

Room Ref.	Element	Description / Item	Condition	Action	Photographs			
217a	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 plaster board to south party wall alcoves and to north party wall as per drawing 2417. - South (party) wall to remain as bare masonry at chimney breast locations, refer to drawing 2417.				001
	Ceiling	Plaster on lath with ceiling paper finish.	Fair	Proposed works - Remove existing lath and plaster ceiling. - Steel beams to be de-rusted and treated with intumescent paint per NBS:M61/120 (allowance if steel beams exist). - Provide new plasterboard ceiling within the structural steel zone. Refer to drawing 2253.				
	Floor	Red quarry tile, wood block and glazed tile to hearth.	Good / fair	- Remove all debris. - Clean red quarry tile and protect. - Record quantity of wood block, lift and store 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. Picture rail.		Proposed works Timber skirting and picture rail to be removed.				
	Misc.	Redundant cables to fire. Partially blocked up fire place.		- Remove cables & fill holes. Proposed works - Repair, clean fireplace insert.				

Room Ref.	Element	Description / Item	Condition	Action	Photographs			
219a	Walls	Plaster on brickwork with wallpaper finish. Hole to wall.	Fair	- De-nail walls. - Fill hole with salvaged brickwork. 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 2415. - Provide acoustic plaster board to south party wall and to west corridor party wall as per drawing 2415. - North (party) wall to remain as bare masonry, refer to drawing 2415.				001
	Ceiling	Plaster on lath with paint finish. Remnant of partition from removed wall.	Poor	- Remove remainder of partition. 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.	Good / fair	- Remove all debris. - Clean red quarry tile and protect. - Record quantity of wood block, lift and store 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. Picture rail. Pile of joinery including door and frame.		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.	Misc. pipework to floor		- Remove redundant pipe. Proposed works - Repair, clean fireplace insert.				

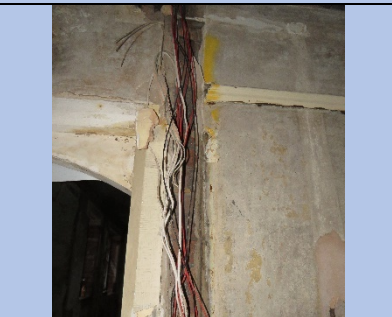
Room Ref.	Element	Description / Item	Condition	Action	Photographs			
222a-c	Walls	Plaster on brickwork with wallpaper finish. Hole to wall.	Fair	- De-nail walls. - Infill area of wall to door opening with salvaged brickwork. Proposed works - Strip all walls back to masonry - Provide insulated plasterboard (refer to wall type drawing) and secondary glazing (NBS:L10/580A) to east wall (LR). - Provide stud partitions to form internal bathroom and lobby (222b&c) as per drawing 2415. - Provide acoustic plaster board to south party wall and to west corridor party wall as per drawing 2415. - North (party) wall to remain as bare masonry, refer to drawing 2415.				00 1
	Ceiling	Plaster on lath with paint finish. Areas of lost ceiling. Remnant of plaster cornice.	Poor	- Retain timbers from steel beams. - Retain plaster cornice. 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.	Good / fair	- Remove all debris. - Clean red quarry tile and protect. - Record quantity of wood block, lift and store 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. Pile of joinery.		Proposed works - Timber skirting and picture rail to be removed. - Loose timber to be reused where possible otherwise scrapped.				
	Misc.	Redundant pipe and fixings.		- Remove redundant pipe and fixings. Proposed works - Repair, clean fireplace insert.				

