OUR TOWN HALL

PROJECT



STAGE 5

LEVEL 03 - INTERNAL REPAIR SCHEDULES

OTH-PUR-TH-03-SCH-A-5904

SEPTEMBER 2025

PURCELL

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OUR TOWN HALL PROJECT

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DOCUMENT TITLE	DOCUMENT REVISION	ISSUED FOR	ISSUED DATE	ISSUED BY	REVIEWED BY	REVISION NOTES
OTH-PUR-TH-03-SCH-A-5904	-	For Review & Comment	20/12/19	RB	JC	
OTH-PUR-TH-03-SCH-A-5904	01	For Review & Comment	18/06/21	MS	RB	Updated following Re-scoping
OTH-PUR-TH-03-SCH-A-5904	02	For Tender	30/07/21	MS	RB	Update to include revised specification references and quantities
OTH-PUR-TH-03-SCH-A-5904	03	For Construction	22/10/21	MS	RB	Issued for Construction
OTH-PUR-TH-03-SCH-A-5904	04	For Construction	12/04/24	SCC	AD	Omit repair to access panels
OTH-PUR-TH-03-SCH-A-5904	05	For Construction	05/09/25	JBAC	GO	Repairs updated following site walks with WPC, Skirting repairs updated to refer to reports issued to Purcell- EWN-001349

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1.0 INTERNAL REPAIR PRINCIPLES

1.01 OVERVIEW

The following report outlines the internal repair principles and the internal repair room schedules on a room by room basis for a specific floor level. Each room schedule illustrates numerous repair types, a quantity, the height of repair off the FFL and an NBS reference relevant to that repair type.

Each room has been surveyed to locate the actual repair within each room and tap tested to establish the condition of the existing plaster. A high level moveable platform or MEWP was utilised to tap test the ceilings and areas of plaster at high level to determine the condition of the plaster and establish the repair required.

We have also physically marked the area of repair onsite and the relevant repair type code with Builder's chalk on the building fabric where feasible. We have taken contextual photos of the surveyed rooms and photos of the marked-up areas and repair codes for record. This detailed internal repair survey and schedules will allow the QS to provide a detailed costing for the internal repairs. In relation to the Restoration spaces we have produced internal elevation drawings illustrating locations and areas of repair in tandem with room schedules for each of the Restoration spaces.

Each repair is categorised as either; Necessary (N), Essential (E) and Desirable (D) Repairs with a commentary which includes the repair objective and a consideration of specification . Collectively this provides a set of repair principles that can be taken forward for the future scoping of the internal repair and possible future VE options.

In summary the following considerations inform the repair principles;

- Established repair principles set out in adopted policy.
- Heritage significance (relative importance) & the Manchester Town Hall key values.
- Location within areas of public use.
- Impact of repair including appropriate approach.
- Benefits to health, safety and inclusive access.
- Performance or failure and possible long term impact

1.02 BACKGROUND

The repair principles within this document have been developed in-line with guidance set out in previous documents and adopted policy. The documentation relevant to the repair principles includes the 2006 adopted conservation plan and the, more recent, Manchester Town Hall Heritage Management Plan (HMP) - September 2016.

The HMP identifies guiding principles for repairs and recommendations to be considered when developing detailed specification for interventions.

Within the repair guidance the HMP states that repair works necessary to sustain the heritage values of the Town Hall will be acceptable if :

- There is sufficient information to understand the impact of the works on the significance of the place,
- The long term consequences of the recommended repairs can be demonstrated to be benign and are designed to avoid prejudicing alternative solutions in the future,
- The repair works are designed to avoid or minimise harm.

The HMP adopts an overarching repair philosophy as one of minimum intervention to achieve the long term, sustainable preservation of individual components and the building as a whole. It also recognises the need to look beyond the immediate need for repair and address the route reasons for failure to plan for long term consequences and inevitable change.

By identifying defects, repair objectives and categorising them as essential, necessary or desirable; this document identifies the approach to repairs in a way which shows consensus with the HMP.

1.03 DEFINITION OF REPAIR

Due to the nature and location of some of the repairs there is a level of overlap between repair and restoration principles. The capacity for change plans and accompanying statement (Ref: OTH-PUR-XX-XX-RPT-A-0033) clearly define the difference between repair and restoration and also identify the areas within the town hall that are proposed for repair, restoration or alteration.

Repair Definition:

"Spaces or fabric identified as requiring repairs beyond the scope of maintenance to remedy defects caused by decay, damage or use, including minor adaptation to achieve a sustainable outcome, but not involving restoration or alteration."

In some instances there is a level of overlap where a repair is within an area that is proposed for restoration and as such the appropriate repair type could be considered a small scale restoration. An example of this would be the rectification back to the original design intent to an area of mosaic that has had a previous poor matching repair and generally within Very High Significance areas.

1.04 LOCATION

The location of the repair is crucial to informing the principle which will be adopted. The categorisation of repair will be dependent on the heritage significance, relation to the key Manchester Town Hall values, importance of space and also whether the repair is in a public or front of house area. For example a defect within a level 1 public corridor of very high significance area may be considered more essential than a similar repair within level 0 storage space of lower significance.

The significance plans within the strategy document (OTH-PUR-XX-XX-RPT-A-0007) identify relative importance of spaces within the town hall. This is done by assessing the key values against significance. The result is a series of spaces identified from very high to detrimental significance. These categories can then be used to inform the repair principle in terms of location.

The Manchester Town Hall key values are:

- Built fabric and construction technique
- Continued use and functionality
- Civic Pride and collective memory
- Plan form and circulation
- Architectural Form

Where location is relevant to a repair the commentary makes reference to this in terms of significance or public vs private.

1.05 CORE AND WIDER PROJECT VALUES

The repair principles can address the core project objectives by being assessed against the wider values. These include but are not limited to;

- Reducing or eliminating ongoing maintenance issues.
- Rectification of defects that present a risk to health and safety.
- Rectification of failures in building performance and subsequent damaged caused by those defects.
- Repairs associated with improving inclusive access.
- Optimise life cycle costs and cost in use.

The repair principle will be different in particular instances dependent whether benefit to the significance values can be demonstrated. There is a limitation on how effective a repair would be at addressing a key value and in some cases an intervention may be more appropriate.

An example of this is where an original detail no longer functions in the way it was intended, perhaps due to a change of condition (ie increase rainfall). The approach here would be to repair any collateral damage and intervene to improve functionality of the detail but also minimise impact on significance.

1.06 PRINCIPLES OF REPAIR SPECIFICATION & HERITAGE IMPACT ASSESSMENT

An understanding as to the significance of specific elements is required to determine the repair principles. To aid this the capacity for change plans along with an understanding of the different periods of construction within the town hall (Original, Historic and Modern) have been used.

The impact on heritage significance must be considered to ensure that there is clear and convincing justification for the repair of specific elements. The Strategy document (OTH-PUR-XX-XX-RPT-A-0007) contains a step-by-step guide on the process for assessing significance. At this stage, the necessity of the repair is assessed proportionately to the level of significance. In defining the specification a heritage impact assessment is undertaken using the following questions:

01 What is the level of change?

02 What is the potential impact of change?

03 What is the need for change?

04 Can harmful change be mitigated?

05 Can harm be justified against public benefit?

The specification and approach taken is subject to information, results and analysis arising from the intrusive surveys. As such the repairs listed in this document are based on the research and analysis from the intrusive survey trials.

1.07 REPAIR CATEGORY DEFINITIONS

The sections mentioned previously form the basis for which the principles are defined.

Essential
- The defect currently poses a risk to health and safety to future users and occupants.
- The defect is a current performance failure or represents an ongoing problem for maintenance. The repair is to make the failing element sound and capable of continuing to fulfil the intended purpose.
- The repair of the defect would mitigate against a current barrier to access.
- The defect has a detrimental impact on heritage significance.

Necessary
- The defect does not pose a current risk to health and safety to future users and occupants.
- The defect has potential to cause harm or become a risk to H&S or access in the foreseeable future (10+ years) and cannot be resolved through management / change of use etc.
- Rectification of the defect will sustain significance.
- The defect is located within a highly trafficked or public area.
- The defect is aesthetic but is located within a level of Very High Significance as defined by the Significance Plans.
- The repair objective has a clear contribution to achieving one of the core project values or significance values including benefits to access.

Desirable
- The defect does not pose a risk to health and safety to future users and occupants
- Rectification of the defect will enhance significance
- The repair objective is to rectify minor defects that may be purely aesthetic. Such rectification will contribute to the success of the project but does not necessarily enhance significance.
- Collateral repairs or work that offer economical benefit ie. Reduced life cycle cost through being undertaken during the main project works. I.e. utilisation of access platforms for repairs to currently inaccessible areas.

1.08 INTERNAL REPAIR SCHEDULE DEVELOPMENT

At the outset of RIBA Stage 2 the following methodology was trialled to determine and schedule the repairs to a representative sample of rooms to enable the overall cost of repair to be more accurately estimated and budgets tested.

Of the 732 rooms in the building, four room types have been identified:

- Civic/State Rooms, public circulation areas, eg Great Hall, Lord Mayor's Parlour, Committee Rooms, etc.
- Civic Offices, Public Offices, and Staff Circulation Areas, eg Treasurer's Office, level 3, 4, 5 and 6 Corridors.
- Workplace areas, eg general office space.
- Back of House/Ancillary functions, eg Staff rooms, WCs, and Kitchens, Lord Mayor's Kitchen, level 7 & 8
- Corridors.

27 sample rooms, each representative of a sub-type, were identified and a visual condition survey undertaken to identify the repairs required. The repairs were recorded on an excel spreadsheet and the 27 sample rooms were then passed to the QS for costing.

The room types have been further refined to take account of the proposed fit-out resulting in 22 Internal Fit-Out & Repair Room Types based on the rooms future use and location.

The following list identifies the general fit-out & repair room types:

- RES 01 - Restoration Spaces (Sculpture Hall, Great Hall, Banqueting Room, Reception Room, Tower Room, Lord Mayor's Parlour, Ante Room & Conference Hall)
- RES 02 - Restoration Spaces corridors & entrances (Main Entrance, Bees Corridor, GF/01 level corridor, 3 spirals & Grand Staircase)
- UPR – 01 - Unique purpose Rooms (12 rooms - Ceremony Room – 01-019, Committee Rooms 1-4, Court Rooms, Scrutiny Rooms, Control Room, Flexible Reception Space, Smoke Room, Lord Mayor's Apartment, Registrars Archive, high value store)
- CIR – 01 Plant & storage circulation level LG
- CIR – 02 Level 02 corridor enhanced repair
- CIR- 03 - Refurbishment circulation spaces (Masonry Walls)
- CIR – 04 – Refurbishment (plaster walls)
- COR- 01 - Protected cores
- COR - 02 - New Protected Cores
- WC- 01 - Existing WCs of High Significance
- WC- 02 Newly formed WCs and Welfare
- OFF – 01 Offices & meeting rooms
- OFF – 02 Commercial offices
- CAT -01 Kitchen – Food Prep
- CAT- 02- Kitchen – Storage
- VIS – 01 Visitor Centre – shell & core
- VIS – 02 Visitor Centre – public tours – police cells
- ACC – 01 Access & Maintenance & Risers
- PLA -01 Plant Rooms LG
- STO-01 Heritage Store
- STO-02 Store LG
- STO-03 Store Above LG

The purpose of defining these room types was to provide a specification with a sufficient level of detail for Listed Building Consent (LBC) which produced The Internal Fit-Out & Repair Room Types Outline schedule of work and methodology report.

This allowed for a rate for fit-out & repair room types to be calculated and then applied throughout the building wherever that type occured which has been utilised by the QS to further clarify the internal repair costs.

We have also used The Internal Fit-Out & Repair Room Types Outline schedule of work and methodology report (OTH-PUR-TH-ZZ-RPT-A-0101) as the foundation for this detailed internal repair survey on a room by room basis.

1.09 REPORT STRUCTURE

The following report outlines the internal repair principles and the internal repair room schedules on a room by room basis for a specific floor level. Each room schedule illustrates numerous repair types, a quantity, the height of repair off the FFL and an NBS reference relevant to that repair type.

Each room schedule identifies the following general information:

- Proposed Room Uses: Offices & Meeting Rooms
- Heritage Significance: High
- Room Type: OFF-01
- Additional Rate of Repair for M&E Strip-Out: Medium

As part of the room by room assessment we have referred to NG Bailey's M&E strip-out schedules to inform the additional repair allowance required to take account of the proposed M&E Strip-Out. Please Note: The additional repair allowance are subject to review following the completion of the Mock-up rooms where the allowances below are being currently tested for their accuracy.

- Low Level of M&E Strip-Out = + 5%
- MediumLevel of M&E Strip-Out = + 12.5%
- High Level of M&E Strip-Out = + 25%

The internal repair schedules should be read in conjunction with the relevant Proposed Fit-Out & Repair Plans (OTH-PUR-TH-LG-DWG-A-5120 to 128) and the relevant Alteration Plans (OTH-PUR-TH-LG-DWG-A-0363 to 0392).

