fireman's cupboard. Door architrave. 1no. door. Misc. pile of joinery.		Proposed works • Refurbish fireman's cupboards and prepare for redecoration • Remove doors and architraves and set aside • Reinstall timber skirting over new plasterboarded wall finishes • Leave bare masonry walls without skirting • Misc. joinery to be used for repairs where possible, otherwise scrapped. • Opening to fireman's cupboards to be infilled and fire rated (refer to SE details).				
	Misc.	2no windows		Proposed works • Remove loose windows and set aside.				

Room Ref.	Element	Description / Item	Condition	Action	Photographs			
191	Walls	Plaster on brickwork with paint or wallpaper finish.	Fair	Enabling works • Hammer test remaining plaster and remove any bossed plaster (only to courtyard wall). • Remove flaking paint & peeling paper (only to courtyard wall). • Patch holes to brickwork. Proposed works • Existing walls stripped back to masonry (except courtyard wall). • 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.				003
	Ceiling	Plaster on lath with paint finish.	Fair	Enabling works • Hammer test remaining plaster and remove any bossed plaster. • Brush down areas of flaking paint. Proposed works • Undertake repairs to existing lath and plaster ceiling and timber frame substrate where present (NBS:M20/340).				
	Floor	Red quarry tile. Wood block with minor area of underlay over.	Fair	Enabling works • Remove debris & underlay. • Record quantity of wood block, lift and store on pallet. • Clean red quarry tile and protect • Remove toilet base. Proposed works • Install reclaimed parquet floor on resilient layer NBS:M10/295A • Existing quarry floor tiles cleaned and retained NBS:M10/295A • Provide new resin Thresholds.				
	Joinery	Skirting Fireman's cupboard. Door architrave. 1no. door.		Proposed works • Refurbish fireman's cupboards and prepare for redecoration • Remove doors and architraves and set aside • Reinstall timber skirting over new plasterboarded wall finishes • Reinstall render skirting over bare masonry walls • Opening to fireman's cupboards to be infilled and fire rated (refer to SE details).				
	Misc.	1no. modern radiator.		• Remove radiator and wall bracket and make good.				

Room Ref.	Element	Description / Item	Condition	Action	Photographs			
193	Walls	Plaster on brickwork with paint or wallpaper finish.	Fair	Enabling works • Hammer test remaining plaster and remove any bossed plaster (only to courtyard wall). • Remove flaking paint & peeling paper (only to courtyard wall). • Patch hole to brickwork. Proposed works • Existing walls stripped back to masonry (except to courtyard wall). • 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.				003
	Ceiling	Plaster on lath with paint finish. Plaster cornice survives.	Fair	Enabling works • Hammer test remaining plaster and remove any bossed plaster. • Brush down areas of flaking paint. Proposed works • Undertake repairs to existing lath and plaster ceiling and timber frame substrate where present (NBS:M20/340).				
	Floor	Wood block partially lifted (stored in room)	Fair	Enabling works • Record quantity of wood block, lift and store on pallet. • Remove all debris. Proposed works • Install reclaimed parquet floor on resilient layer NBS:M10/295A • Existing quarry floor tiles cleaned and retained NBS:M10/295A • Provide new resin Thresholds.				
	Joinery	Skirting Fireman's cupboard. Door architrave. 2no. doors, 1no. boarded over. Misc. pile of joinery		Proposed works • Refurbish fireman's cupboards and prepare for redecoration • Remove doors and architraves and set aside • Reinstall timber skirting over new plasterboarded wall finishes • Reinstall render skirting over bare masonry walls • Misc. joinery to be used for repairs where possible, otherwise scrapped. • Opening to fireman's cupboards to be infilled and fire rated (refer to SE details).				
	Misc.	2no. modern radiator. Section of external balcony railing.		• Remove radiator and wall bracket and make good. • Record and handover balcony metalwork to balcony contractor (if surplus to requirements, record and store in heritage store).				

Room Ref.	Element	Description / Item	Condition	Action	Photographs			
194+195	Walls	Plaster on brickwork with paint finish.	Fair	Enabling works - Patch hole to brickwork. 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).				008
	Ceiling	Exposed concrete slab and steel beams.	Fair	Enabling works - Remove timber ceiling joists. - De-rust steel beam ready for decoration. Proposed works - Provide new acoustic plasterboard ceiling refer to ceiling type drawing 2252. - Allied London Comment: Architect to confirm is steel beams are to be treated prior to install of plasterboard.				
	Floor	Wood block partially lifted (stored in room)	Fair	Enabling works - Record quantity of wood block, lift and store on pallet. - Remove all debris. Proposed works - Provide new polished concrete screed, with inset ceramic pattern tile detail (NBS:E41/112).				
	Joinery	Skirting Door architrave. 2no. doors, 1no. boarded over. Misc. pile of joinery including staircase now removed.		Proposed works - Remove doors and architraves and set aside - Remove skirtings and reinstate over plasterboard walls - Misc. joinery to be used for repairs where possible, otherwise scrapped.				
	Misc.	Demolition waste. Redundant M&E to all areas including riser.		- Remove all waste. - Remove all redundant M&E (should have been completed under TC20).				