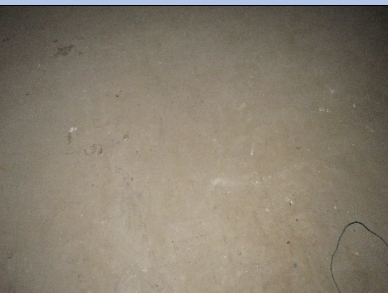
Room Ref.	Element	Description / Item	Condition	Action	Photographs			
224a-b	Walls	Plaster on brickwork with wallpaper finish. Hole to wall from old vent. Remnant of removed wall.	Fair	- De-nail walls. - Remove remainder of now removed partition. Proposed works - Strip all walls back to masonry - Provide insulated plasterboard (refer to wall type drawing 2415) and secondary glazing (NBS:L10/580A) to east wall 224a (LR). - Provide stud partitions to form internal bathroom (224b) as per drawing 2415. - Provide acoustic plaster board to opening in south party wall & to west corridor party wall & north party wall to 224a as per drawing 2415. - South (party) wall to otherwise remain as bare masonry, refer to drawing 2415.				00 1
	Ceiling	Plaster on lath with paint finish. Areas of lost ceiling. Remnant of plaster cornice.	Poor	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.	Good / fair	- Remove all debris. - Clean red quarry tile and protect. - Record quantity of wood block, lift and store on pallet in room. - De-nail floor. Proposed works - Floor to be levelled and prepared throughout with latex levelling screed or similar NBS:M10/120.				
	Joinery	Skirting in situ. Pile of joinery. 3no doors. 2no. door architraves.		Proposed works - Timber skirting and picture rail to be removed. - Doors, frames, architraves to be set aside for reuse elsewhere. - Loose timber to be reused where possible otherwise scrapped.				
	Misc.			Proposed works Repair, clean fireplace insert.				

Room Ref.	Element	Description / Item	Condition	Action	Photographs			
226a-c	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 2415) and secondary glazing (NBS:L10/580A) to east wall 226a (LR). - Provide stud partitions to form internal bathroom (226b) and lobby (226c) as per drawing 2415. - Provide acoustic plaster board to north party wall as per drawing 2415. - South (party) wall to remain as bare masonry, refer to drawing 2415.				001
	Ceiling	Plaster on lath with paint finish. Areas of lost ceiling. Plaster cornice.	Poor	- Retain plaster cornice. 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 and wood block.	Good / fair	- Remove all debris. - Clean red quarry tile and protect. - Record quantity of wood block, lift and store 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. Picture rail. Pile of joinery. 4no doors and architraves.		Proposed works - Timber skirting and picture rail to be removed. - Doors, frames, architraves to be set aside for reuse elsewhere.				
	Misc.			Proposed works Repair, clean fireplace insert.				

Room Ref.	Element	Description / Item	Condition	Action	Photographs			
228a-b	Walls	Plaster on brickwork with wallpaper and paint finish. Later infill to fireplace.	Fair	- De-nail walls. Proposed works - Strip all walls back to masonry - Provide insulated plasterboard (refer to wall type drawing 2415) and secondary glazing (NBS:L10/580A) to east wall 228a (LR). - Provide stud partitions to form internal bathroom (228b) as per drawing 2415. - Provide acoustic plaster board to north party wall of 228a as per drawing 2415. - South (party) wall to remain as bare masonry, refer to drawing 2415.				001
	Ceiling	Plaster on lath with paint finish. Areas of lost ceiling. Plaster cornice.	Poor	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 and wood block.	Good / fair	- Remove all debris. - Clean red quarry tile and protect. - Record quantity of wood block, lift and store on pallet in room. 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 in situ. 2no doors and architraves.		Proposed works - Timber skirting and picture rail to be removed. - Doors, frames, architraves to be set aside for reuse elsewhere.				
	Misc.	2no sink brackets. Redundant water pipe.		- Remove brackets and put in site store. - Remove pipe to wall. - Fill all holes in walls following removal.				

Room Ref.	Element	Description / Item	Condition	Action	Photographs			
229 – Lobby and Bed-room	Walls	Plaster on brickwork with wallpaper and paint finish.	Fair	- De-nail walls. Proposed works - Strip all walls back to masonry - Provide insulated plasterboard (refer to wall type drawing 2403) and secondary glazing (NBS:L10/580A) to east wall 229a (LR). - Provide stud partitions to form internal bathroom (229b) and lobby (229) as per drawing 2403. - Provide acoustic plaster board to south party wall of 229a and west party (corridor) wall as per drawing 2403. - North (party) wall of 229a to remain as bare masonry, refer to drawing 2403.				001
	Ceiling	Exposed concrete.		Proposed works - 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.	Good / fair	- Remove all debris. - Clean red quarry tile and protect. - Record quantity of wood block, lift and store 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. Door architrave. Picture rail. 2no doors and architraves.		Proposed works - Timber skirting and picture rail to be removed. - Doors, frames, architraves to be set aside for reuse elsewhere.				
	Misc.	Redundant M&E conduit.		- Remove conduit & fill remaining hole in wall. - Clean & make good around existing fireplace opening.				