INTERNAL REPAIR SCHEDULES

2.0 INTERNAL REPAIR SCHEDULES

- 2.01 Level 03 Internal Repair Schedules

Level 3: Room 03-001 (401,403_4 - 403_7)

REVISION: 5
STATUS: FOR CONSTUCTION
DATE ISSUED: 05/09/2025

PROPOSED ROOM USES: **Offices & Meeting Rooms/ Newly Formed WCs & Welfare**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **OFF-01/ WC-02**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP OUT: **Medium**

SURVEY DATE: **26/05/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **Changes for ''04/07/25 Issue'', highlighed in light blue. Changes for 12/04/2024 issue' highlighted in blue, Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.1 Removal of defective/ missing area of plaster, renew with traditional two coat plaster	4m^2	Above 3.5m	Essential	M20-566* M23-300*	Only 50% ceiling assessed due to existing suspended ceiling
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.3 Remove peeling paint layers from plaster, prepare and decorate (part area)	4m^2	Above 3.5m	Essential	M60-510	Allowance
CEILING	1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction) **i.e. SMALL BEAM CASING**	Repair	1.13.4 Repair cracks in lath and plaster and prepare.	5 lin m	Above 3.5m	Essential	M20-310B, M20-311B, M23-535*	
~~CEILING~~	~~1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction) i.e. SMALL BEAM CASING~~	~~Repair~~	~~1.13.6 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505 M60-507*~~	
CEILING	1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction) **i.e. SMALL BEAM CASING**	Repair	1.13.5 Remove peeling paint layers from plaster (part area).	1 lin m	Above 3.5m	Essential	M60-510	Brush down
CEILING	1.14 Profiled lath and run plaster on timber studwork around steel floor girders (downstand beams to jack arch construction) **i.e. LARGE BEAM CASING**	Repair	1.14.4 Repair cracks in lath and plaster and prepare	5 lin m	Above 3.5m	Essential	M20-310B, M20-311B	
~~CEILING~~	~~1.14 Profiled lath and run plaster on timber studwork around steel floor girders (downstand beams to jack arch construction) i.e. LARGE BEAM CASING~~	~~Repair~~	~~1.14.6 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505 M60-507*~~	
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.1 Replacement of full run profile of plaster cornice where missing/defective and prepare.	2 lin m	Above 3.5m	Essential	M23-570*	Allowance to renew South East corner
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.3 Fill cracks to cornice.	5 lin m	Above 3.5m	Essential	M23-593B M23-535*	
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~6.125m^2~~	~~Above 3.5m~~	~~Essential~~	~~M60-505* M60-507*~~	

Level 3: Room 03-001 (401,403_4 - 403_7)

REVISION: 5
STATUS: FOR CONSTUCTION
DATE ISSUED: 05/09/2025

PROPOSED ROOM USES: **Offices & Meeting Rooms/ Newly Formed WCs & Welfare**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **OFF-01/ WC-02**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP OUT: **Medium**

SURVEY DATE: **26/05/2021**
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~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.3 Repair Cracks in plaster, prepare and decorate~~	~~10 lin m~~	~~Above 3.5m~~	~~Essential~~	~~M20-310B M20-311B~~	
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~6.82m²~~	~~All~~	~~Essential~~	~~M60-505* M60-507*~~	All removed apart from small room
WALLS	2.4 Plaster on masonry walls	Repair	2.4.11 Fill hole in plaster (up to 25mm) and make good finishing coat	105no.	All	Essential	M23-540*	
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.15 Strip modern wallpaper.~~	~~100%~~	~~All~~	~~Essential~~	~~M60-534B~~	Removed
~~WALLS~~	~~2.13 Profiled timber skirting~~	~~Repair~~	~~2.13.2 Remove defective/non matching/ missing section and splice in new section of profiled timber skirting~~	~~11.3 lin m~~	~~Up to 2m~~	~~Necessary~~	~~P20-110A, C93-308B~~	~~Low quality skirting removed and replaced to match larger form at fistoric profile~~ For skirting repairs, refer to reports issued to **Purcell-EWN-001349**
WALLS	2.19 Cast iron vents to internal walls	Repair	2.19.8 Remove grille leaving frame in situ, lay infill recessed replacement brickwork and paint face black, re-fix grille, brush down loose paint in preparation for decoration.	2 no.	Above 3.5m	Necessary	C50-342B	2 no. 1 no. good condition. 1 no. slightly damaged
WALLS	2.28 Decorative run plaster moulding to walls	Repair	2.28.3 Repair cracks in plaster.	3 lin m	All	Necessary	M23-591B, M23-593B, M20-697	To above windows
~~FLOORS~~	~~3.2 Timber floor boards to suspended timber floors~~	~~Repair~~	~~3.2.2 Remove defective missing sections of floorboards and renew with butt jointed timber boarding to match the existing.~~	~~10%~~	~~n/a~~	~~Essential~~	~~K20-110A~~	~~TBC following soft strip~~

Level 3: Room 03-007, 008 & C01b (403_1, 403_2, 403_3)

REVISION: 5
STATUS: FOR CONSTUCTION
DATE ISSUED: 05/09/2025

PROPOSED ROOM USES: **Offices & Meeting Rooms/ Newly Formed WCs & Welfare**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **OFF-01/ WC-02**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP OUT: **Medium**

SURVEY DATE: **26/05/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **Changes for ''04/07/25 Issue'', highlighted in light blue. Changes for 12/04/2024 issue' highlighted in blue, Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

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CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.1 Removal of defective/ missing area of plaster, renew with traditional two coat plaster	1m^2	Above 3.5m	Essential	M20-566* M23-300*	
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.2 Repair cracks in plaster and prepare.	2 lin m	Above 3.5m	Essential	M20-310B M20-311B	
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.3 Remove peeling paint layers from plaster, prepare and decorate (part area)	10 m^2	Above 3.5m	Essential	M60-510	
~~CEILING~~	~~1.12 Plaster to the underside of concrete jack arches~~	~~Repair~~	~~1.12.4 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~18.91m^2~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505*~~ ~~M60-507*~~	~~To vault along corridor wall where acoustic plaster not to be applied~~
CEILING	1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction) **i.e. SMALL BEAM CASING**	Repair	1.13.4 Repair cracks in lath and plaster and prepare.	0.5 lin m	Above 3.5m	Essential	M20-310B, M20-311B, M23-535*	Hairline
~~CEILING~~	~~1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction) i.e. SMALL BEAM CASING~~	~~Repair~~	~~1.13.6 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505~~ ~~M60-507*~~	
CEILING	1.14 Profiled lath and run plaster on timber studwork around steel floor girders (downstand beams to jack arch construction) **i.e. LARGE BEAM CASING**	Repair	1.14.1 Removal of defective /missing areas and replacement with new studwork to match, renew lath and run plaster, prepare and decorate.	0.5m^2	Above 3.5m	Essential	M20-566*, M23-300*	Repair following damage caused by investigative works
CEILING	1.14 Profiled lath and run plaster on timber studwork around steel floor girders (downstand beams to jack arch construction) **i.e. LARGE BEAM CASING**	Repair	1.14.4 Repair cracks in lath and plaster and prepare	6 lin m	Above 3.5m	Essential	M20-310B M20-311B	
~~CEILING~~	~~1.14 Profiled lath and run plaster on timber studwork around steel floor girders (downstand beams to jack arch construction) i.e. LARGE BEAM CASING~~	~~Repair~~	~~1.14.6 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505~~ ~~M60-507*~~	
CEILING	1.14 Profiled lath and run plaster on timber studwork around steel floor girders (downstand beams to jack arch construction) **i.e. LARGE BEAM CASING**	Repair	1.14.5 Remove peeling paint layers from plaster, prepare and decorate (part area)	2m^2	Above 3.5m	Essential	M60-510	Brush off flaking paint

Level 3: Room 03-007, 008 & C01b (403_1, 403_2, 403_3)

REVISION: 5
STATUS: FOR CONSTUCTION
DATE ISSUED: 05/09/2025

PROPOSED ROOM USES: **Offices & Meeting Rooms/ Newly Formed WCs & Welfare**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **OFF-01/ WC-02**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP OUT: **Medium**

SURVEY DATE: **26/05/2021**
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CEILING	1.17 Run profiled plaster cornices	Repair	1.17.3 Fill cracks to cornice.	3 lin m	Above 3.5m	Essential	M23-593B M23-535*	
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.1 Replacement of full run profile of plaster cornice where missing/defective.	3 lin m	Above 3.5m	Essential	M23-593B M23-535*	
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of cornice being removed~~	~~Above 3.5m~~	~~Essential~~	~~M60 505*~~ ~~M60 507*~~	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.3 Repair Cracks in plaster, prepare and decorate	5 lin m	All	Essential	M20-310B M20-311B	Crazed area
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~23.6~~	~~All~~	~~Essential~~	~~M60 505*~~ ~~M60 507*~~	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.11 Fill hole in plaster (up to 25mm) and make good finishing coat	100 no.	All	Essential	M23-540*	
~~WALLS~~	~~2.13 Profiled timber skirting~~	~~Repair~~	~~2.13.2 Remove defective/non matching/ missing section and splice in new section of profiled timber skirting~~	~~2.1 lin m~~	~~Up to 2m~~	~~Necessary~~	~~P20 110~~	For skirting repairs, refer to reports issued to **Purcell-EWN-001349**
~~WALLS~~	~~2.19 Cast iron vents to internal walls~~	~~Repair~~	~~2.19.7 Conduct paint analysis to establish paint archaeology. Following validation of paint archaeology to architect's approval remove all paint back to metal. Conduct metal repairs and redecorate (allow for polished metal finish). Grille to be removed, work carried out in workshop and reinstated to existinglocation. Install black pe insect mesh to rear of grille.~~	~~1 no.~~	~~Above 3.5m~~	~~Necessary~~	~~M60 505~~ ~~M60 539~~ ~~M60 540 F30 165~~	
WALLS	2.19 Cast iron vents to internal walls	Repair	2.19.8 Remove grille leaving frame in situ, lay infill recessed replacement brickwork and paint face black, re-fix grille, brush down loose paint in preparation for decoration.	1 no.	Above 3.5m	Necessary	C50-342B	1 no. good condition.

Level 3: Room 03-007, 008 & C01b (403_1, 403_2, 403_3)

REVISION: 5
STATUS: FOR CONSTUCTION
DATE ISSUED: 05/09/2025

PROPOSED ROOM USES: **Offices & Meeting Rooms/ Newly Formed WCs & Welfare**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **OFF-01/ WC-02**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP OUT: **Medium**

SURVEY DATE: **26/05/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **Changes for ''04/07/25 Issue'', highlighed in light blue. Changes for 12/04/2024 issue' highlighted in blue, Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
WALLS	2.28 Decorative run plaster moulding to walls	Repair	2.28.3 Repair cracks in plaster.	2 lin m	Above 3.5m	Necessary	M23-591B, M23-593B, M20-697	Arches above windows
~~FLOORS~~	~~3.2 Timber floor boards to suspended timber floors~~	~~Repair~~	~~3.2.2 Remove defective missing sections of floorboards and renew with butt jointed timber boarding to match the existing.~~	~~10%~~	~~n/a~~	~~Essential~~	~~K20-110A~~	~~TBC following soft strip~~

Level 3: Room 03-010,011,C01c (405_1, A4.10)

REVISION: 5
STATUS: FOR CONSTUCTION
DATE ISSUED: 05/09/2025

PROPOSED ROOM USES: **Offices & Meeting Rooms/ Refurb Circulation Spaces**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **OFF-01**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP OUT: **Medium**

SURVEY DATE: **27/05/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **Changes for ''04/07/25 Issue'', highlighed in light blue. Changes for 12/04/2024 issue' highlighted in blue, Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.1 Removal of defective/ missing area of plaster, renew with traditional two coat plaster	1m^2	Above 3.5m	Essential	M20-566* M23-300*	Due to extent of cracking and possible water damage.
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.2 Repair cracks in plaster and prepare.	3 lin m	Above 3.5m	Essential	M20-310B M20-311B	
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.3 Remove peeling paint layers from plaster, prepare and decorate (part area)	17m^2	Above 3.5m	Essential	M60-510	Brush down with phosphur bronze brush
~~CEILING~~	~~1.12 Plaster to the underside of concrete jack arches~~	~~Repair~~	~~1.12.4 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505*~~ ~~M60-507*~~	~~To 03-C01c only~~
~~CEILING~~	~~1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction)~~ ~~**i.e. SMALL BEAM CASING**~~	~~Repair~~	~~1.13.1 Removal of defective /missing areas and replacement with new studwork to match, renew lath and run plaster.~~	~~5 lin m~~	~~Above 3.5m~~	~~Essential~~	~~M20-566,~~ ~~M23-300*~~	~~Allowance retained due to possible damage arising from water ingress~~
CEILING	1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction) **i.e. SMALL BEAM CASING**	Repair	1.13.4 Repair cracks in lath and plaster and prepare.	2 lin m	Above 3.5m	Essential	M20-310B, M20-311B, M23-535*	
~~CEILING~~	~~1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction)~~ ~~**i.e. SMALL BEAM CASING**~~	~~Repair~~	~~1.13.6 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All except plaster to be removed~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505~~ ~~M60-507*~~	
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.1 Replacement of full run profile of plaster cornice where missing/defective and prepare.	6 lin m	Above 3.5m	Essential	M23-570*	
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.3 Fill cracks to cornice.	5 lin m	Above 3.5m	Essential	M23-593B M23-535*	
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.2 Making good damage to partial plaster cornice profile where damaged or missing.	2m^2	Above 3.5m	Essential	M20-692, M20-695, M20-697, M23-570*	
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All except cornice to be removed~~	~~Above 3.5m~~	~~Essential~~	~~M60 505*~~ ~~M60 507*~~	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.3 Repair Cracks in plaster, prepare and decorate	3 lin m	Above 3.5m	Essential	M20-310B M20-311B	

Level 3: Room 03-010,011,C01c (405_1, A4.10)

REVISION: 5
STATUS: FOR CONSTUCTION
DATE ISSUED: 05/09/2025

PROPOSED ROOM USES: **Offices & Meeting Rooms/ Refurb Circulation Spaces**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **OFF-01**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP OUT: **Medium**

SURVEY DATE: **27/05/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **Changes for ''04/07/25 Issue'', highlighed in light blue. Changes for 12/04/2024 issue' highlighted in blue, Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
WALLS	2.4 Plaster on masonry walls	Repair	2.4.7 Replace areas of lost or detached finishing coat. Area to receive new finishing coat to match existing.	4m²	Above 3.5m	Essential	M23-311*, M20-566*	
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~1.27m²~~	~~All~~	~~Essential~~	~~M60-505* M60-507*~~	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.11 Fill hole in plaster (up to 25mm) and make good finishing coat	125 no.	All	Essential	M23-540*	
~~WALLS~~	~~2.19 Cast iron vents to internal walls~~	~~Repair~~	~~2.19.7 Conduct paint analysis to establish paint archaeology. Following validation of paint archaeology to architect's approval remove all paint back to metal. Conduct metal repairs and redecorate (allow for polished metal finish). Grille to be removed, work carried out in workshop and reinstated to existinglocation. Install black pe insect mesh to rear of grille.~~	~~1 no.~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505 M60-539 M60-540. F30-165~~	
WALLS	2.19 Cast iron vents to internal walls	Repair	2.19.8 Remove grille leaving frame in situ, lay infill recessed replacement brickwork and paint face black, re-fix grille, brush down loose paint in preparation for decoration.	1 no.	Above 3.5m	Necessary	C50-342B	1 no. good condition.
~~WALLS~~	~~2.28 Decorative run plaster moulding to walls~~	~~Repair~~	~~2.28.3 Repair cracks in plaster.~~	~~2 lin m~~	~~Above 3.5m~~	~~Necessary~~	~~M23-591B, M23-593B~~	
WALLS	2.28 Decorative run plaster moulding to walls	Repair	2.28.4 Remove peeling paint layers from plaster, prepare and decorate (part area)	1m²	Above 3.5m	Essential	M60-510	Brush down with phosphur bronze brush
~~FLOORS~~	~~3.2 Timber floor boards to suspended timber floors~~	~~Repair~~	~~3.2.2 Remove defective missing sections of floorboards and renew with butt jointed timber boarding to match the existing.~~	~~10%~~	~~n/a~~	~~Essential~~	~~K20 110A~~	

