

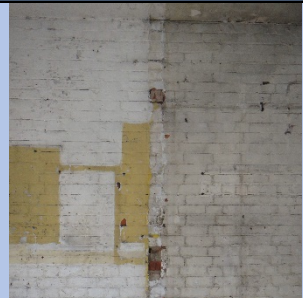
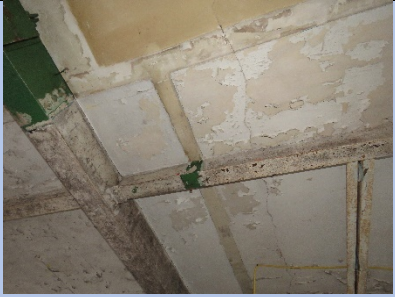
Room Ref.	Element	Description / Item	Condition	Action	Photographs			
205	Walls	Plaster on brickwork with paint and wallpaper finish.	Fair	• Hammer test remaining plaster and remove any bossed plaster (except where walls to be stripped to bare masonry). • Brush down areas of flaking paint (except where walls to be stripped to bare masonry). • Remove peeling wallpaper (except where walls to be stripped to bare masonry). • Fill minor holes with mortar or / and brick. • De-nail walls. Proposed works • Patch in new lime plaster to north (WWS) wall and courtyard wall NBS:M20/210A ready for decoration. • All other walls to be stripped back to masonry.				003
	Ceiling	Exposed concrete slab and steel beams.	Fair	• De-rust steel beams ready for re-decoration. Proposed works • 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 (partially lifted) and glazed tile to hearth. Vinyl over small area of floor.	Good / fair	• Remove all debris. • Remove vinyl and adhesive. • Record quantity of wood block, lift remaining area and store on pallet in room. • Carefully remove glazed tile and store in box on pallet in room. Proposed works • Install reclaimed parquet floor on resilient layer NBS:M10/295A • Existing quarry floor tiles cleaned and retained. • Provide new resin Thresholds.				
	Joinery	Skirting Door Architrave 5no. doors and frames. Pile of joinery in room.		Proposed works • Repair/reinstate timber picture rail and skirting to repaired lime plaster on north wall (WWS) only. • Repair/reinstate render skirtings to bare masonry walls. • Doors and architraves to be removed and set aside for reuse. • Misc. joinery to be used for repairs where possible, otherwise scrapped.				
	Misc.	Timber stair balustrade. Misc. redundant electrical cables.	Fair	• Clean balustrade, reinforce to protect adequate edge protection with timber and protect. • ALLIED LONDON COMMENT: Timber staircase to be strengthened or replaced in part. Detail of work required to be confirmed through design team inspection (Purcell & Curtins) with Quadriga. Allow prov. Sum. No work to be progressed until detail specification is established. • Remove redundant electrical cables and fill holes.				

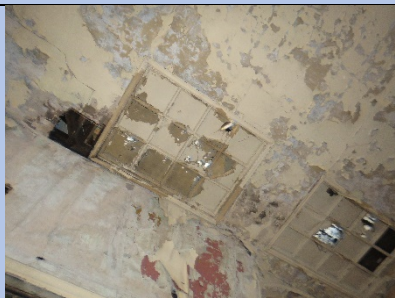
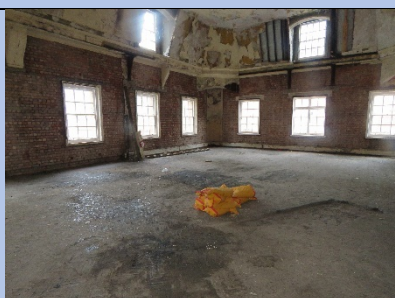
Room Ref.	Element	Description / Item	Condition	Action	Photographs			
207	Walls	Plaster on brickwork with wallpaper finish.	Fair	• Hammer test remaining plaster and remove any bossed plaster (except where walls to be stripped to bare masonry). • Remove peeling wallpaper (except where walls to be stripped to bare masonry). • Fill minor holes with mortar or / and brick. • De-nail walls. Proposed works • Patch in new lime plaster to north (WWS) wall and courtyard wall NBS:M20/210A ready for decoration. • All other walls to be stripped back to masonry.				003
	Ceiling	Exposed concrete slab and steel beams.	Fair	• De-rust steel beams ready for re-decoration. Proposed works • 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 (partially lifted) and glazed tile to hearth.	Good / fair	• Remove all debris. • Record quantity of wood block, lift remaining area and store on pallet in room. Proposed works • Install reclaimed parquet floor on resilient layer NBS:M10/295A • Existing quarry floor tiles cleaned and retained. • Provide new resin Thresholds.				
	Joinery	Door Architrave Fixed timber partition with glazed laylight. Pile of joinery in room.		Proposed works • Repair/reinstate timber picture rail and skirting to repaired lime plaster on north wall (WWS) and courtyard wall. • Repair/reinstate render skirtings to bare masonry walls. • Doors and architraves to be removed and set aside for reuse. • Fixed timber partition to be retained and refurbished, with new door, if existing is not on site. • Misc. joinery to be used for repairs where possible, otherwise scrapped.				
	Misc.	Timber stair balustrade. Non-original treads over timber stairs. Fridge embedded in external wall.	Fair	• Clean balustrade, reinforce to protect adequate edge protection with timber and protect. • ALLIED LONDON COMMENT: Timber staircase to be strengthened or replaced in part. Detail of work required to be confirmed through design team inspection (Purcell & Curtins) with Quadriga. Allow prov. Sum. No work to be progressed until detail specification is established. • Retain fridge/safe and clean.				