Room Ref.	Element	Description / Item	Condition	Action	Photographs			
230a, 230f	Walls	Plaster on brickwork with wallpaper and paint finish. Hole to chimney.	Fair	- De-nail walls. - Fill hole to chimney with salvaged red brick. Proposed works - Strip all walls back to masonry - Provide insulated plasterboard (refer to wall type drawing 2403) and secondary glazing (NBS:L10/580A) to east walls (LR). - Provide stud partitions to separate rooms from lobby 229 as per drawing 2403. - North and south (party) walls of 229a to remain as bare masonry, refer to drawing 2403.				001
	Ceiling	Exposed concrete.		Proposed works - 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	Wood block.	Good / fair	- Remove all debris. - Record quantity of wood block, lift and store 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. Door architrave. Picture rail. Doors, frames and architraves.		Proposed works - Timber skirting and picture rail to be removed - Doors, frames, architraves to be set aside for reuse elsewhere.				
	Misc.	Redundant M&E cables, conduit and pipe.		- Remove all redundant M&E. - Fill holes following removal of wires and conduit.				

Room Ref.	Element	Description / Item	Condition	Action	Photographs			
230b, 230e	Walls	Plaster on brickwork with wallpaper finish. Vent to chimney. Holes to walls of now removed ceiling joists.	Fair	- De-nail walls. Proposed works - Strip all walls back to masonry - Provide insulated plasterboard (refer to wall type drawing 2403) and secondary glazing (NBS:L10/580A) to east & south walls (FFS/LR). - Provide stud partitions to separate rooms from lobby 229 as per drawing 2403. - North and west walls to remain as bare masonry, refer to drawing 2403.				001
	Ceiling	Exposed concrete, area of friable concrete and exposed re-enforcement. Remnants of lath and plaster ceiling.		- Curtins to inspect floor slab and specify repair, Unless covered by overall ceiling repair strategy. - Remove remnants of lath and plaster ceiling. Proposed works - 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	Wood block.	Good / fair	- Remove all debris. - Record quantity of wood block, lift and store 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. Door architrave. Door architraves. Door frame in room.		Proposed works - Timber skirting and picture rail to be removed - Doors, frames, architraves to be set aside for reuse elsewhere.				
	Misc.	Redundant M&E cables and conduit.		- Remove all redundant M&E. - Fill all holes left in walls following removal.				

Room Ref.	Element	Description / Item	Condition	Action	Photographs			
230c, 230d (inc. stair-case)	Walls	Plaster on brickwork with wallpaper finish.	Fair	- Remove partition remnant and de-nail walls. Proposed works - Strip all walls back to masonry - Provide insulated plasterboard (refer to wall type drawing 2403) and secondary glazing (NBS:L10/580A) to south walls (FFS). - Provide stud partitions to bathroom as per drawing 2403. - Provide acoustic plasterboard wall to north and west wall of 230d as per drawing 2403. - East walls to remain as bare masonry, refer to drawing 2403.				001
	Ceiling	Exposed concrete and plaster to staircase.		- Remove plaster and lath to staircase. Proposed works - 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	Wood block and Glazed tile hearth.	Fair	- Remove all debris. - Record quantity of wood block, lift and store 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. Misc. pile of joinery. Windows.		Proposed works - Timber skirting and picture rail to be removed - Misc. pile of joinery to be used where possible, otherwise scrapped				
	Misc.	Misc. debris and construction waste. Radiator. Staircase and balustrade. M&E cables, conduit and pipe.		- Remove all debris and construction waste. - Remove all redundant M&E & fille holes left in walls. - Retain staircase and balustrade elements for reuse elsewhere.				