Level 3: Room 03-012 (406)

REVISION: 5
STATUS: FOR CONSTUCTION
DATE ISSUED: 05/09/2025

PROPOSED ROOM USES: **Store Above LG**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **STO-03**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP OUT: **Medium**

SURVEY DATE: **27/05/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **Changes for ''04/07/25 Issue'', highlighed in light blue. Changes for 12/04/2024 issue' highlighted in blue, Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.1 Removal of defective/ missing area of plaster, renew with traditional two coat plaster	$2m^2$	Above 3.5m	Essential	M20-566* M23-300*	
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.2 Repair cracks in plaster and prepare.	21 lin m	Above 3.5m	Essential	M20-310B M20-311B	Including 3m of wider carcks to window.
~~CEILING~~	~~1.12 Plaster to the underside of concrete jack arches~~	~~Repair~~	~~1.12.4 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505*~~ ~~M60-507*~~	
CEILING	1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction) **i.e. SMALL BEAM CASING**	Repair	1.13.4 Repair cracks in lath and plaster and prepare.	5 lin m	Above 3.5m	Essential	M20-310B, M20-311B, M23-535*	
~~CEILING~~	~~1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction) i.e. SMALL BEAM CASING~~	~~Repair~~	~~1.13.6 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505~~ ~~M60-507*~~	
CEILING	1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction) **i.e. SMALL BEAM CASING**	Repair	1.13.5 Remove peeling paint layers from plaster (part area).	$2m^2$	Above 3.5m	Essential	M60-510	
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.1 Replacement of full run profile of plaster cornice where missing/defective and prepare.	1 lin m	Above 3.5m	Essential	M23-570*	Allowance
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.3 Fill cracks to cornice.	6 lin m	Above 3.5m	Essential	M23-593B M23-535*	Larger cracks to east side.
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of cornice being removed~~	~~Above 3.5m~~	~~Essential~~	~~M60-505*~~ ~~M60-507*~~	
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.3 Repair Cracks in plaster, prepare and decorate~~	~~0.5 lin m~~	~~Above 3.5m~~	~~Essential~~	~~M20-310B~~ ~~M20-311B~~	All removed
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~All~~	~~Essential~~	~~M60-505*~~ ~~M60-507*~~	

Level 3: Room 03-012 (406)

REVISION: 5
STATUS: FOR CONSTUCTION
DATE ISSUED: 05/09/2025

PROPOSED ROOM USES: **Store Above LG**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **STO-03**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP OUT: **Medium**

SURVEY DATE: **27/05/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **Changes for ''04/07/25 Issue'', highlighed in light blue. Changes for 12/04/2024 issue' highlighted in blue, Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
~~WALLS~~	~~2.13 Profiled timber skirting~~	~~Repair~~	~~2.13.2 Remove defective/non matching/ missing section and splice in new section of profiled timber skirting~~	~~0.9 lin m~~	~~Up to 2m~~	~~Necessary~~	~~P20 110A, C93 308B~~	~~5 lin m of skirting to be repaired~~ For skirting repairs, refer to reports issued to **Purcell-EWN-001349**
~~FLOORS~~	~~3.2 Timber floor boards to suspended timber floors~~	~~Repair~~	~~3.2.2 Remove defective missing sections of floorboards and renew with butt jointed timber boarding to match the existing.~~	~~10%~~	~~n/a~~	~~Essential~~	~~K20 110A~~	~~TBC following soft strip~~

Level 3: Room 03-013 (407,408)

REVISION: 5
STATUS: FOR CONSTUCTION
DATE ISSUED: 05/09/2025

PROPOSED ROOM USES: **Office & Meeting Rooms**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **OFF-01**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP OUT: **Medium**

SURVEY DATE: **27/05/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **Changes for "04/07/25 Issue", highlighed in light blue. Changes for 12/04/2024 issue' highlighted in blue, Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
~~CEILING~~	~~1.12 Plaster to the underside of concrete jack arches~~	~~Repair~~	~~1.12.1 Removal of defective/ missing area of plaster, renew with traditional two coat plaster~~	~~4m²~~	~~Above 3.5m~~	~~Essential~~	~~M20-566 M23-300*~~	
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.3 Remove peeling paint layers from plaster, prepare and decorate (part area)	10m²	Above 3.5m	Essential	M60-510	Brush down with phosphur bronze brush
CEILING	1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction) **i.e. SMALL BEAM CASING**	Repair	1.13.4 Repair cracks in lath and plaster and prepare.	1 lin m	Above 3.5m	Essential	M20-310B, M20-311B, M23-535*	
~~CEILING~~	~~1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction) **i.e. SMALL BEAM CASING**~~	~~Repair~~	~~1.13.6 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~39.88m²~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505 M60-507*~~	
CEILING	1.14 Profiled lath and run plaster on timber studwork around steel floor girders (downstand beams to jack arch construction) **i.e. LARGE BEAM CASING**	Repair	1.14.4 Repair cracks in lath and plaster and prepare	9 lin m	Above 3.5m	Essential	M20-310B, M20-311B	
~~CEILING~~	~~1.14 Profiled lath and run plaster on timber studwork around steel floor girders (downstand beams to jack arch construction) **i.e. LARGE BEAM CASING**~~	~~Repair~~	~~1.14.6 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All except areas of plaster to be removed~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505 M60-507*~~	
CEILING	1.14 Profiled lath and run plaster on timber studwork around steel floor girders (downstand beams to jack arch construction) **i.e. LARGE BEAM CASING**	Repair	1.14.5 Remove peeling paint layers from plaster, prepare and decorate (part area)	2m²	Above 3.5m	Necessary	M60-510	Brush down flaking paint
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.1 Replacement of full run profile of plaster cornice where missing/defective and prepare.~~	~~3 lin m~~	~~Above 3.5m~~	~~Essential~~	~~M23-570*~~	~~Above window wall in corner~~
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.3 Fill cracks to cornice.	5 lin m	Above 3.5m	Essential	M23-593B M23-535*	
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All except areas of cornice to be removed~~	~~Above 3.5m~~	~~Essential~~	~~M60-505* M60-507*~~	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.3 Repair Cracks in plaster, prepare and decorate	2 lin m	All	Essential	M20-310B M20-311B	

Level 3: Room 03-013 (407,408)

REVISION: 5
STATUS: FOR CONSTUCTION
DATE ISSUED: 05/09/2025

PROPOSED ROOM USES: **Office & Meeting Rooms**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **OFF-01**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP OUT: **Medium**

SURVEY DATE: **27/05/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **Changes for "04/07/25 Issue", highlighed in light blue. Changes for 12/04/2024 issue' highlighted in blue, Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~4.85m²~~	~~All~~	~~Essential~~	~~M60-505*~~ ~~M60-507*~~	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.11 Fill hole in plaster (up to 25mm) and make good finishing coat	375 no.	All	Essential	M23-540*	
~~WALLS~~	~~2.13 Profiled timber skirting~~	~~Repair~~	~~2.13.2 Remove defective/non matching/ missing section and splice in new section of profiled timber skirting~~	~~1.2 lin~~	~~Up to 2m~~	~~Necessary~~	~~P20-110A, C93-308B~~	~~2.4m to be refixed only~~ For skirting repairs, refer to reports issued to **Purcell-EWN-001349**
~~WALLS~~	~~2.19 Cast iron vents to internal walls~~	~~Repair~~	~~2.19.7 Conduct paint analysis to establish paint archaeology. Following validation of paint archaeology to architect's approval remove all paint back to metal. Conduct metal repairs and redecorate (allow for polished metal finish). Grille to be removed, work carried out in workshop and reinstated to existinglocation. Install black pc insect mesh to rear of grille.~~	~~1 no.~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505~~ ~~M60-539~~ ~~M60-540~~ ~~F30-165~~	
WALLS	2.19 Cast iron vents to internal walls	Repair	2.19.8 Remove grille leaving frame in situ, lay infill recessed replacement brickwork and paint face black, re-fix grille, brush down loose paint in preparation for decoration.	1 no.	Above 3.5m	Necessary	C50-342B	1 no. good condition.
~~WALLS~~	~~2.28 Decorative run plaster moulding to walls~~	~~Repair~~	~~2.28.3 Repair cracks in plaster.~~	~~2 lin m~~	~~Above 3.5m~~	~~Necessary~~	~~M23-591B, M23-593B~~	
~~FLOORS~~	~~3.2 Timber floor boards to suspended timber floors~~	~~Repair~~	~~3.2.2 Remove defective missing sections of floorboards and renew with butt jointed timber boarding to match the existing.~~	~~10%~~	~~n/a~~	~~Essential~~	~~K20-110A~~	~~TBC following soft strip~~

Level 3: Room 03-015 (410)

REVISION: 5
STATUS: FOR CONSTUCTION
DATE ISSUED: 05/09/2025

PROPOSED ROOM USES: **Unique Purpose Room**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **UPR-01**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP OUT: **Medium**

SURVEY DATE: **27/05/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **Changes for "04/07/25 Issue", highlighed in light blue. Changes for 12/04/2024 issue' highlighted in blue, Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
~~CEILING~~	~~1.12 Plaster to the underside of concrete jack arches~~	~~Repair~~	~~1.12.1 Removal of defective/ missing area of plaster, renew with traditional two coat plaster~~	~~1m²~~	~~Above 3.5m~~	~~Essential~~	~~M20-566 M23-300*~~	
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.2 Repair cracks in plaster and prepare.	8 lin m	Above 3.5m	Essential	M20-310B M20-311B	Generally above each window
~~CEILING~~	~~1.12 Plaster to the underside of concrete jack arches~~	~~Repair~~	~~1.12.4 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All except areas of plaster to be removed~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505* M60-507*~~	
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.3 Remove peeling paint layers from plaster, prepare and decorate (part area)	3m²	Above 3.5m	Essential	M60-510	Brush down flaking paint
CEILING	1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction) **i.e. SMALL BEAM CASING**	Repair	1.13.4 Repair cracks in lath and plaster and prepare.	2 lin m	Above 3.5m	Essential	M20-310B, M20-311B, M23-535*	
~~CEILING~~	~~1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction) i.e. SMALL BEAM CASING~~	~~Repair~~	~~1.13.6 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All except areas of plaster to be removed~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505 M60-507*~~	
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.1 Replacement of full run profile of plaster cornice where missing/defective and prepare.	2 lin m	Above 3.5m	Essential	M23-570*	Where badly damaged adjacent window and above main door
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.3 Fill cracks to cornice.	4 lin m	Above 3.5m	Essential	M23-593B M23-535*	
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~2.5m²~~	~~Above 3.5m~~	~~Essential~~	~~M60 505* M60 507*~~	
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.3 Repair Cracks in plaster, prepare and decorate~~	~~3 lin m~~	~~Up to 3.5m~~	~~Essential~~	~~M20-310B M20-311B~~	Removed
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~10.3m²~~	~~All~~	~~Essential~~	~~M60 505* M60 507*~~	

Level 3: Room 03-015 (410)

REVISION: 5
STATUS: FOR CONSTUCTION
DATE ISSUED: 05/09/2025

PROPOSED ROOM USES: **Unique Purpose Room**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **UPR-01**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP OUT: **Medium**

SURVEY DATE: **27/05/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **Changes for "04/07/25 Issue", highlighed in light blue. Changes for 12/04/2024 issue' highlighted in blue, Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
~~WALLS~~	~~2.13 Profiled timber skirting~~	~~Repair~~	~~2.13.2 Remove defective/non matching/ missing section and splice in new section of profiled timber skirting~~	~~0.8 lin m~~	~~Up to 2m~~	~~Necessary~~	~~P20-110A, C93-308B~~	For skirting repairs, refer to reports issued to **Purcell-EWN-001349**
~~WALLS~~	~~2.19 Cast iron vents to internal walls~~	~~Repair~~	~~2.19.7 Conduct paint analysis to establish paint archaeology. Following validation of paint archaeology to architect's approval remove all paint back to metal. Conduct metal repairs and redecorate (allow for polished metal finish). Grille to be removed, work carried out in workshop and reinstated to existing location. Install black pc insect mesh to rear of grille.~~	~~1 no.~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505 M60-539 M60-540 F30-165~~	~~N.B. Grille is damaged~~
WALLS	2.19 Cast iron vents to internal walls	Repair	2.19.10 Remove and set aside grille and frame for potential use elsewhere, lay infill replacement brickwork flush with surrounding wall and make good to match existing wall finish.	1 no.	Above 3.5m	Essential	C50-342B	Frame in situ and grille pushed in and damaged.
~~WALLS~~	~~2.28 Decorative run plaster moulding to walls~~	~~Repair~~	~~2.28.3 Repair cracks in plaster.~~	~~10 lin m~~	~~Above 3.5m~~	~~Necessary~~	~~M23-591B, M23-593B~~	
~~FLOORS~~	~~3.2 Timber floor boards to suspended timber floors~~	~~Repair~~	~~3.2.2 Remove defective missing sections of floorboards and renew with butt jointed timber boarding to match the existing.~~	~~10%~~	~~n/a~~	~~Essential~~	~~K20-110A~~	

Level 3: Room 03-016 (411)

REVISION: 5
STATUS: FOR CONSTUCTION
DATE ISSUED: 05/09/2025

PROPOSED ROOM USES: **Heritage Store**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **STO-01**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP OUT: **Medium**

