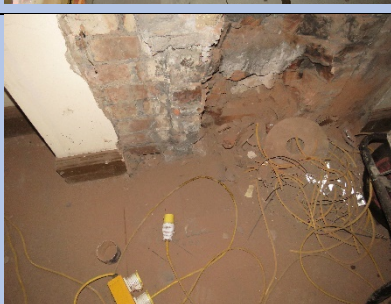
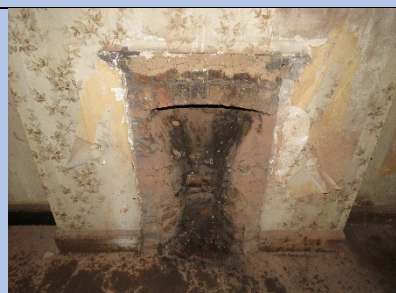
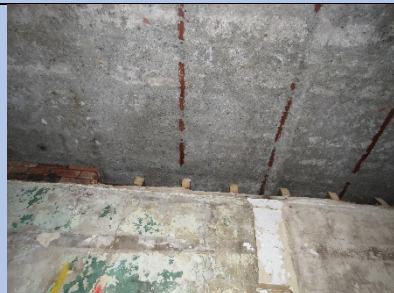
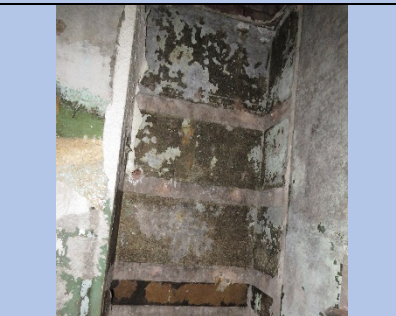


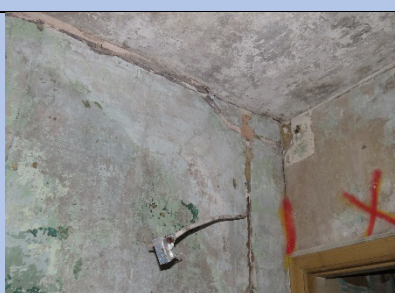
Room Ref.	Element	Description / Item	Condition	Action	Photographs			
124	Walls	Plaster on brickwork with paint and wallpaper finish.	Fair	Enabling works - Hammer test remaining plaster and remove any bossed plaster. - Brush down areas of flaking paint. - Remove peeling paper. - Remove nails from wall. Proposed works - Provide insulated plasterboard (refer to wall type drawing) and secondary glazing (NBS:L10/580A) to east wall (LR). - Provide acoustic Plasterboard wall lining to south (party wall) and west (corridor) walls (refer to wall types drawing) - Strip north (party) wall back to masonry.				001
	Ceiling	Plaster on lath with paint finish.	Fair	Enabling works - Remove redundant conduit. 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 - Provide new plasterboard ceiling within the structural steel zone. Refer to drawing 2252.				
	Floor	Red quarry tile with vinyl and screed partially over. Wood block with underlay over. Glazed tiles to hearth.	Fair	Enabling works - Remove vinyl and screed. - Clean tiles and install protection. - Remove underlay and adhesive. - Record quantity of wood block, lift and store on pallet. - Remove glazed tiles and store in box with woodblock. - Remove all debris. Proposed works - Floor to be levelled and prepared throughout with latex levelling screed or similar NBS:M10/120.				
	Joinery	Purcell to survey and update schedule Skirting Picture rail Door architrave Misc. joinery piled in room. 2no. original doors boarded over.		Proposed works - Repair/reinstate timber picture rail and skirting to WWS only. - Repair/reinstate render skirting to walls taken back to masonry. - Misc. joinery to be used for repairs where possible, otherwise scrapped. - Doors and architraves to be removed. NOTE: Access not available at time of survey, details of joinery provisional for pricing purposes only				
	Misc.	Misc. builders waste including corex sheeting and plyboard.		Remove all building materials.				