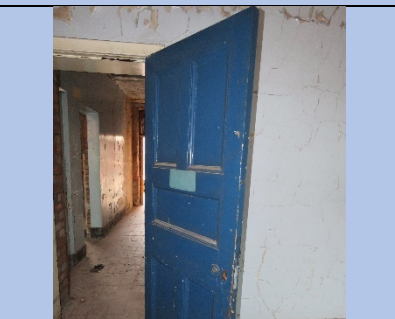
Room Ref.	Element	Description / Item	Condition	Action	Photographs			
208a	Walls	Plaster on brickwork with paint and wallpaper finish.	Fair	• Hammer test remaining plaster and remove any bossed plaster (except where walls to be stripped to bare masonry). • Brush down areas of flaking paint (except where walls to be stripped to bare masonry). • Remove peeling wallpaper (except where walls to be stripped to bare masonry). • De-nail walls. Proposed works • Patch in new lime plaster to north (WWS) wall and courtyard wall NBS:M20/210A ready for decoration. • All other walls to be stripped back to masonry.				003
	Ceiling	Exposed concrete slab and steel beams.	Fair	• De-rust steel beams ready for re-decoration. Proposed works • 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	Red quarry tile, wood block and glazed tile to hearth.	Fair	• Remove all debris. • Clean red quarry tile and protect. • Record quantity of wood block, lift and store on pallet in room. Proposed works • Install reclaimed parquet floor on resilient layer NBS:M10/295A • Existing quarry floor tiles cleaned and retained. • Provide new resin Thresholds.				
	Joinery	Skirting. Picture rail. Pile of joinery in room.		Proposed works • Repair/reinstate timber picture rail and skirting to repaired lime plaster on north wall (WWS) and courtyard wall. • Repair/reinstate render skirtings to bare masonry walls. • Misc. joinery to be used for repairs where possible, otherwise scrapped.				
	Misc.			Proposed works • Remove builders waste.				

Room Ref.	Element	Description / Item	Condition	Action	Photographs			
209a	Walls	Plaster on brickwork with wallpaper finish.	Fair	• Hammer test remaining plaster and remove any bossed plaster (except where walls to be stripped to bare masonry). • Remove peeling wallpaper (except where walls to be stripped to bare masonry). • Remove embedded timber and de-nail walls. Proposed works • Patch in new lime plaster to north (WWS) wall and courtyard wall NBS:M20/210A ready for decoration. • All other walls to be stripped back to masonry.				003
	Ceiling	Exposed concrete slab and steel beams.	Fair	• De-rust steel beams ready for re-decoration. Proposed works • 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	Vinyl over kitchen area. Red quarry tile, wood block and glazed tile to hearth.	Good / fair	• Remove all debris. • Remove vinyl and adhesive. • Clean red quarry tile and protect. • Record quantity of wood block, lift and store on pallet in room. Proposed works • Install reclaimed parquet floor on resilient layer NBS:M10/295A • Existing quarry floor tiles cleaned and retained. • Provide new resin Thresholds.				
	Joinery	Skirting. Pile of joinery in room.		Proposed works • Repair/reinstate timber picture rail and skirting to repaired lime plaster on north wall (WWS) and courtyard wall. • Repair/reinstate render skirtings to bare masonry walls. • Misc. joinery to be used for repairs where possible, otherwise scrapped.				
	Misc.			Proposed works • N/A				