SURVEY DATE: **27/05/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **Changes for ''04/07/25 Issue'', highlighed in light blue. Changes for 12/04/2024 issue' highlighted in blue, Solid mosaic floor repair TBC following demolitions and alteration works. Low level fitted cupboards assumed to be retained. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
CEILING	1.11 Lath and plaster ceilings on joists below concrete jack arch ceilings	Repair	1.11.1 Removal of defective/ missing area and replacement with traditional lath and plaster.	2m^2	Above 3.5M	Essential	M20-566* M23-300*	Renew area around service penetration and damage above window
CEILING	1.11 Lath and plaster ceilings on joists below concrete jack arch ceilings	Repair	1.11.3 Repair cracks in lath and plaster.	10 lin m	Above 3.5M	Essential	M20-310B M20-311B	
~~CEILING~~	~~1.11 Lath and plaster ceilings on joists below concrete jack arch ceilings~~	~~Repair~~	~~1.11.5 Remove existing paint layers, prepare and decorate~~	~~All except areas of plaster to be removed~~	~~Above 3.5M~~	~~Necessary~~	~~M60-505*~~ ~~M60-507*~~	
CEILING	1.11 Lath and plaster ceilings on joists below concrete jack arch ceilings	Repair	1.11.4 Remove peeling paint layers from lath and plaster, prepare and decorate (part area)	2m^2	Above 3.5M	Essential	M60-510	Brush down flaking paint
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All except areas of plaster to be removed~~	~~All~~	~~Essential~~	~~M60-505*~~ ~~M60-507*~~	
~~WALLS~~	~~2.27 Timber Acess Panels~~	~~Repair~~	~~2.27.1 Replace missing / defective access hatch with new~~	~~6m (h) x 0.17m (w)~~	~~All~~	~~Essential~~	~~K20-360, C93-300B~~	~~Missing. 2 no. 3m vertical riser covers~~
~~FLOORS~~	~~3.2 Timber floor boards to suspended timber floors~~	~~Repair~~	~~3.2.2 Remove defective missing sections of floorboards and renew with butt jointed timber boarding to match the existing.~~	~~10%~~	~~n/a~~	~~Essential~~	~~K20-110A~~	~~Refers to 4no. Timber steps. TBC following soft strip~~

Level 3: Room 03-014 (409)

REVISION: 5
STATUS: FOR CONSTUCTION
DATE ISSUED: 05/09/2025

PROPOSED ROOM USES: **Offices & Meeting Rooms**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **OFF-01**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP-OUT: **Medium**

SURVEY DATE: **26/05/2021**
SURVEYED BY: **KGF**
GENERAL NOTE: **Changes for "05/09/25 Issue'', highlighed in light blue. Changes for 12/04/2024 issue' highlighted in blue, Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.1 Removal of defective/ missing area of plaster, renew with traditional two coat plaster.	8.5.m x 3.0m	Above 3.5M	Essential	M20-566 M23-300*	To the Albert Square side of the room.
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.2 Repair cracks in plaster.	4.1 lin m	Above 3.5M	Essential	M20-310B M20-311B	5no. Cracks @0.5 lin metres per crack 2no. Cracks @0.3 lin metres per crack 1no. Crack @ 1 lin metre
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.3 Remove peeling paint layers from plaster, prepare and decorate (part area)	0.5m²	Above 3.5M	Essential	M60-510	
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.12 Fill hole in plaster (up to 25mm) and make good finishing coat	8no.	Above 3.5M	Essential	M23-540*	Holes appeared following MEP strip.
~~CEILING~~	~~1.12 Plaster to the underside of concrete jack arches~~	~~Repair~~	~~1.12.4 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~Above 3.5M~~	~~Essential~~	~~M60-505*~~ ~~M60-507*~~	
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.1 Replacement of full run profile of plaster cornice where missing/defective and prepare.~~	~~10 lin m~~	~~Above 3.5M~~	~~Essential~~	~~M23-570*~~	~~Defective in spot locations, primarily to the Albert Square side of the room.~~
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~Above 3.5M~~	~~Essential~~	~~M60-505*~~ ~~M60-507*~~	
~~CEILING~~	~~1.7 'V' jointed T&G boarding above rafters/ceiling joists~~	~~Repair~~	~~1.7.3 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~9m²~~	~~ALL~~	~~Essential~~	~~M60-505*~~ ~~M60-507*~~	
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.3 Repair Cracks in plaster, prepare and decorate~~	~~10 lin m~~	~~Above 3.5M~~	~~Essential~~	~~M20-310B~~ ~~M20-311B~~	~~1no. Crack~~
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~11.715m²~~	~~ALL~~	~~Essential~~	~~M60-505*~~ ~~M60-507*~~	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.11 Fill hole in plaster (up to 100mm) and make good finishing coat	150no.	ALL	Essential	M23-540*	Holes appeared following MEP strip.

Level 3: Room 03-014 (409)

REVISION: 5
STATUS: FOR CONSTUCTION
DATE ISSUED: 05/09/2025

PROPOSED ROOM USES: **Offices & Meeting Rooms**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **OFF-01**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP-OUT: **Medium**

SURVEY DATE: **26/05/2021**
SURVEYED BY: **KGF**
GENERAL NOTE: **Changes for "05/09/25 Issue'', highlighed in light blue. Changes for 12/04/2024 issue' highlighted in blue, Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
~~WALLS~~	~~2.13 Profiled timber skirting~~	~~Repair~~	~~2.13.2 Remove defective/non matching/ missing section and splice in new section of profiled timber skirting~~	~~40 lin m~~	~~Up to 2m~~	~~Necessary~~	~~P20-110A~~	~~Defective skirting in spot locations.~~ For skirting repairs, refer to reports issued to **Purcell-EWN-001349**
~~WALLS~~	~~2.19 Cast iron vents to internal walls~~	~~Repair~~	~~2.19.7 Conduct paint analysis to establish paint archaeology. Following validation of paint archaeology to architect's approval remove all paint back to metal. Conduct metal repairs and redecorate (allow for polished metal finish). Grille to be removed, work carried out in workshop and reinstated to existinglocation. Install black pe insect mesh to rear of grille.~~	~~N/A~~	~~Above 3.5M~~	~~Necessary~~	~~M60-505 M60-539 M60-540 F30 165~~	
WALLS	2.28 Decorative run plaster moulding to walls	Repair	2.28.1 Removal of defective/ missing area of plaster, renew with new run plaster moulding	7 lin m approx.	up to 3.5m	Necessary	M23-591B M23-593B	Internal arched opening in the room, defects identified in spot locations on the plaster moulded profile.
WALLS	2.28 Decorative run plaster moulding to walls	Repair	2.28.1 Removal of defective/ missing area of plaster, renew with new run plaster moulding	3 lin m	up to 3.5m	Necessary	M23-591B M23-593B	2no. decorative features @1.3 linear metres each, located above the windows to Albert Square.
~~FLOORS~~	~~3.2 Timber floor boards to suspended timber floors~~	~~Repair~~	~~3.2.2 Remove defective missing sections of floorboards and renew with butt jointed timber boarding to match the existing.~~	~~1m²~~	~~Up to 2m~~	~~Essential~~	~~K20-110A~~	~~allowance based on 20 % visible floor area of the room.~~

Level 3: Room 03-018 (412a)

REVISION: 5
STATUS: FOR CONSTUCTION
DATE ISSUED: 05/09/2025

PROPOSED ROOM USES: **Offices & Meeting Rooms**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **OFF-01**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP-OUT: **Medium**

SURVEY DATE: **26/05/2021**
SURVEYED BY: **KGF**
GENERAL NOTE: **Changes for "05/09/25 Issue", highlighed in light blue. Changes for 12/04/2024 issue' highlighted in blue, Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.1 Removal of defective/ missing area of plaster, renew with traditional two coat plaster.	25m²	Above 3.5M	Essential	M20-566 M23-300*	Visual inspection carried from level with no MEWP or tap testing.
~~CEILING~~	~~1.12 Plaster to the underside of concrete jack arches~~	~~Repair~~	~~1.12.4 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~Above 3.5M~~	~~Essential~~	~~M60-505*~~ ~~M60-507*~~	
CEILING	1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction) i.e. SMALL BEAM CASING	Repair	1.13.1 Removal of defective /missing areas and replacement with new studwork to match, renew lath and run plaster.	10 lin m	Above 3.5m	Essential	M20-566, M23-300*	
~~CEILING~~	~~1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction) i.e. SMALL BEAM CASING~~	~~Repair~~	~~1.13.6 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505~~ ~~M60-507*~~	
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.1 Replacement of full run profile of plaster cornice where missing/defective and prepare.	8 lin m	Above 3.5M	Essential	M23-570*	
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.3 Fill cracks to cornice.	1 lin	Above 3.5M	Essential	M23-593B M23-535	13 no cracks average crack length 0.25m Most cracks are hairline cracks.
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~Above 3.5M~~	~~Essential~~	~~M60 505*~~ ~~M60 507*~~	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.3 Repair Cracks in plaster, prepare and decorate	1.8 lin m	Up to 3.5 m	Essential	M20-310B M20-311B	9no cracks within the curve of the jack arch
WALLS	2.4 Plaster on masonry walls	Repair	2.4.3 Repair Cracks in plaster, prepare and decorate	1 lin m	Above 3.5M	Essential	M20-310B M20-311B	1 no crack to wall between room 03-019
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~ALL~~	~~Essential~~	~~M60-505*~~ ~~M60-507*~~	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.15 Strip modern wallpaper.	88m²	ALL	Essential	M60-534B	Further survey to be carried out following wallpaper strip, small area of plaster visible displays signs of defects.
WALLS	2.7 Inserted stud partitions	Repair	2.7.6 Repair cracks in plaster.	5 lin m	Up to 2m	Essential	M20-310B M20-311B	2no. Cracks.

Level 3: Room 03-018 (412a)

REVISION: 5
STATUS: FOR CONSTUCTION
DATE ISSUED: 05/09/2025

PROPOSED ROOM USES: **Offices & Meeting Rooms**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **OFF-01**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP-OUT: **Medium**

SURVEY DATE: **26/05/2021**
SURVEYED BY: **KGF**
GENERAL NOTE: **Changes for "05/09/25 Issue", highlighed in light blue. Changes for 12/04/2024 issue' highlighted in blue, Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
~~WALLS~~	~~2.19 Cast iron vents to internal walls~~	~~Repair~~	~~2.19.7 Conduct paint analysis to establish paint archaeology. Following validation of paint archaeology to architect's approval remove all paint back to metal. Conduct metal repairs and redecorate (allow for polished metal finish). Grille to be removed, work carried out in workshop and reinstated to existinglocation. Install black pc insect mesh to rear of grille.~~	~~TBC~~	~~Up to 3.5 m~~	~~Necessary~~	~~M60 505 M60 539 M60 540 F30 165~~	~~Walls are currently covered in wallpaper.~~
WALLS	2.21 Timber panelling to walls (varnished)	Repair	2.21.5 Prepare and decorate timber panelling	3m²	Up to 2m	Necessary	C51-270 C51-271	2no. panels
~~WALLS~~	~~2.27 Timber Acess Panels~~	~~Repair~~	~~2.27.1 Replace missing / defective access hatch with new~~	~~0.5m(w) x 1.4m (h)~~	~~Up to 2m~~	~~Essential~~	~~C41 516 C41 518 C41 519B~~	~~1 no. panel.~~
WALLS	2.28 Decorative run plaster moulding to walls	Repair	2.28.1 Removal of defective/ missing area of plaster, renew with new run plaster moulding	2.6 lin m	Up to 3.5 m	Necessary	M23-591B M23-593B	2no. features above the windows.
~~WALLS~~	~~2.28 Decorative run plaster moulding to walls~~		~~2.28.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~Up to 3.5 m~~	~~Necessary~~	~~M60 505* M60 507*~~	~~On the wall between room 03 014.~~
~~FLOORS~~	~~3.2 Timber floor boards to suspended timber floors~~	~~Repair~~	~~3.2.6 Lift and re fix floorboards to enable removal and renewal of services, allow for making good.~~	~~3m²~~	~~Up to 2m~~	~~Essential~~	~~K20 110A~~	~~Allowance based on 20 % visible floor area of the room.~~

Level 3: Room 03-019 (412c)

REVISION: 5
STATUS: FOR CONSTUCTION
DATE ISSUED: 05/09/2025

PROPOSED ROOM USES: **Offices & Meeting Rooms**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **OFF-01**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP-OUT: **Medium**

SURVEY DATE: **26/05/2021**
SURVEYED BY: **KGF**
GENERAL NOTE: **Changes for "05/09/25 Issue", highlighed in light blue. Changes for 12/04/2024 issue' highlighted in blue, Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
CEILING	1.10 Lath and plaster to ceiling joists below roof voids	Repair	1.10.4 Repair cracks in lath and plaster.	14 lin m	Above 3.5M	Essential	M20-566 M23-300	2no. cracks Visual inspection carried from level with no MEWP or tap testing.
CEILING	1.10 Lath and plaster to ceiling joists below roof voids	Repair	1.10.5 Remove peeling paint layers from lath and plaster.	8m²	Above 3.5M	Essential	M60-505* M60-507*	Visual inspection carried from level with no MEWP or tap testing.
~~CEILING~~	~~1.10 Lath and plaster to ceiling joists below roof voids~~	~~Repair~~	~~1.10.6 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~Above 3.5M~~	~~Essential~~	~~M60-505*~~ ~~M60-507*~~	
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.1 Replacement of full run profile of plaster cornice where missing/defective and prepare.	5 lin m	Above 3.5M	Essential	M23-570*	
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.3 Fill cracks to cornice.	2 lin m	Above 3.5M	Essential	M23-593B M23-535	10no. Cracks - mostly hairline / paint cracks.
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~Above 3.5M~~	~~Essential~~	~~M60-505*~~ ~~M60-507*~~	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.3 Repair Cracks in plaster, prepare and decorate	5 lin m allowance	ALL	Essential	M20-310B M20-311B	Further survey to be carried out following wallpaper strip, small area of plaster visible displays signs of
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~ALL~~	~~Essential~~	~~M60-505*~~ ~~M60-507*~~	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.11 Fill hole in plaster (up to 25mm) and make good finishing coat	50no.	ALL	Essential	M23-540*	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.15 Strip modern wallpaper.	88m²	ALL	Essential	M60-534B	Further survey to be carried out following wallpaper strip, small area of plaster visible displays signs of
WALLS	~~2.13 Profiled timber skirting~~	~~Repair~~	~~2.13.2 Remove defective/non matching/ missing section and splice in new section of profiled timber skirting~~	~~2 lin m~~	~~Up to 2m~~	~~Necessary~~	~~P20-110A~~	~~Rub down and re-paint required following MEP strip.~~ For skirting repairs, refer to reports issued to **Purcell-EWN-001349**

Level 3: Room 03-019 (412c)

REVISION: 5
STATUS: FOR CONSTUCTION
DATE ISSUED: 05/09/2025

PROPOSED ROOM USES: **Offices & Meeting Rooms**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **OFF-01**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP-OUT: **Medium**