Room Ref.	Element	Description / Item	Condition	Action	Photographs			
126	Walls	Plaster on brickwork with paint finish.	Fair	Enabling works • Hammer test remaining plaster and remove any bossed plaster (except where walls to be stripped to bare masonry). • Brush down areas of flaking paint. • Remove nails from wall. Proposed works • Provide insulated plasterboard (refer to wall types drawing) and secondary glazing (NBS:L10/580A) to east wall (LR). • Provide acoustic Plasterboard wall lining to south (party wall) and west (corridor) walls (refer to wall types drawing) • Strip north (party) wall back to masonry.				001
	Ceiling	Plaster on lath with paint finish.	Fair	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 • Provide new plasterboard ceiling within the structural steel zone. Refer to drawing 2252.				
	Floor	Red quarry tile. Wood block with underlay over. Presumed glazed tiles to hearth.	Fair	Enabling works • Clean tiles and install protection. • Remove underlay and adhesive. • Record quantity of wood block, lift and store on pallet. • Remove glazed tiles and store in box with woodblock (unless more practical to retain and overlay with screed? Architect & Quadriga to confirm). • Remove all debris. Proposed works • Floor to be levelled and prepared throughout with latex levelling screed or similar NBS:M10/120.				
	Joinery	Purcell to survey and update schedule Skirting Picture rail Misc. joinery piled in room. 4no. doors.		Proposed works • Repair/reinstate timber picture rail and skirting to WWS only. • Repair/reinstate render skirting to walls taken back to masonry. • Misc. joinery to be used for repairs where possible, otherwise scrapped. • Doors and architraves to be removed. NOTE: Access not available at time of survey, details of joinery provisional for pricing purposes only				
	Misc.	Misc. builders waste from demolition works.		• Remove all waste materials. • Palletise all loose brickwork.				

Room Ref.	Element	Description / Item	Condition	Action	Photographs			
127	Walls	Plaster on brickwork with paint and wallpaper finish.	Fair	Enabling works • Hammer test remaining plaster and remove any bossed plaster (except where walls to be stripped to bare masonry). • Brush down areas of flaking paint. • Remove peeling paper. • Remove nails from wall. Proposed works • Provide insulated plasterboard (refer to wall types drawing) and secondary glazing (NBS:L10/580A) to east wall (LR). • Provide acoustic Plasterboard wall lining to south (party wall) and west (corridor) walls (refer to wall types drawing) • Strip north (party) wall back to masonry.				001
	Ceiling	Plaster on lath with ceiling paper painted finish. Plaster cornice survives.	Fair	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 • Provide new plasterboard ceiling within the structural steel zone. Refer to drawing 2252.				
	Floor	Red quarry tile with screed over. White tile to kitchen hearth. Wood block with underlay over. Presumed glazed tiles to hearth.	Fair	Enabling works • Remove screed over red and white tiles and all debris. • Clean tiles and install protection. • Remove underlay and adhesive. • Record quantity of wood block, lift and store on pallet. • Remove glazed tiles and store in box with woodblock. (unless more practical to retain and overlay with screed? Architect & Quadriga to confirm). Proposed works • Floor to be levelled and prepared throughout with latex levelling screed or similar NBS:M10/120.				
	Joinery	Skirting Door architrave. Misc. joinery piled in room. 1no. door.		Proposed works • Repair/reinstate timber picture rail and skirting to WWS only. • Repair/reinstate render skirting to walls taken back to masonry. • Misc. joinery to be used for repairs where possible, otherwise scrapped. • Doors and architraves to be removed. NOTE: Access not available at time of survey, details of joinery provisional for pricing purposes only				
	Misc.	Waste from demolition works.		• Remove all waste and debris.				

Room Ref.	Element	Description / Item	Condition	• Action	Photographs			
130	Walls	Plaster on brickwork with paint and wallpaper finish.	Fair	Enabling works • Hammer test remaining plaster and remove any bossed plaster (except where walls to be stripped to bare masonry). • Brush down areas of flaking paint and remove nails from wall • Remove peeling paper. Proposed works • Provide insulated plasterboard (refer to wall type drawing) and secondary glazing (NBS:L10/580A) to east wall (LR). • Provide acoustic Plasterboard wall lining to south (party wall) and west (corridor) walls (refer to wall type drawing) • Strip north (party) wall back to masonry.				001
	Ceiling	Plaster on lath with paint finish. Plaster cornice survives.	Fair	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 • Provide new plasterboard ceiling within the structural steel zone. Refer to drawing 2252.				
	Floor	Red quarry tile. Wood block with underlay over. Presumed glazed tiles to hearth.	Fair	Enabling works • Remove all debris, clean tiles and install protection. • Remove underlay and adhesive. • Record quantity of wood block, lift and store on pallet. • Remove glazed tiles and store in box with woodblock (unless more practical to retain and overlay with screed? Architect & Quadriga to confirm). Proposed works • Floor to be levelled and prepared throughout with latex levelling screed or similar NBS:M10/120.				
	Joinery	Skirting Door architrave. Misc. joinery piled in room. 1no. door.		Proposed works • Repair/reinstate timber picture rail and skirting to WWS only. • Repair/reinstate render skirting to walls taken back to masonry. • Misc. joinery to be used for repairs where possible, otherwise scrapped. • Doors and architraves to be removed. NOTE: Access not available at time of survey, details of joinery provisional for pricing purposes only				
	Misc.	Waste from demolition works.		• Remove all waste and debris.				