Room Ref.	Element	Description / Item	Condition	Action	Photographs			
210a	Walls	Plaster on brickwork with wallpaper finish.	Fair	• Hammer test remaining plaster and remove any bossed plaster (except where walls to be stripped to bare masonry). • Remove peeling wallpaper (except where walls to be stripped to bare masonry). • De-nail walls. Proposed works • Patch in/install new lime plaster to north (WWS) wall and courtyard wall NBS:M20/210A ready for decoration. • All other walls to be stripped back to masonry.				003
	Ceiling	Exposed concrete slab and steel beams.	Fair	• De-rust steel beams ready for re-decoration. • Remove redundant timber from beams. Proposed works • 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	Red quarry tile and wood block. Area of concrete slab.	Good / fair	• Breakout concrete slab (consult structural engineer). CURTINS COMMENT: Non-structural addition. Remove down to standard structural slab level. • Remove all debris. • Remove vinyl and adhesive. • Clean red quarry tile and protect. • Record quantity of wood block, lift and store on pallet in room. Proposed works • Install reclaimed parquet floor on resilient layer NBS:M10/295A • Existing quarry floor tiles cleaned and retained. • Provide new resin Thresholds.				
	Joinery	Skirting in situ and in pile. 6no. doors Picture rail.		Proposed works • Repair/reinstate timber picture rail and skirting to repaired lime plaster on north wall (WWS) and courtyard wall. • Repair/reinstate render skirtings to bare masonry walls. • Doors and architraves to be set aside for reuse.				
	Misc.			Proposed works • N/A				

Room Ref.	Element	Description / Item	Condition	Action	Photographs			
211a	Walls	Plaster on brickwork with paint finish. Painted brick.	Fair	- De-nail walls. - Fill holes to brickwork with salvaged red brick. Proposed works - All walls to be stripped back to masonry. - Reclaimed bricks to be used to create working fireplace recess.				006
	Ceiling	Plaster on concrete ceiling with paint finish. Exposed steel beams.	Fair	- Carry out concrete repairs to holes in ceiling. - Remove flaking paint from ceiling and beams. Proposed works - Existing exposed concrete soffit to be retained, repaired to SE details. - Steel beams to receive intumescent paint NBS:M61/120. - Make allowance for installation of suspended ceiling consisting of MF grid with 2 layers of 15mm fireboard and skim finish in preparation for decoration (NBS tbc)				
	Floor	Woodblock under vinyl and screed / adhesive.	Fair	- Remove vinyl and adhesive / screed. - Record quantity of wood block, lift and store on pallet in room. - Remove all debris. Proposed works - Install reclaimed parquet floor on resilient layer NBS:M10/295A - Provide new resin Thresholds.				
	Joinery	Skirting in situ and piled in room. 2no. windows.		Proposed works - Timber skirting and picture rail to be removed. 2no. windows in room to be retained, transported to heritage store room and set aside for reuse.				
	Misc.	Construction waste. Redundant cables. Timber fixed to lintel.		- Remove all waste. - Remove redundant cables & fill holes. - Remove timber to lintel.				

Room Ref.	Element	Description / Item	Condition	Action	Photographs			
211b	Walls	Plaster on brickwork with paint finish. Missing brick,	Fair	- De-nail walls. - Fill holes to brickwork with salvaged red brick. Proposed works - All walls to be stripped back to masonry - Reclaimed bricks to be used to create working fireplace recess.				009
	Ceiling	Plaster on lath with paint finish. Decorative ceiling vent.	Fair	- Hammer test remaining plaster and remove any bossed plaster. - Remove flaking paint from ceiling. Proposed works - Undertake repairs to existing lath and plaster ceiling (NBS:M20/340). and timber frame substrate where present. - Apply intumescent paint to ceiling NBS:Z12/212 - Refer to ceiling strategy drawings.				
	Floor	Wood block already lifted.	Fair	- Record quantity of wood block, lift and store on pallet in room. - Remove all debris. Proposed works - Install reclaimed parquet floor on resilient layer NBS:M10/295A - Provide new resin Thresholds.				
	Joinery	Skirting in situ and piled in room. Timber cornice and boxing in to mansard roof. 1no. door. Decorative timber corbel to steel bracket.		Proposed works - Timber skirting and picture rail to be removed. - Refurbish timber cornice and mansard boxing to match. - No doors present at time of survey. - Repair and reinstate decorative timber corbel to steel brackets (2no.) on floor in space. - Reinstate and replace where necessary full skirting to perimeter.				
	Misc.	Construction waste and materials. Redundant cables. 2no. radiator brackets.		- Remove and dispose of construction waste. - Remove materials and relocate to site store. - Remove redundant cables. - Remove 2no. steel radiator brackets.				

