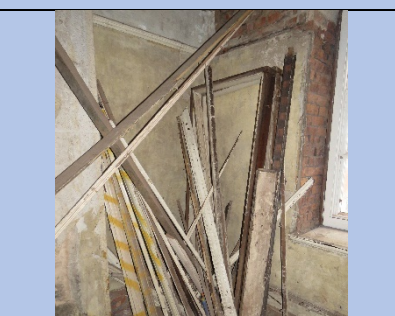
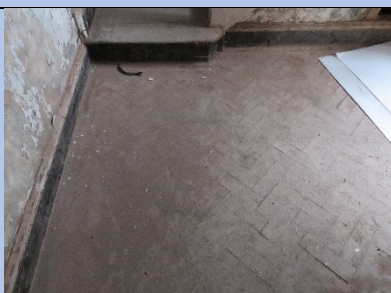
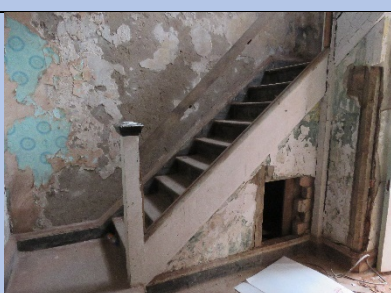
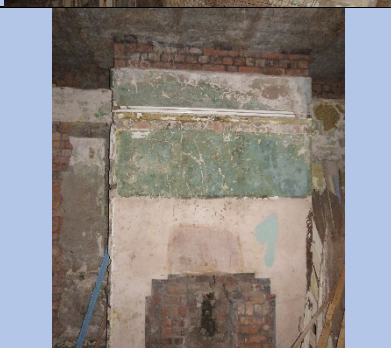


Room Ref.	Element	Description / Item	Condition	Action	Photographs			
118	Walls	Plaster on brickwork with paint and wallpaper finish.	Fair	Enabling works • Hammer test remaining plaster and remove any bossed plaster (except where walls to be stripped to bare masonry). • Brush down areas of flaking paint. • Remove all peeling wallpaper. • Fill holes with salvaged red brick. Proposed works • Patch in new lime plaster to north (WWS) wall NBS:M20/210A ready for decoration. • All other walls to be stripped back to masonry.				004
	Ceiling	Exposed concrete slab and steel beams.	Fair	Enabling works • De-rust steel beam ready for decoration. 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	Red quarry tile, wood block and glazed tile to hearth.	Good / Fair	Enabling works • Quantify woodblock and store on pallet. • Clean red quarry tile and protect. • 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 Picture Rail Pile of misc. joinery Timber entrance screen		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. • Misc. joinery to be used for repairs where possible, otherwise scrapped.				
	Misc.	Decorative plaster cornice Embedded fridge.		• Record and retain plaster cornice – If this remains. • Retain fridge in situ.				

Room Ref.	Element	Description / Item	Condition	Action	Photographs			
105c	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 all peeling wallpaper. • Fill holes with salvaged red brick / mortar. Proposed works • Patch in new lime plaster to north (WWS) wall NBS:M20/210A ready for decoration. • All other walls to be stripped back to masonry.				004
	Ceiling	Exposed concrete slab and steel beams.	Fair	Enabling works • De-rust steel beam ready for decoration. 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	Wood block and glazed tile to hearth.	Good / Fair	Enabling works • Quantify woodblock, lift and store on pallet in room. • 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 Picture Rail Door frame and architrave. Misc. timber.		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. • Misc. joinery to be used for repairs where possible, otherwise scrapped.				
	Misc.	Misc. building waste.		• Remove all debris and waste.				