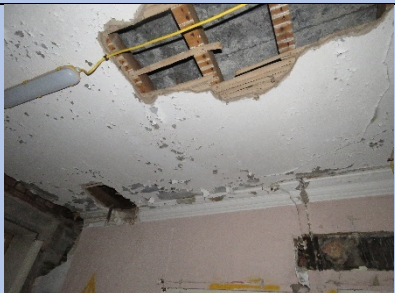
Room Ref.	Element	Description / Item	Condition	Action	Photographs			
131a + 131c	Walls	Plaster on brickwork with paint and wallpaper finish.	Fair	Enabling works • Hammer test remaining plaster and remove any bossed plaster (except where walls to be stripped to bare masonry). • Remove nails from wall and brush down areas of flaking paint. • Remove peeling wallpaper. Proposed works • Provide insulated plasterboard (refer to wall type drawing) and secondary glazing (NBS:L10/580A) to east wall (LR). • Provide acoustic Plasterboard wall lining to south (party wall) and west (corridor) walls (refer to wall type drawing) • Strip north (party) wall back to masonry.				001
	Ceiling	Exposed concrete slab and steel beams.	Fair	Enabling works • De-rust steel beam ready for decoration. 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 • Provide new plasterboard ceiling within the structural steel zone. Refer to drawing 2252.				
	Floor	Red quarry tile with raised section of floor and partially screeded over. Wood block already lifted (stored in 132a).	Fair	Enabling works • Remove raised section of floor • Remove screed, clean tiles and install protection. • Record quantity of wood block 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 Door architrave.	Fair	Proposed works • Repair/reinstate render skirting. • Architrave in good condition repair, Reinstate missing architrave to outside of door.				
	Misc.	1no. radiator Misc. cables and conduit.		• Record radiator and move to heritage store. • Remove all redundant cables and conduit & repair holes in walls/ceilings.				

Room Ref.	Element	Description / Item	Condition	Action	Photographs			
132a	Walls	Plaster on brickwork with wallpaper finish.	Fair	Enabling works • Hammer test remaining plaster and remove any bossed plaster (except where walls to be stripped to bare masonry). • Remove peeling paper. • Remove nails from wall. Proposed works • Provide insulated plasterboard (refer to wall type drawing) and secondary glazing (NBS:L10/580A) to east wall (LR). • Provide acoustic Plasterboard wall lining to south (party wall) and west (corridor) walls (refer to wall type drawing) • Strip north (party) wall back to masonry.				001
	Ceiling	Plaster on lath with paint finish. Plaster cornice survives.	Fair	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 • Provide new plasterboard ceiling within the structural steel zone. Refer to drawing 2252.				
	Floor	Red quarry tile. Wood block with underlay over.	Fair	Enabling works • Clean tiles and install protection. • Record quantity of wood block 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 Door architrave. Misc. pile of joinery.		Proposed work • Reinstall existing timber skirting over new plasterboard walls, replace with new where missing or rotten/damaged. • Leave bare masonry walls without skirting • Remove door and architrave • Misc. joinery to be used for repairs where possible, otherwise scrapped.				
	Misc.	1no. radiator Misc. cables and conduit. Misc. builders waste. Plug socket to floor.		• Remove all redundant cables and conduit & repair holes in walls/ceilings.				

