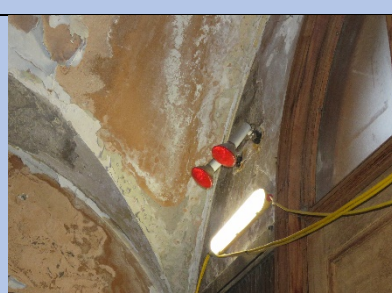
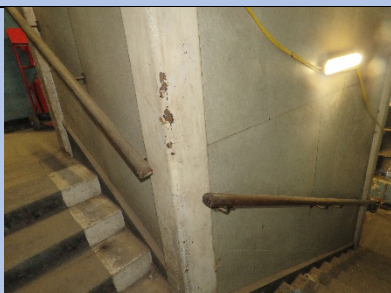


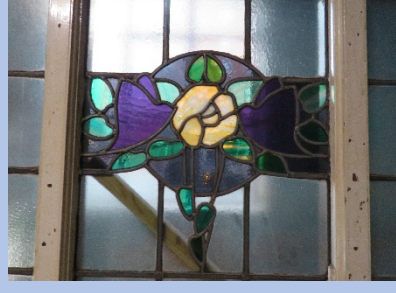
Room Ref.	Element	Description / Item	Condition	Action	Photographs		
0.38 + R15	Walls	Plaster on brick with wallpaper finish.	Poor	- Hammer test remaining plaster and remove any bossed plaster. - Remove peeling paper. - Loose material removed from existing walls, large and structural holes infilled with reclaimed brickwork. - Repair lime plaster walls as per specification NBS:M21/210.			
	Ceiling	Plaster on lath with paint finish. Cornice partially survives. Remnant of timber ceiling joists to R15.	Fair	- Hammer test remaining plaster and remove any bossed plaster. - Remove flaking paint. - Remove ceiling joists to R15. - Existing Lath and plaster ceiling to be repaired (NBS:M20/587) and cornice restored. Ceiling to receive intumescent coat finish (NBS:Z12/212).			
	Floor	Woodblock. Glazed tiles to hearth. Red quarry tile to R15	Fair	- Remove all debris. - Remove minor area of carpet. - Quantify wood block, lift and store on pallet. - Remove small glazed tile area and store in box in room. - Clean tile and install protection. - Allow for floor to be levelled and prepared throughout with latex levelling screed or similar (M10/120).			
	Joinery	Skirting Architrave Pile of misc. joinery.	Fair	- Skirtings to be repaired and reinstated to lime plastered walls. - Architrave leading between 0.38/0.39 to be retained and refurbished, others removed and scrapped.			
	Misc.	8no. radiators. Fireplace insert. Redundant M&E pipes / conduit.		- Record radiators and relocate to Heritage store. - Remove insert to fireplace & make good area. - Remove redundant M&E and fill holes remaining in walls.			

Room Ref.	Element	Description / Item	Condition	Action	Photographs		
0.39 + R15	Walls	Plaster on brick with wallpaper finish.	Poor	- Hammer test remaining plaster and remove any bossed plaster. - Remove peeling paper. - Loose material removed from existing walls, large and structural holes infilled with reclaimed brickwork. - Repair lime plaster walls as per specification NBS:M21/210.			
	Ceiling	Exposed concrete with steel beams. 1no. ceiling joist.	Fair	- Remove ceiling joist. - De-rust steel beam. Proposed works - Existing exposed concrete soffit to be 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. Glazed tiles to hearth. Threshold strip to doorway to Unit E 0.38.	Fair	- Remove all debris. - Remove threshold strip. - Quantify wood block, lift and store on pallet. - Remove small area of glazed tile and store in box in room. - Allow for floor to be levelled and prepared throughout with latex levelling screed or similar (M10/120).			
	Joinery	Skirting Shelves Small cupboard.		- Skirtings to be repaired and reinstated to lime plastered walls. - Architrave leading between 0.38/0.39 to be retained, others removed and scrapped. - Cupboard retained & refurbished.			
	Misc.	Large quantity of woodblock store in room.		Identify where this wood block is from (Unit E 0.37?) and relocate.			