Room Ref.	Element	Description / Item	Condition	Action	Photographs			
114	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 all peeling wallpaper. • Fill holes with salvaged red brick / mortar. 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.				004
	Ceiling	Painted plaster or exposed concrete.	Fair	Enabling works • Remove timber and nails from now removed partition. • Hammer test remaining plaster and remove any bossed plaster. • Brush down areas of flaking paint. 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	Wood block and timber stairs.	Fair	Enabling works • Record wood block, lift and store on pallet in room. • Remove all debris / clean stairs 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 Picture Rail with pipe behind. Staircase and handrail.		Proposed works • Repair/reinstate timber picture rail and skirting throughout. • Ornate picture rail concealing redundant pipe to be repaired and reinstated – pipe to be removed. • Provide new timber panelling and handrail to staircase to match existing pattern. • Allied London Comment: Purcell, Curtins & Quadriga to inspect staircase to form any repair / upgrade specifications to ensure staircase is fully operational and safe.				
	Misc.	Redundant M&E fixings and conduit to wall. Plaster cornice to ceiling.		• Carefully remove embedded conduit and fixings and make good.				

Room Ref.	Element	Description / Item	Condition	Action	Photographs	
110a + 110	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 all peeling wallpaper. • Fill holes with salvaged red brick / mortar. Proposed works • Patch in new lime plaster to north (WWS) wall NBS:M20/210A ready for decoration. • All other walls to be stripped back to masonry.	  	003
	Ceiling	Painted plaster or exposed concrete. Hole to concrete slab boarded over with plyboard.	Fair	Proposed works • Remove timber and nails from now removed partition. • Hammer test remaining plaster and remove any bossed plaster. • Brush down areas of flaking paint. • Undertake works to floor slab above as per Curtins design. • CURTINS COMMENT: Quadriga to infill slab to previously recommended spec for small full-depth slab holes. 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	Wood block (predominantly lifted) Timber stairs. Red quarry tile	Fair	Enabling works • Record / quantify wood block, lift and store on pallet in room. • Remove all debris / clean stairs and protect. • Clean and protect red quarry tile. 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 Picture Rail with pipe behind. Staircase and handrail.		Proposed works • Repair/reinstate timber picture rail and skirting to WWS only. • Ornate picture rail concealing redundant pipe to be repaired and reinstated – pipe to be removed. • Repair/reinstate render skirting to walls taken back to masonry. • Provide new timber panelling and handrail to staircase to match existing pattern. • Allied London Comment: Purcell, Curtins & Quadriga to inspect staircase to form any repair / upgrade specifications to ensure staircase is fully operational and safe.	  	
	Misc.	Minor section of plaster cornice survives. Steel reinforcement		• Record and protect cornice in situ. • Remove steel reinforcement. Curtins to approve removal prior to works commencing.	 	

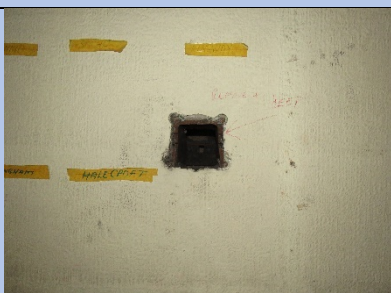
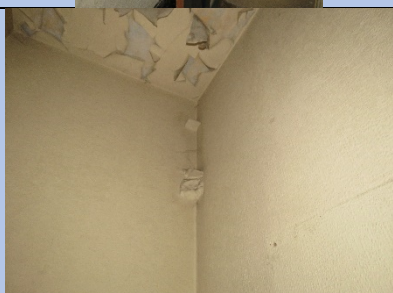
Room Ref.	Element	Description / Item	Condition	Action	Photographs			
126	Walls	Plaster on brickwork with paint and wallpaper finish.	Fair	Enabling work - Remove embedded timber and nails from partition. - Hammer test remaining plaster and remove any bossed plaster. - Brush down areas of flaking paint. - Remove all peeling wallpaper. Proposed works - Patch in new lime plaster to north (WWS) wall NBS:M20/210A ready for decoration. - All other walls to be stripped back to masonry.				004
	Ceiling	Exposed concrete slab and steel beams.	Fair	Enabling works - De-rust steel beam ready for decoration. 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	Woodblock and red quarry tile.	Fair	Enabling works - Remove carpet, underlay and adhesive from approx. 50% of wood block. - Record wood block, lift and store on pallet. - Clean red quarry tiles and protect. - 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 Picture Rail Door frames Architraves 2no. doors		Proposed works - Repair/reinstate timber picture rail and skirting to WWS only. - Repair/reinstate render skirting to walls taken back to masonry. - Doors and architraves to be removed. NOTE: Access not available at time of survey, details of joinery provisional for pricing purposes only				
	Misc.	Misc. building waste. Piles of bricks Large glazed panel. Misc. pipes and nails. Cracked lintel.		- Remove all building waste. - Quantify bricks and store on pallet in room. - Remove glazed panel to site store. - Remove all pipes and nails. - CURTINS COMMENT: New opening: Awaiting Quadriga lintels				