Room Ref.	Element	Description / Item	Condition	Action	Photographs			
211c and 212a	Walls	Plaster on brickwork with paint finish. Tile adhesive.	Fair	- De-nail walls. 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	Plaster on lath with paint finish.	Fair	Proposed works - Remove remaining lath and plaster ceiling - Provide new plasterboard ceiling refer to ceiling type drawing 2253.				
	Floor	Red quarry tile, wood block and glazed tile to hearth. Raised concrete slab.	Good / fair	- CURTINS COMMENT: Demo screed down to original structural slab. - Remove all debris. - Clean red quarry tile and protect. - Record quantity of wood block, lift and store on pallet in room. Proposed works - Provide new polished concrete screed, with inset ceramic pattern tile detail (NBS:E41/112).				
	Joinery	Skirting in situ and piled in room. Picture rail 1no. door and architrave. Window. Door frames piled in room		- Remove timber backing to reveal original panelled door. Proposed works - Timber skirting and picture rail to be removed. - Retain door SFD029 - Set loose window aside for reuse elsewhere. - Loose timber to be scrapped.				
	Misc.	Blocked up chimney with vent. Concrete lintel over door in poor condition.		CURTINS COMMENT: Patch repair (lintel) spalling: Proprietary patch repair mortar E.G. Sika Monotop 615. ALLIED LONDON COMMENT: Contractor to ensure Client & Architect inspect lintel in advance of progressing works to establish whether existing lintel should be replaced for visual aesthetic reasons.				

Room Ref.	Element	Description / Item	Condition	Action	Photographs			
213a	Walls	Plaster on brickwork with wallpaper finish.	Fair	- De-nail walls. Proposed works - Strip all walls back to masonry - Provide insulated plasterboard (refer to wall type drawing) and secondary glazing (NBS:L10/580A) to east wall (LR). - Provide stud partitions to form internal bathroom pods as per drawing 2417. - Provide acoustic plaster board to south party wall as per drawing 2417. - North (party) wall to remain as bare masonry.				001
	Ceiling	Plaster on lath with paint finish.	Fair	Proposed works - Remove existing ceiling. - 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 2253.				
	Floor	Red quarry tile, wood block and glazed tile to hearth. Raised concrete slab.	Good / fair	- CURTINS COMMENT: Demo (concrete slab) down to structural slab. - Remove all debris. - Clean red quarry tile and protect. - Record quantity of wood block, lift and store on pallet in room. - Carefully remove glazed tile and store in box on pallet in room. Proposed works - Floor to be levelled and prepared throughout with latex levelling screed or similar NBS:M10/120.				
	Joinery	Skirting in situ and piled in room. Door frames piled in room		Proposed works - Timber skirting and picture rail to be removed. - Door and frames to be set aside for reuse elsewhere. - Loose timber to be reused where possible otherwise scrapped.				
	Misc.			CURTINS COMMENT: Remove loose spalling concrete. Patch repair lintel with proprietary patch repair mortar E.G. Sika Monotop 615. ALLIED LONDON COMMENT: Contractor to ensure Client & Architect inspect lintel in advance of progressing works to establish whether existing lintel should be replaced for visual aesthetic reasons.				

Room Ref.	Element	Description / Item	Condition	Action	Photographs			
215a	Walls	Plaster on brickwork with wallpaper finish. Remnant of partition from removed wall.	Fair	- Remove remainder of partition. - De-nail walls. Proposed works - Strip all walls back to masonry - Provide insulated plasterboard (refer to wall type drawing) and secondary glazing (NBS:L10/580A) to east wall (LR). - Provide stud partitions to form internal bathroom pods as per drawing 2417. - Provide acoustic plasterboard to north party wall as per drawing 2417. - North (party) wall to remain as bare masonry.				00 1
	Ceiling	Plaster on lath with paint finish.	Fair	Proposed works - Existing lath and plaster ceiling to be removed along with timber substrate - 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 2253.				
	Floor	Red quarry tile, wood block and glazed tile to hearth. Raised concrete slab. Screed over white tile.	Good / fair	- CURTINS COMMENT: Non-structural addition – demo down)concrete slab) to structural slab. - Remove all debris. - Clean red quarry tile and protect. - Record quantity of wood block, lift and store on pallet in room. - Remove screed from white tile. Proposed works - Floor to be levelled and prepared throughout with latex levelling screed or similar NBS:M10/120.				
	Joinery	Skirting in situ.		Proposed works Timber skirting and picture rail to be removed.				
	Misc.			Proposed works N/A				