SURVEY DATE: **26/05/2021**
SURVEYED BY: **KGF**
GENERAL NOTE: **Changes for "05/09/25 Issue", highlighed in light blue. Changes for 12/04/2024 issue' highlighted in blue, Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
~~WALLS~~	~~2.19 Cast iron vents to internal walls~~	~~Repair~~	~~2.19.7 Conduct paint analysis to establish paint archaeology. Following validation of paint archaeology to architect's approval remove all paint back to metal. Conduct metal repairs and redecorate (allow for polished metal finish). Grille to be removed, work carried out in workshop and reinstated to existing location. Install black neoprene mesh to rear of~~	~~TBC~~	~~Above 3.5M~~	~~Necessary~~	~~M60 505 M60 539 M60 540 F30 165~~	~~Further survey to be carried out following wallpaper strip.~~
WALLS	2.21 Timber panelling to walls (varnished)	Repair	2.21.5 Prepare and decorate timber panelling	1no. Panel - 1.5m²	Up to 3.5m	Necessary	C51-270 C51-271	
WALLS	2.21 Timber panelling to walls (varnished)	Repair	2.21.9 Fill cracks in panelling/cosmetic repair of panelling, colour matched to timber, prepare and decorate.	2no. Panels - 3m²	Up to 3.5m	Necessary	C51-270 C51-271	
WALLS	2.28 Decorative run plaster moulding to walls	Repair	2.28.1 Removal of defective/ missing area of plaster, renew with new run plaster moulding	4 lin m	Up to 3.5m	Necessary	M23-591B M23-593B	Effloresence evident.
~~FLOORS~~	~~3.2 Timber floor boards to suspended timber floors~~	~~Repair~~	~~3.2.2 Remove defective missing sections of floorboards and renew with butt jointed timber boarding to match the existing.~~	~~2m²~~	~~Up to 2m~~	~~Essential~~	~~K20-110A~~	

Level 3: Room 03-020 (412_e)

REVISION: 5
STATUS: FOR CONSTUCTION
DATE ISSUED: 05/09/2025

PROPOSED ROOM USES: **Offices & Meeting Rooms**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **OFF-01**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP-OUT: **Medium**

SURVEY DATE: **26/05/2021**
SURVEYED BY: **KGF**
GENERAL NOTE: **Changes for "05/09/25 Issue", highlighed in light blue. Changes for 12/04/2024 issue' highlighted in blue, Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
CEILING	1.10 Lath and plaster to ceiling joists below roof voids	Repair	1.10.4 Repair cracks in lath and plaster.	8 lin m	Above 3.5M	Essential	M20-310B M20-311B	3no cracks
~~CEILING~~	~~1.10 Lath and plaster to ceiling joists below roof voids~~	~~Repair~~	~~1.10.6 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~11.76m²~~	~~Above 3.5M~~	~~Essential~~	~~M60-505*~~ ~~M60-507*~~	
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.3 Fill cracks to cornice.	0.5 lin m	Above 3.5M	Essential	M23-593B M23-535	12 no cracks Mostly hairline and paint cracks.
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~Above 3.5M~~	~~Essential~~	~~M60-505*~~ ~~M60-507*~~	
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.3 Repair Cracks in plaster, prepare and decorate~~	~~2 lin m~~	~~Up to 2m~~	~~Essential~~	~~M20-310B~~ ~~M20-311B~~	~~2 no cracks~~ Unable to locate.
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~ALL~~	~~Essential~~	~~M60-505*~~ ~~M60-507*~~	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.11 Fill hole in plaster (up to 25mm) and make good finishing coat	100 no. - allowance	ALL	Essential	M23-540*	Further survey to be carried out following wallpaper strip.
WALLS	2.4 Plaster on masonry walls	Repair	2.4.15 Strip modern wallpaper.	84m²	ALL	Essential	M60-534B	
WALLS	~~2.13 Profiled timber skirting~~	~~Repair~~	~~2.13.2 Remove defective/non matching/ missing section and splice in new section of profiled timber skirting~~	~~12 lin m~~	~~Up to 2m~~	~~Necessary~~	~~M60-534B~~	~~Sand / rub down and re-paint required following MEP strip.~~ For skirting repairs, refer to reports issued to **Purcell-EWN-001349**
~~WALLS~~	~~2.19 Cast iron vents to internal walls~~	~~Repair~~	~~2.19.7 Conduct paint analysis to establish paint archaeology. Following validation of paint archaeology to architect's approval remove all paint back to metal. Conduct metal repairs and redecorate (allow for polished metal finish). Grille to be removed, work carried out in workshop and reinstated to existinglocation. Install black pc insect mesh to rear of grille.~~	~~TBC~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505~~ ~~M60-539~~ ~~M60-540~~ ~~F30-165~~	~~Further survey to be carried out following wallpaper strip.~~
FLOORS	3.2 Timber floor boards to suspended timber floors	Repair	3.2.1 Remove defective missing areas of floorboards and splice in new butt jointed floorboarding to match.	37m²	Up to 2m	Essential	K20-110A	

Level 3: Room 03-024 (412)

REVISION: 5
STATUS: FOR CONSTUCTION
DATE ISSUED: 05/09/2025

PROPOSED ROOM USES: **Office**
HERITAGE SIGNIFICANCE: **Very High - High**
ROOM TYPE: **UPR-01**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP-OUT: **Medium**

SURVEY DATE: **10/06/2021**
SURVEYED BY: **KGF**
GENERAL NOTE: **Changes for "05/09/25 Issue", highlighed in light blue. Changes for 12/04/2024 issue' highlighted in blue, Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
~~CEILING~~	~~1.10 Lath and plaster to ceiling joists below roof voids~~	~~Repair~~	~~1.10.1 Removal of defective/missing area and replacement with traditional lath and plaster.~~	~~0.1m²~~	~~Above 3.5M~~	~~Essential~~	~~M20-566 M23-300~~	~~Abve external window to the LHS of the room.~~
CEILING	1.10 Lath and plaster to ceiling joists below roof voids	Repair	1.10.1 Removal of defective/missing area and replacement with traditional lath and plaster.	40m²	Above 3.5M	Essential	M20-566 M23-300	Extensive number of cracks suggest a full ceiling repair is necessary.
~~CEILING~~	~~1.10 Lath and plaster to ceiling joists below roof voids~~	~~Repair~~	~~1.10.4 Repair cracks in lath and plaster.~~	~~5 lin m~~	~~Above 3.5M~~	~~Essential~~	~~M20-566 M23-300~~	~~Previous crack repair.~~ Extensive number of cracks suggest a full ceiling repair is necessary.
~~CEILING~~	~~1.10 Lath and plaster to ceiling joists below roof voids~~	~~Repair~~	~~1.10.6 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed / repaired~~	~~Above 3.5M~~	~~Essential~~	~~M60-505* M60-507*~~	
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.1 Replacement of full run profile of plaster cornice where missing/defective and prepare.	4 lin m	Above 3.5M	Essential	M23-570*	Cracks are in spot locations where MEP strip out has taken place.
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.3 Fill cracks to cornice.	3 lin	Above 3.5M	Essential	M23-593B M23-535	Above the fireplace.
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed / repaired~~	~~Above 3.5M~~	~~Essential~~	~~M60 505* M60 507*~~	
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.3 Repair Cracks in plaster, prepare and decorate~~	~~2 lin m~~	~~Up to 2m~~	~~Essential~~	~~M20-310B M20-311B~~	~~5no. cracks @0.4 linear metres each on average.~~
WALLS	2.4 Plaster on masonry walls	Repair	2.4.4 Remove peeling paint layers from plaster, prepare and decorate (part area)	1m²	Above 3.5M	Essential	M60-510	
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed / repaired~~	~~ALL~~	~~Essential~~	~~M60-505* M60-507*~~	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.15 Strip modern wallpaper.	88m²	ALL	Essential	M60-534B	
~~WALLS~~	~~2.13 Profiled timber skirting~~	~~Repair~~	~~2.13.2 Remove defective/non matching/ missing section and splice in new section of profiled timber skirting~~	~~4 lin m~~	~~Up to 2m~~	~~Necessary~~	~~P20-110A~~	~~To Albert Square side of the room. MEP strip out has left 13no. Square and rectangular shaped gaps in the skirting.~~ For skirting repairs, refer to reports issued to **Purcell-EWN-001349**

Level 3: Room 03-024 (412)

REVISION: 5
STATUS: FOR CONSTUCTION
DATE ISSUED: 05/09/2025

PROPOSED ROOM USES: **Office**
HERITAGE SIGNIFICANCE: **Very High - High**
ROOM TYPE: **UPR-01**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP-OUT: **Medium**

SURVEY DATE: **10/06/2021**
SURVEYED BY: **KGF**
GENERAL NOTE: **Changes for "05/09/25 Issue", highlighed in light blue. Changes for 12/04/2024 issue' highlighted in blue, Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
WALLS	2.28 Decorative run plaster moulding to walls	Repair	2.28.1 Removal of defective/ missing area of plaster, renew with new run plaster moulding	1.3 lin m	Above 3.5M	Necessary	M23-591B M23-593B	
~~WALLS~~	~~2.28 Decorative run plaster moulding to walls~~	~~Repair~~	~~2.28.3 Repair cracks in plaster.~~	~~0.6 lin m~~	~~Above 3.5M~~	~~Necessary~~	~~M23-591B, M23-593B~~	~~2no. Cracks @ 0.3 linear metres per crack.~~
WALLS	2.25 Profiled timber panel beading to wall panels	Repair	2.25.6 Prepare and decorate timber panel beading.	ALL	Up to 3.5M	Necessary	M60-460*	
~~FLOORS~~	~~3.2 Timber floor boards to suspended timber floors~~	~~Repair~~	~~3.2.2 Remove defective missing sections of floorboards and renew with butt jointed timber boarding to match the existing.~~	~~2m²~~	~~Up to 2m~~	~~Essential~~	~~M20-310B M20-311B~~	~~Allowance based on 60 % visible floor area of the room.~~

Level 3: Room 03-025, 03-027 (412i, 412I, 412j)

REVISION: 5
STATUS: FOR CONSTUCTION
DATE ISSUED: 05/09/2025

PROPOSED ROOM USES: **WCs**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **WC - 02**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP-OUT: **Medium**

SURVEY DATE: **10/06/2021**
SURVEYED BY: **KGF**
GENERAL NOTE: **Changes for "05/09/25 Issue", highlighed in light blue. Changes for 12/04/2024 issue' highlighted in blue, Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
CEILING	1.10 Lath and plaster to ceiling joists below roof voids	Repair	1.10.1 Removal of defective/missing area and replacement with traditional lath and plaster.	1.5m²	Above 3.5M	Essential	M20-566 M23-300	Allowance includes filling 25no holes up to 50mm.
CEILING	1.10 Lath and plaster to ceiling joists below roof voids	Repair	1.10.4 Repair cracks in lath and plaster.	4.5 lin m	Above 3.5M	Essential	M20-310B M20-311B	4no. cracks
CEILING	1.10 Lath and plaster to ceiling joists below roof voids	Repair	1.10.5 Remove peeling paint layers from lath and plaster.	0.5m²	Above 3.5M	Essential	M60-510	Peeling paint to bulkhead.
~~CEILING~~	~~1.10 Lath and plaster to ceiling joists below roof voids~~	~~Repair~~	~~1.10.6 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed/repaired~~	~~Above 3.5M~~	~~Essential~~	~~M60-505*~~ ~~M60-507*~~	
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.3 Fill cracks to cornice.~~	~~2.7 lin m~~	~~Above 3.5M~~	~~Essential~~	~~M23-593B~~ ~~M23-535~~	~~9no. Cracks @ 0.3 linear metres per crack.~~ Hairline cracks
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~Above 3.5M~~	~~Essential~~	~~M60 505*~~ ~~M60 507*~~	
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.3 Repair Cracks in plaster, prepare and decorate~~	~~0.3 lin m~~	~~Up to 2m~~	~~Essential~~	~~M20-310B~~ ~~M20-311B~~	Paint cracks
WALLS	2.4 Plaster on masonry walls	Repair	2.4.4 Remove peeling paint layers from plaster, prepare and decorate (part area)	0.5 m²	Above 3.5M	Necessary	M60-510	
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~6.95m²~~	~~ALL~~	~~Essential~~	~~M60-505*~~ ~~M60-507*~~	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.11 Fill hole in plaster (up to 25mm) and make good finishing coat	140no	ALL	Essential	M20-742 M23-540	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.15 Strip modern wallpaper.	63m²	ALL	Essential	M60-534B	
WALLS	2.12 Profiled timber dado rail	Repair	2.12.1 Reinstate profiled timber dado rail, prepare and decorate	18 lin m	Up to 2m	Necessary	C93-307B	

Level 3: Room 03-025, 03-027 (412i, 412I, 412j)

REVISION: 5
STATUS: FOR CONSTUCTION
DATE ISSUED: 05/09/2025

PROPOSED ROOM USES: **WCs**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **WC - 02**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP-OUT: **Medium**

SURVEY DATE: **10/06/2021**
SURVEYED BY: **KGF**
GENERAL NOTE: **Changes for "05/09/25 Issue", highlighed in light blue. Changes for 12/04/2024 issue' highlighted in blue, Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
WALLS	~~2.13 Profiled timber skirting~~	~~Repair~~	~~2.13.2 Remove defective/non matching/ missing section and splice in new section of profiled timber skirting~~	~~4.5 lin m~~	~~Up to 2m~~	~~Necessary~~	~~P20 110A~~	~~MEP strip out has left several square and rectangular shaped gaps in the skirting.~~ For skirting repairs, refer to reports issued to **Purcell-EWN-001349**

Level 3: Room 03-025, 03-027 (412i, 412I, 412j)

REVISION: 5
STATUS: FOR CONSTUCTION
DATE ISSUED: 05/09/2025

PROPOSED ROOM USES: **WCs**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **WC - 02**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP-OUT: **Medium**