Room Ref.	Element	Description / Item	Condition	Action	Photographs			
107a + 121a	Walls	Plaster on brickwork with paint and wallpaper finish.	Fair	Enabling work - Remove embedded timber and nails from partition. - 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 all peeling wallpaper. Proposed works - Provide new plaster boarded, stud partitions with tile backer board to receive ceramic tiles refer to drawing 2406 - Existing east wall to be stripped back to masonry.				
	Ceiling	Exposed concrete slab and steel beams.	Fair	Enabling works - De-rust steel beam ready for decoration. Proposed works - Steel beams to receive intumescent paint NBS:M61/120. - Provide new plasterboard ceiling within the structural steel zone. Refer to drawing 2252.				
	Floor	Woodblock and red quarry tile.	Fair	Enabling works - Remove carpet, underlay and adhesive from approx. 50% of wood block. - Record wood block, lift and store on pallet. - Clean red quarry tiles and protect. - Remove all debris. Proposed works - Provide new polished concrete screed, with inset ceramic pattern tile detail (NBS:E41/112).				
	Joinery	Skirting Picture Rail Door frames Architraves 2no. doors		Proposed works - Repair/reinstate timber picture rail and skirting to WWS only. - Repair/reinstate render skirting to walls taken back to masonry. - Doors and architraves to be removed. NOTE: Access not available at time of survey, details of joinery provisional for pricing purposes only				
	Misc.	Misc. building waste. Piles of bricks Large glazed panel. Misc. pipes and nails. Cracked lintel.		- Remove all building waste. - Quantify bricks and store on pallet in room. - Remove glazed panel to site store. - Remove all pipes and nails. - Curtains to survey lintel.				

Room Ref.	Element	Description / Item	Condition	Action	Photographs			
107 + part of 126	Walls	Plaster on brickwork with paint and wallpaper finish. Holes from now removed ceilings joists.	Fair	Enabling works • Fill holes with salvaged red brick. • 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 all peeling wallpaper. 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.				007
	Ceiling	Exposed concrete slab and steel beams.	Fair	Enabling works • De-rust steel beam ready for 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	Woodblock, red quarry tile and white tile.	Fair	Enabling works • Remove underlay and adhesive from wood block. • Record wood block, lift and store on pallet. • Remove screed over tiles. • Clean red quarry tiles and protect. • Remove all debris. Proposed works • Provide polished concrete finish as per FIN04 drawing 2212				
	Joinery	Purcell to survey and update schedule Skirting Picture Rail Door frames Architraves 5no. doors		Proposed works • Repair/reinstate timber picture rail and skirting to WWS only. • Repair/reinstate render skirting to walls taken back to masonry. • Doors and architraves to be removed. NOTE: Access not available at time of survey, details of joinery provisional for pricing purposes only				
	Misc.	Misc. building waste. Piles of bricks. 3no. cast steel panels from external walkway / stair.		• Remove all building waste. • Quantify bricks and store on pallet in room. • Cast steel panels to be recorded and given to the external metalwork contractor.				