Room Ref.	Element	Description / Item	Condition	Action	Photographs			
132d	Walls	Plaster on brickwork with wallpaper finish.	Fair	Enabling works • Hammer test remaining plaster and remove any bossed plaster (except where walls to be stripped to bare masonry). • Remove peeling paper. Proposed works • Strip all walls back to masonry • Provide insulated plasterboard (refer to wall type drawing 2402) and secondary glazing (NBS:L10/580A) to east & south walls (FFS/LR). • Provide stud partitions to separate rooms from lobby 229 as per drawing 2402. • North and west walls to remain as bare masonry, refer to drawing 2402.				001
	Ceiling	Plaster on lath with paint finish. Plaster cornice survives.	Fair	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 • Provide new plasterboard ceiling within the structural steel zone. Refer to drawing 2252.				
	Floor	Wood block.	Fair	Enabling works • Record quantity of wood block 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 Door architrave.		Proposed work • Reinstall existing timber skirting over new plasterboard walls, replace with new where missing or rotten/damaged. • Leave bare masonry walls without skirting • Remove door and architrave				
	Misc.	Misc. builders waste. Redundant cables. Modern shelves.		• Remove all waste. • Remove redundant cables & repair holes in wall/ceilings. • Remove shelves.				

Room Ref.	Element	Description / Item	Condition	Action	Photographs			
133+134	Walls	Plaster on brickwork with wallpaper finish.	Fair	Enabling works • Hammer test remaining plaster and remove any bossed plaster (except where walls to be stripped to bare masonry).. • Remove peeling paper. • Remove embedded timber and nails from removed partition. 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. Areas of exposed concrete and steel beams.	Fair	Enabling works • De-rust beams. 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 • Provide new plasterboard ceiling within the structural steel zone. Refer to drawing 2252.				
	Floor	Red quarry tile. Wood block.	Fair	Enabling works • Clean tiles and install protection. • Record quantity of wood block, lift and store on pallet. • Remove all debris. • Remove nails from floor. Proposed works • Floor to be levelled and prepared throughout with latex levelling screed or similar NBS:M10/120.				
	Joinery	Skirting Picture rail Door architrave. Misc. pile of joinery. 1no. door		Proposed work • Reinstall existing timber skirting over new plasterboard walls, replace with new where missing or rotten/damaged. • Reinstall render skirting to bare masonry walls, if present • Remove door and architrave • Misc. joinery to be used for repairs where possible, otherwise scrapped.				
	Misc.	Inset to fireplace.		• Remove all debris and protect in-situ.				

Room Ref.	Element	Description / Item	Condition	Action	Photographs			
132e	Walls	Plaster on brickwork with wallpaper finish. Minor hole to wall.	Fair	Enabling works - Fill hole to wall with salvaged red brick. 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.	Fair	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 2252.				
	Floor	Wood block. Timber stairs with vinyl and nosing over.	Fair	Enabling works - Record quantity of wood block, lift and store on pallet. - Remove all debris. - Remove vinyl and nosing from stair. Proposed works - Floor to be levelled and prepared throughout with latex levelling screed or similar NBS:M10/120.				
	Joinery	Skirting Door architrave. Misc. pile of joinery. 1no. door Stair and balustrade.		Proposed work - Reinstate existing timber skirting over new plasterboard walls, replace with new where missing or rotten/damaged. - Bare masonry walls to be left without skirting - Remove door and architrave - Misc. joinery to be used for repairs where possible, otherwise scrapped - Stair and balustrade now removed.				
	Misc.	Curtins to inspect crack over east doorway.		CURTINS COMMENT: Doorway to be infilled				

Room Ref.	Element	Description / Item	Condition	Action	Photographs			
130 (2nd one)	Walls	Plaster on brickwork with wallpaper finish.	Fair	Enabling works - Remove nails. - Fill all holes from removed pipework. 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.	Fair	Enabling works - De-rust beams. 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 2252.				
	Floor	Vinyl over red quarry tile. Wood block.	Fair	Enabling works - Remove vinyl tile and adhesive. - Clean tiles and install protection. - 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. Misc. pile of joinery. 2no. door		Proposed work - Reinstate existing timber skirting and picture rails over new plasterboard walls, replace with new where missing or rotten/damaged. - Bare masonry walls to be left without skirting - Remove doors and architraves - Misc. joinery to be used for repairs where possible, otherwise scrapped				
	Misc.			Remove all redundant loose materials.				