SURVEY DATE: **10/06/2021**
SURVEYED BY: **KGF**
GENERAL NOTE: **Changes for "05/09/25 Issue", highlighed in light blue. Changes for 12/04/2024 issue' highlighted in blue, Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
~~WALLS~~	~~2.19 Cast iron vents to internal walls~~	~~Repair~~	~~2.19.7 Conduct paint analysis to establish paint archaeology. Following validation of paint archaeology to architect's approval remove all paint back to metal. Conduct metal repairs and redecorate (allow for polished metal finish). Grille to be removed, work carried out in workshop and reinstated to existinglocation. Install black pc insect mesh to rear of grille~~	~~2no.~~	~~Above 3.5M~~	~~Necessary~~	~~M20-310B M20-311B~~	
WALLS	2.21 Timber panelling to walls (varnished)	Repair	2.21.5 Prepare and decorate timber panelling	20m²	Up to 2m	Necessary	C51-270 C51-271	2no. Panels in total. Currently painted finish.
WALLS	2.21 Timber panelling to walls (varnished)	Repair	2.21.9 Fill cracks in panelling/cosmetic repair of panelling, colour matched to timber, prepare and decorate.	None	Up to 2m	Necessary	C51-276	
WALLS	2.25 Profiled timber panel beading to wall panels	Repair	2.25.6 Prepare and decorate timber panel beading.	50 lin m	Up to 2m	Necessary	M60-460*	
~~WALLS~~	~~2.28 Decorative run plaster moulding to walls~~	~~Repair~~	~~2.28.1 Removal of defective/ missing area of plaster, renew with new run plaster moulding~~	~~1.3 lin m~~	~~Up to 2m~~	~~Necessary~~	~~M23-591B M23-593B~~	
~~WALLS~~	~~2.28 Decorative run plaster moulding to walls~~	~~Repair~~	~~2.28.3 Repair cracks in plaster.~~	~~0.4 lin m~~	~~Above 3.5M~~	~~Necessary~~	~~M23-591B, M23-593B~~	Hairline cracks
WALLS	2.28 Decorative run plaster moulding to walls	Repair	2.28.4 Remove peeling paint layers from plaster, prepare and decorate (part area)	1.3 lin m	Above 3.5M	Necessary	M60-510	

Level 3: Room 03-028, 03-C01h, 03-023a (412k, 4121 and P-429)

REVISION: 5
STATUS: FOR CONSTUCTION
DATE ISSUED: 05/09/2025

PROPOSED ROOM USES: **Various**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **CAT-01, COR-02, STO-03**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP-OUT: **Medium**

SURVEY DATE: **26/05/2021**
SURVEYED BY: **KGF**
GENERAL NOTE: **Changes for "05/09/25 Issue'', highlighted in light blue. Changes for 12/04/2024 issue' highlighted in blue, Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
CEILING	1.10 Lath and plaster to ceiling joists below roof voids	Repair	1.10.4 Repair cracks in lath and plaster.	6 lin m	Above 3.5M	Essential	M20-566 M23 300	Visual inspection carried from level with no MEWP or tap testing.
~~CEILING~~	~~1.10 Lath and plaster to ceiling joists below roof voids~~	~~Repair~~	~~1.10.6 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~Above 3.5M~~	~~Essential~~	~~M60 505* M60 507*~~	
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.3 Fill cracks to cornice.	4 lin m	Above 3.5M	Essential	M23-593B M23-535	12no. cracks.
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~Above 3.5M~~	~~Essential~~	~~M60 505* M60 507*~~	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.3 Repair Cracks in plaster, prepare and decorate	1.2 lin m	Above 3.5M	Essential	M20-310B M20-311B	
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	3.825m²	~~ALL~~	~~Essential~~	~~M60 505* M60 507*~~	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.11 Fill hole in plaster (up to 25mm) and make good finishing coat	40no	ALL	Essential	M20-742 M23-540	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.15 Strip modern wallpaper.	80m²	All	Essential	M60-534B	Further survey to be carried out following wallpaper strip, small area of plaster visible displays signs of defects.
WALLS	2.4 Plaster on masonry walls	Repair	2.4.4 Remove peeling paint layers from plaster, prepare and decorate (part area)	1m²	Above 3.5M	Necessary	M23-311 M20-566	
WALLS	~~2.13 Profiled timber skirting~~	~~Repair~~	~~2.13.2 Remove defective/non matching/ missing section and splice in new section of profiled timber skirting~~	~~3 lin m~~	~~Up tp 2m~~	~~Necessary~~	~~P20-110~~	For skirting repairs, refer to reports issued to **Purcell-EWN-001349**
~~WALLS~~	~~2.19 Cast iron vents to internal walls~~	~~Repair~~	~~2.19.7 Conduct paint analysis to establish paint archaeology. Following validation of paint archaeology to architect's approval remove all paint back to metal. Conduct metal repairs and redecorate (allow for polished metal finish). Grille to be removed, work carried out in workshop and reinstated to existinglocation. Install black pc insect mesh to rear of grille.~~	~~1no.~~	~~Above 3.5M~~	~~Necessary~~	~~M60 505 M60 539 M60 540 F30 165~~	

Level 3: Room 03-028, 03-C01h, 03-023a (412k, 4121 and P-429)

REVISION: 5
STATUS: FOR CONSTUCTION
DATE ISSUED: 05/09/2025

PROPOSED ROOM USES: **Various**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **CAT-01, COR-02, STO-03**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP-OUT: **Medium**

SURVEY DATE: **26/05/2021**
SURVEYED BY: **KGF**
GENERAL NOTE: **Changes for "05/09/25 Issue'', highlighted in light blue. Changes for 12/04/2024 issue' highlighted in blue, Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
WALLS	2.21 Timber panelling to walls (varnished)	Repair	2.21.5 Prepare and decorate timber panelling	2 no. panels - 3m²	Up tp 2m	Necessary	C51-270 C51-271	
WALLS	2.25 Profiled timber panel beading to wall panels	Repair	2.25.6 Prepare and decorate timber panel beading.	23m²	Up tp 3.5m	Necessary	M60-460*	
~~WALLS~~	~~2.28 Decorative run plaster moulding to walls~~	~~Repair~~	~~2.28.3 Repair cracks in plaster.~~	~~0.8 lin m~~	~~Above 3.5M~~	~~Necessary~~	~~M23-591B, M23-593B~~	~~2no. cracks.~~ Hairline cracks.
~~FLOORS~~	~~3.2 Timber floor boards to suspended timber floors~~	~~Repair~~	~~3.2.6 Lift and re-fix floorboards to enable removal and renewal of services, allow for making good.~~	~~1m²~~	~~Up tp 2m~~	~~Essential~~	~~K20-110A~~	~~Allowance based on 30 % visible floor area of the room.~~

Level 3: Corridor Circulation 03-C01 Zone 1 (A4.37_1)

REVISION: 5
STATUS: FOR CONSTUCTION
DATE ISSUED: 05/09/2025

PROPOSED ROOM USES: **Circulation**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **CIR-04**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP-OUT: **Medium**

SURVEY DATE: **26/05/2021**
SURVEYED BY: **KGF**
GENERAL NOTE: **Changes for ''05/09/25 Issue'', highlighed in light blue. Changes for 12/04/2024 issue' highlighted in blue, Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
~~CEILING~~	~~1.12 Plaster to the underside of concrete jack arches~~	~~Repair~~	~~1.12.2 Repair cracks in plaster and prepare.~~	~~1 lin m~~	~~Above 3.5m~~	~~Essential~~	~~M20-310B~~ ~~M20-311B~~	~~Visual inspection carried out, no MEWP used, no tap test carried out.~~ Holes appeared following MEP strip.
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.12 Fill hole in plaster (up to 25mm) and make good finishing coat	60no	Above 3.5m	Essential	M23-540*	
~~CEILING~~	~~1.12 Plaster to the underside of concrete jack arches~~	~~Repair~~	~~1.12.4 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~4.32m²~~	~~Above 3.5m~~	~~Necessary~~	~~M60 505*~~ ~~M60 507*~~	
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.12 Fill hole in plaster (up to 25mm) and make good finishing coat	4no.	Above 3.5m	Essential	M23-540*	Holes appeared following MEP strip.
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.1 Replacement of full run profile of plaster cornice where missing/defective and prepare.	1 lin m	Above 3.5m	Essential	M23-593B	
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of cornice being removed~~	~~Above 3.5m~~	~~Essential~~	~~M60 505*~~ ~~M60 507*~~	
WALLS	2.1 Masonry (stone ashlar)	Cleaning	2.1.1 General light clean of internal ashlar dressings	5m²	Up to 3.5m	Necessary	C40-200B C40-201B	2 no arched openings and 1no 5-pane window surveyed. The base of the stonework arch opening is heavily stained.
WALLS	2.1 Masonry (stone ashlar)	Repair	2.1.4 Rake out missing/defective joints and repoint fine joints with lime mortar/putty	1 lin m	Up to 3.5m	Essential	C41-516 C41-518 C41-519B	2 no arched openings and 1no 5-pane window surveyed.
WALLS	2.1 Masonry (stone ashlar)	Repair	2.1.14 Remove paint from ashlar	0.1m²	Up to 3.5m	Essential	M60-507*	2 no arched openings and 1no 5-pane window surveyed.
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~9.02m²~~	~~ALL~~	~~Essential~~	~~M60 505*~~ ~~M60 507*~~	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.11 Fill hole in plaster (up to 25mm) and make good finishing coat	120no.	ALL	Essential	M20-742 M23-540	
WALLS	~~2.13 Profiled timber skirting~~	~~Repair~~	~~2.13.2 Remove defective/non matching/ missing section and splice in new section of profiled timber skirting~~	~~3 lin m~~	~~Up to 2m~~	~~Necessary~~	P20-110	~~To the curved wall.~~ For skirting repairs, refer to reports issued to **Purcell-EWN-001349**
FLOOR	3.9 Floor trench construction	Cleaning	3.9.1 Clean out floor trench	37 lin m	Up to 2m	Necessary	C50-330B C50-331B	Unable to inspect.
FLOOR	3.21 Stone thresholds to openings	Repair	3.21.1 Clean stone threshold	1200 x 400 x 150 deep	Up to 2m	Essential	M40-154B M40-155B	1no. stone threshold, general clean and paint strip required. Unable to inspect.

Level 3: Corridor Circulation 03-C01 Zone 2 (A4.37_1)

REVISION: 5
STATUS: FOR CONSTUCTION
DATE ISSUED: 05/09/2025

PROPOSED ROOM USES: **Circulation**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **CIR-04**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP-OUT: **Medium**

SURVEY DATE: **26/05/2021**
SURVEYED BY: **KGF**
GENERAL NOTE: **Changes for ''05/09/25 Issue'', highlighed in light blue. Changes for 12/04/2024 issue' highlighted in blue, Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
~~CEILING~~	~~1.12 Plaster to the underside of concrete jack arches~~	~~Repair~~	~~1.12.1 Removal of defective/ missing area of plaster, renew with traditional two coat plaster~~	~~0.5 m²~~	~~Above 3.5m~~	~~Essential~~	~~M20-566*~~ ~~M23-300*~~	~~Visual inspection carried out, no MEWP used, no tap test carried out.~~ Holes appeared following MEP strip.
~~CEILING~~	~~1.12 Plaster to the underside of concrete jack arches~~	~~Repair~~	~~1.12.2 Repair cracks in plaster and prepare.~~	~~0.3 lin m~~	~~Above 3.5m~~	~~Essential~~	~~M20-310B~~ ~~M20-311B~~	
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.3 Remove peeling paint layers from plaster, prepare and decorate (part area)	0.25m²	Above 3.5m	Essential	M60-510	
~~CEILING~~	~~1.12 Plaster to the underside of concrete jack arches~~	~~Repair~~	~~1.12.4 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~13.13m²~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505*~~ ~~M60-507*~~	
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of cornice being removed~~	~~Above 3.5m~~	~~Essential~~	~~M60-505*~~ ~~M60-507*~~	
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.3 Repair Cracks in plaster, prepare and decorate~~	~~1 lin m~~		~~Essential~~	~~M20-310B~~ ~~M20-311B~~	~~Some areas not visible due to free-standing cabinets obstructing the view.~~ Hairline cracks
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~11.89m²~~		~~Essential~~	~~M60-505*~~ ~~M60-507*~~	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.11 Fill hole in plaster (up to 50mm) and make good finishing coat	150no.		Essential	M20-742 M23-540	
~~WALLS~~	~~2.13 Profiled timber skirting~~	~~Repair~~	~~2.13.2 Remove defective/non matching/ missing section and splice in new section of profiled timber skirting~~	~~4 lin m~~	~~Up to 2m~~	~~Necessary~~	~~P20-110~~	For skirting repairs, refer to reports issued to **Purcell-EWN-001349**
WALLS	2.19 Cast iron vents to internal walls	Repair	2.19.8 Remove grille leaving frame in situ, lay infill recessed replacement brickwork and paint face black, re-fix grille, brush down loose paint in preparation for decoration.	1 no 300 x 500.	Up to 2m	Essential	C50-342B	Low level vent.
FLOOR	3.9 Floor trench construction	Cleaning	3.9.1 Clean out floor trench	37 lin m	Up to 2m	Necessary	C50-330B C50-331B	

Level 3: Corridor Circulation 03-C01 Zone 2 (A4.37_1)

REVISION: 5
STATUS: FOR CONSTUCTION
DATE ISSUED: 05/09/2025

PROPOSED ROOM USES: **Circulation**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **CIR-04**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP-OUT: **Medium**

SURVEY DATE: **26/05/2021**
SURVEYED BY: **KGF**
GENERAL NOTE: **Changes for ''05/09/25 Issue'', highlighed in light blue. Changes for 12/04/2024 issue' highlighted in blue, Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
FLOOR	3.9 Floor trench construction	Repair	3.9.9 Remove defective/missing sections of 'horse chestnut' patterned square cast iron grating to floor trench	1no. - 300 x 300mm	Up to 2m	Essential	C50-330B	
FLOOR	3.21 Stone thresholds to openings	Repair	3.21.1 Clean stone threshold	1200 x 400 x 150 deep	Up to 2m	Essential	M40-154B M40-155B	1no. stone threshold, general clean and paint strip required.