Room Ref.	Element	Description / Item	Condition	Action	Photographs		
Unit H 0.4	Walls	Predominantly wood panelling up to picture rail height. Plaster on brick above with paint finish.		- Survey joinery and protect. - Hammer test remaining plaster and remove any bossed plaster. - Remove flaking paint. - Existing Timber wall panelling and glazed partitions to be retained and restored by specialist. - Replace any sections of missing joinery.			
	Ceiling	Ornate barrel vaulted ceiling. Plaster on lath with paint finish. Timber boards to vestibule.	Fair	- Hammer test remaining plaster and remove any bossed plaster, recording decorative features and retaining plaster that has been removed. Store on pallet in room. - Remove flaking paint. - Existing lath and plaster decorative ceiling to be repaired (M20/587) and to receive intumescent paint coating (Z12/212). Architect to advise on paint colours required to plasterwork.			
	Floor	Underlay and adhesive over wood block.	Fair	- Remove underlay and all adhesive. - Quantify and lift wood block, store on pallets in room. - Allow for floor to be levelled and prepared throughout with latex levelling screed or similar (M10/120).			
	Joinery	Wall panelling. Ornate door surrounds. Skirting. Timber and glazed partition. Misc. pile of doors / panelling.		- Wall panelling to be restored along with skirting and glazed partitions. - Misc doors to be recorded and set aside for reuse. - Misc joinery used for repairs where possible otherwise scrapped.			
	Misc.	Pile of windows. 2no. radiators. Salvaged red brick.		- Record windows / loose historic items and relocate to Heritage store. - Record radiators, remove and store in Heritage Store & fill holes following removals. - Relocate salvaged red brick to site store.			

Room Ref.	Element	Description / Item	Condition	Action	Photographs		
Lobby 0.41	Walls	Timber boarding. Exposed brick.	Fair	Existing Timber wall panelling and glazed partitions to be cleaned, retained, and restored by specialist. Protect following restoration.			
	Ceiling	Vaulted plaster ceiling. Plaster on lath with paint finish.	Good	- Hammer test remaining plaster and remove any bossed plaster. - Remove flaking paint. - Existing lath and plaster decorative ceiling to be repaired (M20/587) and to receive intumescent paint coating (Z12/212).			
	Floor	Terrazzo tile.	Fair	- Remove debris, clean and protect. - Loose floor covering to be removed. - Allow for floor to be levelled and prepared throughout with latex levelling screed or similar (M10/120).			
	Joinery	Decorative joinery stored from 0.4. Double timber door.		- Wall panelling to be restored along with skirting and glazed partitions (allow for replacement of sections where required). - Misc doors to be set aside for reuse - Misc joinery to be used for repairs where possible otherwise scrapped.			
	Misc.	Metal table. Lead water tank. Modern light fitting to ceiling. Light fitting to wall. Wall hatch.		- Remove table from site if not heritage significant. - Relocate water tank to Heritage store. - Record ceiling light and remove to heritage store room. - Remove wall lights.			

Room Ref.	Element	Description / Item	Condition	Action	Photographs		
S07	Walls	Glazed brick painted. Modern timber / MDF type board to lift with timber stud. Unknown finish below paint of opening to wall towards Lobby 0.41.	Good / poor	- Remove flaking paint with hand tools. - Remove remaining paint using peelaway. - Remove timber boards, timber stud and install temporary protection. - Strip paint from infill to investigate earlier finishes.			
	Ceiling	Paint on concrete.	N/A	- Remove peeling paint. Proposed works - Existing exposed concrete soffit retained, repaired to SE details and decorated in intumescent paint NBS:Z12/211 applied to manufacturers recommendations. - Steel beams to receive intumescent paint NBS:M61/120.			
	Floor	Paint over terrazzo tile. Small section of mosaic.	N/A	- Remove paint, clean and protect. Proposed works - Undertake repair to any holes in floor to specification NBS:M10/121.			
	Joinery	Timber handrail.		- Protect handrail in-situ. - Sand and treat timber handrail. Architect to confirm treatment specification. - Ironmongery to handrail to be painted. Architect to confirm paint 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. - Remove flaking paint and corrosion to steel posts and protect in situ. - Remove any redundant fixtures and fittings.			

Room Ref.	Element	Description / Item	Condition	Action	Photographs		
0.43 + Lobby	Walls	Glazed brick painted. Timber and leaded glazing partition. Timber and glazed partition to Unit A 0.45 Decorative arch to door opening	Fair	- Remove flaking paint with hand tools. - Remove remaining paint using peelaway (walls & columns) - Record condition of glazed panels, timber and protect. - Any holes to be infilled using reclaimed glazed bricks.			
	Ceiling	Timber boards, painted and not painted.	Fair	- Remove flaking paint. - Existing Timber boarding and steel encasement repaired and painted with intumescent paint NBS:Z12/213. All holes to be infilled and redundant services removed. Infill all holes following removals.			
	Floor	Chipboard over original floor, unknown but presumed terrazzo tile. Red terrazzo tile.	Fair	- Remove all debris. - Remove chipboard and later floor coverings. - Existing tile floor cleaned. - Protect original floor finish.			
	Joinery	Timber cornice. Double door Timber hatch to ceiling. Hatch to wall. Glazed partitions.		- Timber cornice repaired in situ by specialist. - Double doors retained and refurbished. - Hatches retained and repaired. - Clean windows to glazed partition & treat to match existing finish.			
	Misc.	Glazed hatch. Redundant M&E. Incoming site electrical supply and distribution boards.		Remove all redundant electrical items & fill holes.			



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