Room Ref.	Element	Description / Item	Condition	Action	Photographs	
120a West	Walls	Painted brick. Plaster with wallpaper or paint finish.	Fair	Enabling works - Fill holes in masonry with salvaged red brick. Proposed works - Existing walls stripped back to masonry	  	009
	Ceiling	Plaster on concrete slab with paint finish. Painted steel beams.	Fair	Enabling works - Hammer test remaining plaster and remove any bossed plaster. - Brush down areas of flaking paint. Proposed works - Steel beams cleaned and decorated in intumescent paint NBS:M61/120. - Existing exposed concrete soffit retained, repaired to SE details and decorated in intumescent paint NBS:Z12/211 applied to manufacturers recommendations.	  	
	Floor	Timber floorboards with linoleum floor covering over. Aluminium floor trim	Poor.	Enabling works - Remove linoleum and floor trim and any adhesive / nails. - Clear all debris and clean floor boards. - Lift areas of swollen / raised floor boards, record and store in room on pallet. Proposed works - Floor to be levelled and prepared throughout with latex levelling screed or similar NBS:M10/120.	  	
	Joinery	Skirting Timber panelling 1no. door. 1no. double door. Misc. pile of joinery.		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.	5no. radiators and brackets. 1no. vent. 1no. ventilation control plate. Pile of glazed panels. Misc. builders waste.		- Remove 5no. rads, record and relocate to site heritage store. - Remove radiator wall brackets & repair. - Retain ventilation items in situ & clean. - Record glazed panels and relocate to heritage store. - Remove all builders waste.	  	

Room Ref.	Element	Description / Item	Condition	Action	Photographs			
120 East	Walls	Plaster on brickwork with paint finish. Misc. holes.	Fair	Enabling works - Fill holes in masonry with salvaged red brick. Proposed works - Existing walls stripped back to masonry				009
	Ceiling	Plaster on concrete slab with paint finish. Painted steel beams.	Fair	Enabling works - Hammer test remaining plaster and remove any bossed plaster. - Brush down areas of flaking paint. Proposed works - Steel beams cleaned and decorated in intumescent paint NBS:M61/120. - Existing exposed concrete soffit retained, repaired to SE details and decorated in intumescent paint NBS:Z12/211 applied to manufacturers recommendations.				
	Floor	Timber floorboards with linoleum floor covering over. Aluminium floor trim. Vinyl over timber stair with nosing.	Poor.	Enabling works - Remove linoleum and floor trim and any adhesive / nails. - Clear all debris and clean floor boards. - Lift areas of swollen / raised floor boards, record and store in room on pallet. 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 Misc. pile of joinery. Timber panelling. Timber handrail to stair.		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.	5no. radiators and brackets. 2no. vent. 3no radiators 5no. glazed screens Shelf to corner alcove. Misc. builders waste.		- Remove 3no. radiators, record and relocate to site heritage store. - Remove radiator wall brackets. - Record glazed screens and relocate to heritage store. - Remove shelf. - Remove all builders waste.				

Room Ref.	Element	Description / Item	Condition	Action	Photographs			
121b + 121c	Walls	Plaster on brickwork with wallpaper finish.	Fair	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 - Install full height, flush cubicle doors (Refer to door schedule - black gloss), with feature handles (refer to ironmongery schedule)				007
	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	Timber floorboards with linoleum floor covering over. Glazed tiles to hearth.	Poor.	Enabling works - Remove linoleum and any adhesive / nails. - Clear all debris and clean floorboards. - Remove all debris. Proposed works - Provide new polished concrete screed, with inset ceramic pattern tile detail (NBS:E41/112).				
	Joinery	Purcell to survey and update schedule Skirting 1no. door with painted timber sign.		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.	1no. radiator. 1no. ventilation control without faceplate. Misc. ledges to corner of room.		- Record radiator, remove and relocate to heritage store. - Investigate ledges to corner and remove if redundant.				

Room Ref.	Element	Description / Item	Condition	Action	Photographs			
122a	Walls	Plaster on brickwork with paint and wallpaper finish.	Fair	Enabling works - Fill holes with salvaged red brick. - 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 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.	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 vinyl and screed partially over. Wood block with underlay over.	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 all debris. Proposed works - Floor to be levelled and prepared throughout with latex levelling screed or similar NBS:M10/120. (Architect to confirm if this is across full area or only where red tiles are absent).				
	Joinery	Purcell to survey and update schedule Skirting Picture rail Misc. joinery piled in room. 3no. 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.	Hooks to beams. Minor number of redundant cables.		- Retain in-situ. Hooks to beams & clean. - Remove redundant cables and any fixings & fill holes.				