Level 3: Corridor Circulation 03-C01 Zone 3 (A4.37_1)

REVISION: 5
STATUS: FOR CONSTUCTION
DATE ISSUED: 05/09/2025

PROPOSED ROOM USES: **Circulation**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **CIR-04**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP-OUT: **Medium**

SURVEY DATE: **26/05/2021**
SURVEYED BY: **KGF**
GENERAL NOTE: **Changes for ''05/09/25 Issue'', highlighed in light blue. Changes for 12/04/2024 issue' highlighted in blue, Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.2 Repair cracks in plaster and prepare.	2 lin m	Above 3.5m	Essential	M20-310B M20-311B	Visual inspection carried out, no MEWP used, no tap test carried out. MEP strip
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.12 Fill hole in plaster (up to 25mm) and make good finishing coat	60no	Above 3.5m	Essential	M23-540*	
~~CEILING~~	~~1.12 Plaster to the underside of concrete jack arches~~	~~Repair~~	~~1.12.4 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~0.3m²~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505*~~ ~~M60-507*~~	
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of cornice being removed~~	~~Above 3.5m~~	~~Essential~~	~~M60 505*~~ ~~M60 507*~~	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.3 Repair Cracks in plaster, prepare and decorate	3.5 lin m	Up to 3.5m	Essential	M20-310B M20-311B	Paint cracks.
WALLS	2.4 Plaster on masonry walls	Repair	2.4.3 Repair Cracks in plaster, prepare and decorate	1 lin m	Up to 2m	Essential	M20-310B M20-311B	Paint cracks.
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~6.34m²~~	~~ALL~~	~~Essential~~	~~M60 505*~~ ~~M60 507*~~	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.11 Fill hole in plaster (up to 50mm) and make good finishing coat	200no.	ALL	Essential	M20-742 M23-540	Holes appeared following MEP strip.
~~WALLS~~	~~2.13 Profiled timber skirting~~	~~Repair~~	~~2.13.2 Remove defective/non matching/ missing section and splice in new section of profiled timber skirting~~	~~5.5 lin m~~	~~Up to 2m~~	~~Necessary~~	~~P20-110~~	~~Rub down and re-paint (throughout the whole of the corridor), Corners of skirtings to Room 408 need making good to 6no. corners.~~ For skirting repairs, refer to reports issued to **Purcell-EWN-001349**
FLOOR	3.9 Floor trench construction	Cleaning	3.9.1 Clean out floor trench	37 lin m	Up to 2m	Necessary	C50-330B C50-331B	
FLOOR	3.9 Floor trench construction	Repair	3.9.8 Remove defective/missing sections of Square patterned rectangular cast iron grating to floor trench	1no. - 300 x 300mm	Up to 2m	Essential	C50-330B	

Level 3: Corridor Circulation 03-C01 Zone 3 (A4.37_1)

REVISION: 5
STATUS: FOR CONSTUCTION
DATE ISSUED: 05/09/2025

PROPOSED ROOM USES: **Circulation**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **CIR-04**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP-OUT: **Medium**

SURVEY DATE: **26/05/2021**
SURVEYED BY: **KGF**
GENERAL NOTE: **Changes for ''05/09/25 Issue'', highlighed in light blue. Changes for 12/04/2024 issue' highlighted in blue, Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
FLOOR	3.9 Floor trench construction	Repair	3.9.9 Remove defective/missing sections of 'horse chestnut' patterned square cast iron grating to floor trench	1no. - 300 x 300mm	Up to 2m	Essential	C50-330B	
FLOOR	3.21 Stone thresholds to openings	Repair	3.21.1 Clean stone threshold	1200 x 400 x 150 deep	Up to 2m	Essential	M40-154B M40-155B	2no. stone thresholds, general clean and paint strip required to both.

Level 3: Corridor Circulation 03-C01 Zone 4 (A4.37_1)

REVISION: 5
STATUS: FOR CONSTUCTION
DATE ISSUED: 05/09/2025

PROPOSED ROOM USES: **Circulation**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **CIR-04**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP-OUT: **Medium**

SURVEY DATE: **26/05/2021**
SURVEYED BY: **KGF**
GENERAL NOTE: **Changes for "05/09/25 Issue", highlighed in light blue. Changes for 12/04/2024 issue' highlighted in blue, Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
~~CEILING~~	~~1.12 Plaster to the underside of concrete jack arches~~	~~Repair~~	~~1.12.4 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~11.93m²~~	~~Above 3.5m~~	~~Necessary~~	~~M60 505* M60 507*~~	~~Visual inspection carried out, no MEWP used, no tap test carried out.~~
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.3 Fill cracks to cornice	0.25 lin m	Above 3.5m	Essential	M23-593BM23-535	6no. cracks. Mostly hairline cracks Brush down peeling paint to the ceiling.
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.12 Fill hole in plaster (up to 25mm) and make good finishing coat	70no	Above 3.5m	Essential	M23-540*	
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of cornice being removed~~	~~Above 3.5m~~	~~Essential~~	~~M60 505* M60 507*~~	
WALLS	2.1 Masonry (stone ashlar)	Cleaning	2.1.1 General light clean of internal ashlar dressings	5m²	Up to 3.5m	Necessary	C40-200B C40-201B	
WALLS	2.1 Masonry (stone ashlar)	Repair	2.1.4 Rake out missing/defective joints and repoint fine joints with lime mortar/putty	0.5 lin m	Up to 3.5m	Essential	C41-516 C41-518 C41-519B	
WALLS	2.1 Masonry (stone ashlar)	Repair	2.1.14 Remove paint from ashlar	0.1m²	Up to 3.5m	Essential	M60-507*	
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.3 Repair Cracks in plaster, prepare and decorate~~	~~1 lin m~~	~~ALL~~	~~Essential~~	~~M20-310B M20-311B~~	~~Some areas not visible due to free-standing cabinets obstructing the view.~~
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~8.09m²~~	~~ALL~~	~~Essential~~	~~M60 505* M60 507*~~	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.11 Fill hole in plaster (up to 100mm) and make good finishing coat	200no.	ALL	Essential	M20-742 M23-540	Holes appeared after MEP strip.
~~WALLS~~	~~2.13 Profiled timber skirting~~	~~Repair~~	~~2.13.2 Remove defective/non matching/ missing section and splice in new section of profiled timber skirting~~	~~11 lin m~~	~~Up to 2m~~	~~Necessary~~	~~P20-110~~	~~Corners need making good, 32no.~~ For skirting repairs, refer to reports issued to **Purcell-EWN-001349**

Level 3: Corridor Circulation 03-C01 Zone 4 (A4.37_1)

REVISION: 5
STATUS: FOR CONSTUCTION
DATE ISSUED: 05/09/2025

PROPOSED ROOM USES: **Circulation**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **CIR-04**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP-OUT: **Medium**

SURVEY DATE: **26/05/2021**
SURVEYED BY: **KGF**
GENERAL NOTE: **Changes for "05/09/25 Issue", highlighed in light blue. Changes for 12/04/2024 issue' highlighted in blue, Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
~~WALLS~~	~~2.19 Cast iron vents to internal walls~~	~~Repair~~	~~2.19.7 Conduct paint analysis to establish paint archaeology. Following validation of paint archaeology to architect's approval remove all paint back to metal. Conduct metal repairs and redecorate (allow for polished metal finish). Grille to be removed, work carried out in workshop and reinstated to existinglocation. Install black pc insect mesh to rear of grille.~~	~~1no.~~	~~Above 3.5m~~	~~Necessary~~	~~M60 505 M60 539 M60 540 F30 165~~	

Level 3: Corridor Circulation 03-002, 03-003 (401b)

REVISION: 5
STATUS: FOR CONSTUCTION
DATE ISSUED: 05/09/2025

PROPOSED ROOM USES: **Circulation**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **CIR-04, WCs**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP-OUT: **Medium**

SURVEY DATE: **26/05/2021**
SURVEYED BY: **KGF**
GENERAL NOTE: **Changes for ''05/09/25 Issue'', highlighed in light blue. Changes for 12/04/2024 issue' highlighted in blue, Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
~~CEILING~~	~~1.12 Plaster to the underside of concrete jack arches~~	~~Repair~~	~~1.12.2 Repair cracks in plaster and prepare.~~	~~3 lin m~~	~~Above 3.5m~~	~~Essential~~	~~M20-310B M20-311B~~	~~Visual inspection carried out, no MEWP used, no tap test carried out.~~
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.12 Fill hole in plaster (up to 25mm) and make good finishing coat	30no	Above 3.5m	Essential	M23-540*	Holes appeared after MEP strip out.
~~CEILING~~	~~1.12 Plaster to the underside of concrete jack arches~~	~~Repair~~	~~1.12.4 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~Above 3.5m~~	~~Necessary~~	~~M60 505* M60 507*~~	
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.3 Fill cracks to cornice~~	~~2 lin m~~	~~Above 3.5m~~	~~Essential~~	~~M23-593BM23-535~~	~~8no. cracks approx. length 0.25 lin m per crack.~~
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of cornice being removed~~	~~Above 3.5m~~	~~Essential~~	~~M60 505* M60 507*~~	
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~ALL~~	~~Essential~~	~~M60 505* M60 507*~~	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.7 Replace areas of lost or detached finishing coat. Area to receive new finishing coat to match existing.	All areas except areas of plaster being removed	ALL	Essential	M23-311	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.11 Fill hole in plaster (up to 50mm) and make good finishing coat	100no.	ALL	Essential	M23-540*	
~~WALLS~~	~~2.13 Profiled timber skirting~~	~~Repair~~	~~2.13.2 Remove defective/non matching/ missing section and splice in new section of profiled timber skirting~~	~~22 lin m~~	~~Up to 2m~~	~~Necessary~~	~~P20-110A~~	For skirting repairs, refer to reports issued to **Purcell-EWN-001349**
FLOOR	3.9 Floor trench construction	Cleaning	3.9.1 Clean out floor trench	37 lin m	Up to 2m	Necessary	C50-330B C50-331B	
~~FLOOR~~	~~3.9 Floor trench construction~~	~~Repair~~	~~3.9.8 Remove defective/missing sections of Square patterned rectangular cast iron grating to floor trench~~	~~1no.~~	~~Up to 2m~~	~~Essential~~	~~C51-3301B~~	
~~FLOOR~~	~~3.9 Floor trench construction~~	~~Repair~~	~~3.9.9 Remove defective/missing sections of 'horse chestnut' patterned square cast iron grating to floor trench~~	~~1no.~~	~~Up to 2m~~	~~Essential~~	~~C51-3301B~~	

Level 3: Corridor Circulation 03-002, 03-003 (401b)

REVISION: 5
STATUS: FOR CONSTUCTION
DATE ISSUED: 05/09/2025

PROPOSED ROOM USES: **Circulation**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **CIR-04, WCs**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP-OUT: **Medium**

SURVEY DATE: **26/05/2021**
SURVEYED BY: **KGF**
GENERAL NOTE: **Changes for "05/09/25 Issue", highlighed in light blue. Changes for 12/04/2024 issue' highlighted in blue, Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
FLOOR	3.21 Stone thresholds to openings	Repair	3.21.1 Clean stone threshold	2no. X 1200 x 400 x 150 deep	Up to 2m	Essential	M40-154B M40-155B	2no. stone thresholds, general clean and paint strip required to both.

Level 3: Corridor Circulation 03-C01c,e,f (412)

REVISION: 5
STATUS: FOR CONSTUCTION
DATE ISSUED: 05/09/2025

PROPOSED ROOM USES: **Circulation**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **CIR-04**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP-OUT: **Medium**

SURVEY DATE: **26/05/2021**
SURVEYED BY: **KGF**
GENERAL NOTE: **Changes for ''05/09/25 Issue'', highlighed in light blue. Changes for 12/04/2024 issue' highlighted in blue, Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
CEILING	1.10 Lath and plaster to ceiling joists below roof voids	Repair	1.10.5 Remove peeling paint layers from lath and plaster.	0.5m^2	Up to 3.5m	Essential	M60-510	
~~CEILING~~	~~1.10 Lath and plaster to ceiling joists below roof voids~~	~~Repair~~	~~1.10.6 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~Up to 3.5m~~	~~Essential~~	~~M60-505*~~ ~~M60-507*~~	
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.1 Removal of defective/ missing area of plaster, renew with traditional two coat plaster	6 m^2	Above 3.5m	Essential	M20-566* M23-300*	In spot locations.
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.12 Fill hole in plaster (up to 25mm) and make good finishing coat	40no	Above 3.5m	Essential	M23-540*	
~~CEILING~~	~~1.12 Plaster to the underside of concrete jack arches~~	~~Repair~~	~~1.12.4 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505*~~ ~~M60-507*~~	
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.1 Replacement of full run profile of plaster cornice where missing/defective and prepare.~~	~~10 lin m~~	~~Above 3.5m~~	~~Essential~~	~~M23-570*~~	Sand / rub down and re-paint
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of cornice being removed~~	~~Above 3.5m~~	~~Essential~~	~~M60-505*~~ ~~M60-507*~~	
WALLS	2.1 Masonry (stone ashlar)	Cleaning	2.1.1 General light clean of internal ashlar dressings	5m^2	Up to 3.5m	Necessary	C40-200B C40-201B	2no arched openings
WALLS	2.1 Masonry (stone ashlar)	Repair	2.1.4 Rake out missing/defective joints and repoint fine joints with lime mortar/putty	0.5 lin m	Up to 3.5m	Essential	C41-516 C41-518 C41-519B	
WALLS	2.1 Masonry (stone ashlar)	Repair	2.1.14 Remove paint from ashlar	0.1m^2	Up to 3.5m	Essential	M60-507*	
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.3 Repair Cracks in plaster, prepare and decorate~~	~~0.4 lin m~~	~~Up to 3.5m~~	~~Essential~~	~~M20-310B~~ ~~M20-311B~~	~~1no. crack to the archway.~~ Hairline cracks
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.3 Repair Cracks in plaster, prepare and decorate~~	~~1 lin m~~	~~Up to 2m~~	~~Essential~~	~~M20-310B~~ ~~M20-311B~~	Hairline cracks
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~28.66m^2~~	~~ALL~~	~~Essential~~	~~M60 505*~~ ~~M60 507*~~	

Level 3: Corridor Circulation 03-C01c,e,f (412)

REVISION: 5
STATUS: FOR CONSTUCTION
DATE ISSUED: 05/09/2025

PROPOSED ROOM USES: **Circulation**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **CIR-04**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP-OUT: **Medium**

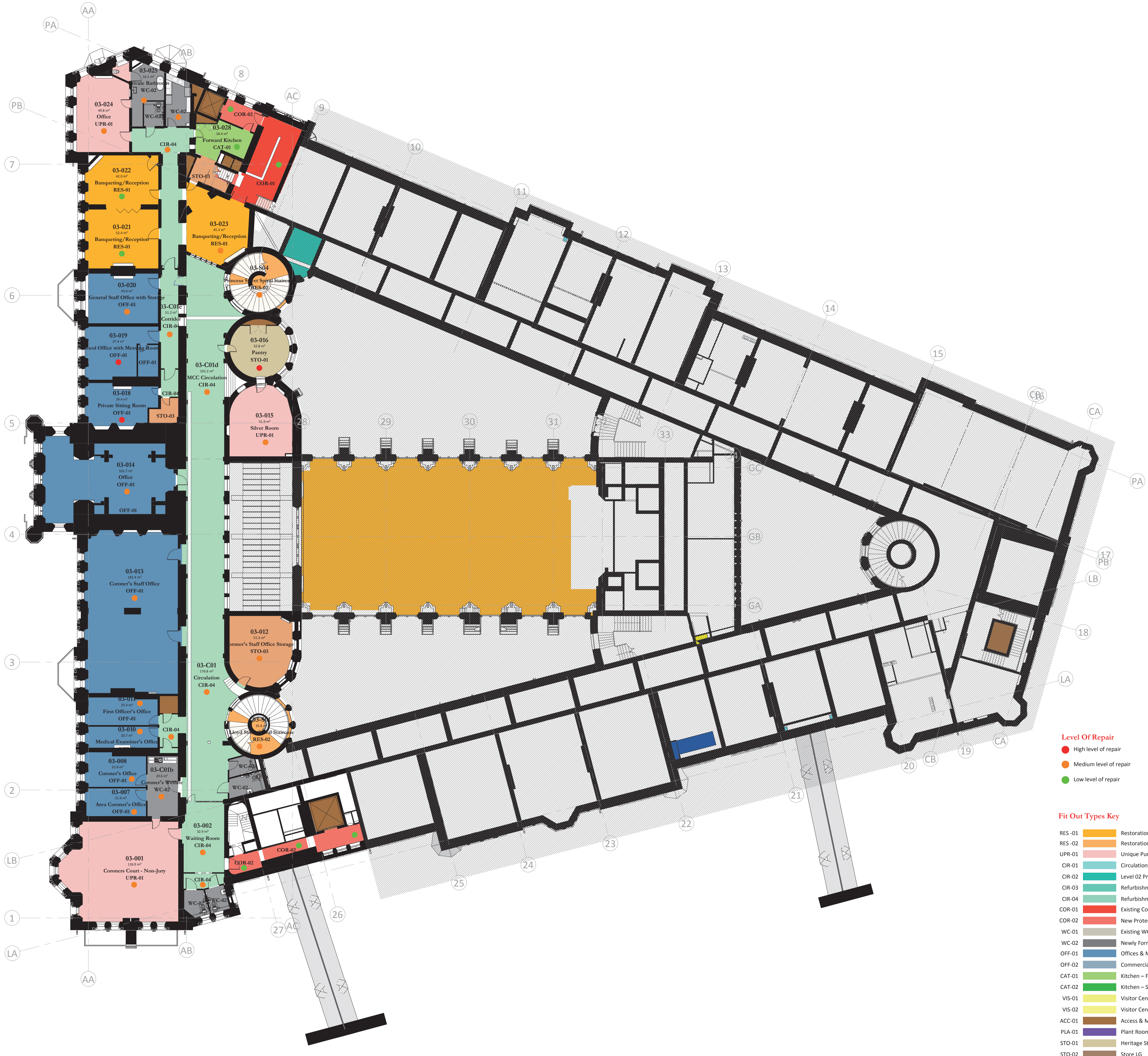
SURVEY DATE: **26/05/2021**
SURVEYED BY: **KGF**
GENERAL NOTE: **Changes for ''05/09/25 Issue'', highlighed in light blue. Changes for 12/04/2024 issue' highlighted in blue, Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
WALLS	2.4 Plaster on masonry walls	Repair	2.4.11 Fill hole in plaster (up to 100mm) and make good finishing coat	40-50no.	ALL	Essential	M20-742 M23-540	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.15 Strip modern wallpaper.	190m²	ALL	Essential	M60-534B	
~~WALLS~~	~~2.13 Profiled timber skirting~~	~~Repair~~	~~2.13.2 Remove defective/non matching/ missing section and splice in new section of profiled timber skirting~~	~~4 lin m~~	~~Up to 2m~~	~~Necessary~~	~~P20-110A~~	For skirting repairs, refer to reports issued to **Purcell-EWN-001349**
~~WALLS~~	~~2.19 Cast iron vents to internal walls~~	~~Repair~~	~~2.19.7 Conduct paint analysis to establish paint archaeology. Following validation of paint archaeology to architect's approval remove all paint back to metal. Conduct metal repairs and redecorate (allow for polished metal finish). Grille to be removed, work carried out in workshop and reinstated to existinglocation. Install black pc insect mesh to rear of~~	~~2no.~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505 M60-539 M60-540 F30-165~~	
WALLS	2.21 Timber panelling to walls (varnished)	Repair	2.21.9 Fill cracks in panelling/cosmetic repair of panelling, colour matched to timber, prepare and decorate.	6m²	Up to 3.5m	Necessary	C51-276	
WALLS	2.28 Decorative run plaster moulding to walls	Repair	2.28.1 Removal of defective/ missing area of plaster, renew with new run plaster moulding	2 lin m	Above 3.5m	Necessary	M23-591B, M23-593B	In spot locations.
WALLS	2.19 Cast iron vents to internal walls	Repair	2.19.8 Remove grille leaving frame in situ, lay infill recessed replacement brickwork and paint face black, re-fix grille, brush down loose paint in preparation for decoration.	2 no 300 x 500.	Above 3.5m	Essential	C50-342B	
~~FLOOR~~	~~3.3 Removal of floor finishes~~	~~Repair~~	~~3.3.8 Remove carpet and underlay~~	~~100%~~	~~Up to 2m~~	~~Essential~~	~~M40-154B M40-155B~~	

APPENDIX

3.0 APPENDIX

- 3.01 Level 03 Internal Repair Room Type reference plan
- 3.02 Level 03 Circulation Plan - Mark-up



Proposed Fit Out & Repair Plan - 03a

1 : 200

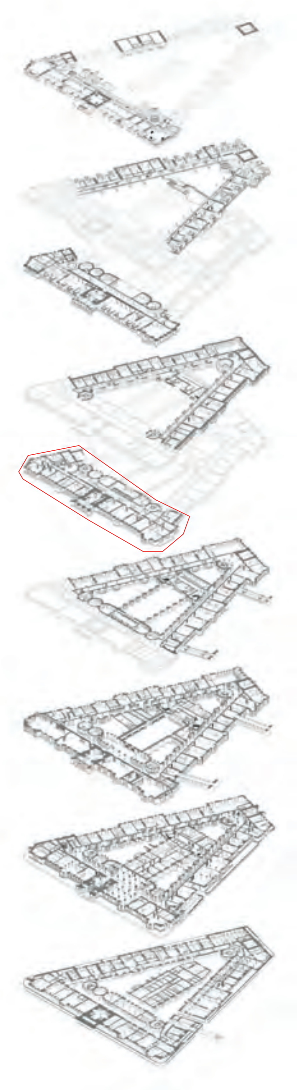
Scale Bars to be used as guidance only - refer to sheet size below

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1:200	mm	5000	8000	12000	16000				
1:500	M	5	15	25	35				
1:1250	M	10	30	50	70	90			

Notes:

Drawings are based on survey data and may not accurately represent what is physically present.
Do not scale from this drawing. All dimensions are to be verified on site before proceeding with the work.
All dimensions are in millimeters unless noted otherwise.
Purcell shall be notified in writing of any discrepancies.

Key Plan



ISSUE	DATE	APPROVED	DRAWN	DESCRIPTION
-	30/08/2019	DH	MP	Issued for LBC/ Planning

Level Of Repair

- High level of repair
- Medium level of repair
- Low level of repair

Fit Out Types Key

RES -01	Restoration Spaces
RES -02	Restoration Spaces Corridor and Entrances
UPR-01	Unique Purpose Rooms
CIR-01	Circulation Level LG
CIR-02	Level 02 Primary Corridor Enhanced Repair
CIR-03	Refurbishment Circulation Spaces (Masonry Walls)
CIR-04	Refurbishment Circulation Spaces (Plaster Walls)
COR-01	Existing Core Upgrade
COR-02	New Protected Core
WC-01	Existing WCs of High Significance
WC-02	Newly Formed WCs and Welfare
OFF-01	Offices & Meeting Rooms
OFF-02	Commercial Offices
CAT-01	Kitchen – Food Prep
CAT-02	Kitchen – Storage
VIS-01	Visitor Centre – Shell & Core
VIS-02	Visitor Centre – Public Tours, Police Cells
ACC-01	Access & Maintenance & Risers
PLA-01	Plant Rooms LG
STO-01	Heritage Store
STO-02	Store LG
STO-03	Store Above LG

OUR TOWN HALL PROJECT

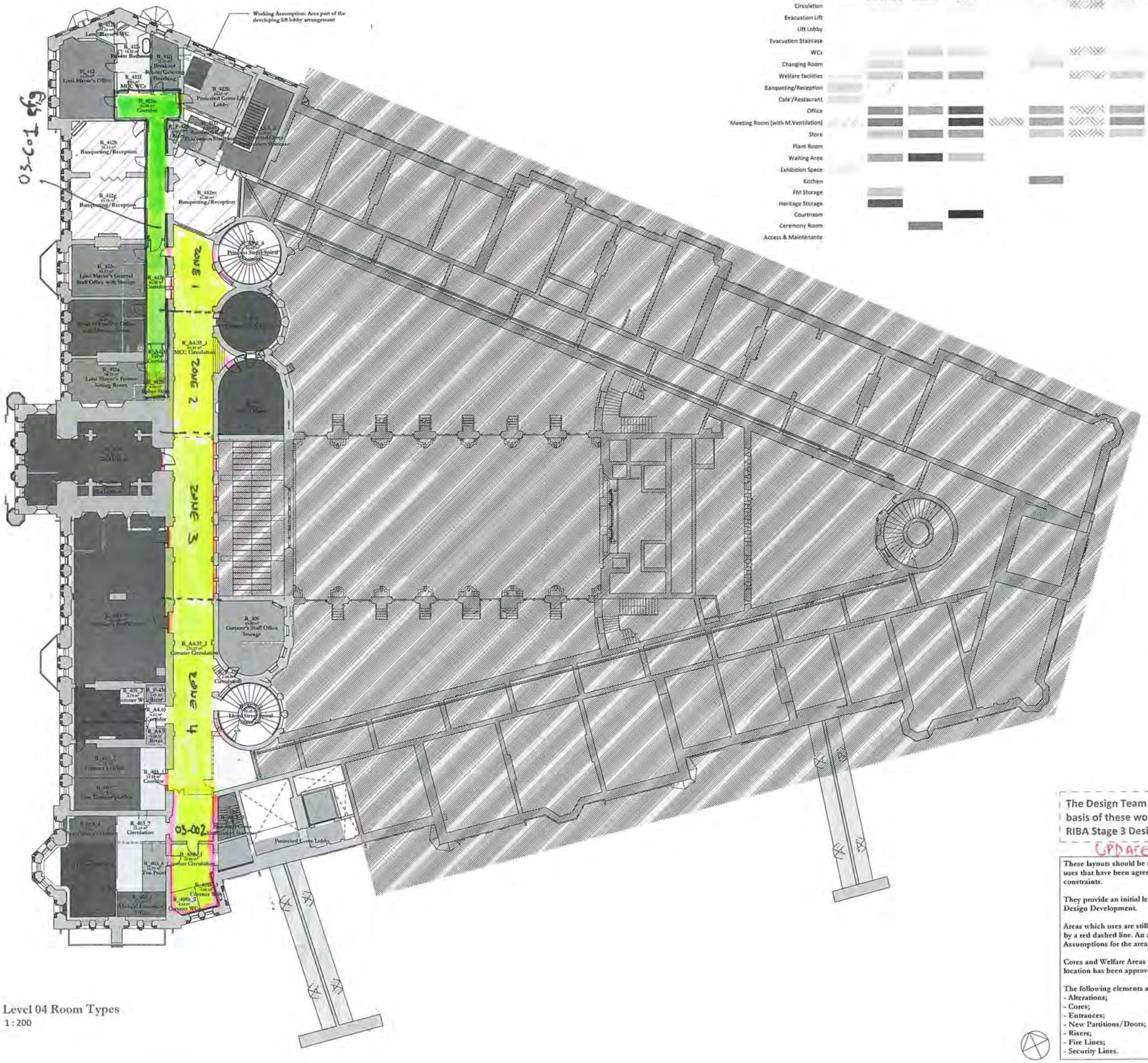
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PROJECT STATUS	RIBA STAGE 4
CLIENT	MANCHESTER CITY COUNCIL
PROJECT	OUR TOWN HALL
DRAWING TITLE	PROPOSED FIT OUT & REPAIR PLAN - LEVEL 03
SIZE & SCALE	A1: As indicated
DRAWING STATUS	For Review and Comment
JOB NUMBER	236959
DRAWING NO.	OTH-PUR-TH-03-DWG-A-5124
REV	-

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30/08/2019 15:29:24



Level 04 Room Types
1 : 200

Room Type Legend

	PUBLIC	MANCHESTER CITY COUNCIL	REGISTRAR SERVICES	CORONER'S COURT	MCC/PUBLIC	CATERING	MCC/ COMMERCIAL	SHELL & CORE PLUS	PLANT	PROTECTED CORES	ACCESS & MAINTENANCE
Circulation										■	
Evacuation Lift										■	
Lift Lobby										■	
Evacuation Staircase										■	
WCs		■	■	■			▨	■			
Changing Room		■				■					
Welfare facilities		■	■	■			▨	■			
Banqueting/Reception	■										
Cafe'/Restaurant	■										
Office		■	■	■		■	▨	■			
Meeting Room (with M.Ventilation)	■	■		■	▨	■	▨	■			
Store		■	■	■		■	▨	■			
Plant Room									■		
Waiting Area		■	■	■							
Exhibition Space	■										
Kitchen						■					
FM Storage		■									
Heritage Storage		■									
Courtroom				■							
Ceremony Room			■								
Access & Maintenance											■

The Design Team are progressing on the basis of these working assumptions for RIBA Stage 3 Design Development

UPDATED

These layouts should be used to identify the distribution of uses that have been agreed by MCC and the strategic constraints.

They provide an initial level of detail for RIBA Stage 3 Design Development.

Areas which uses are still being considered are highlighted by a red dashed line. An adjacent note defines the Working Assumptions for the area.

Cores and Welfare Areas are actively being developed, their location has been approved.

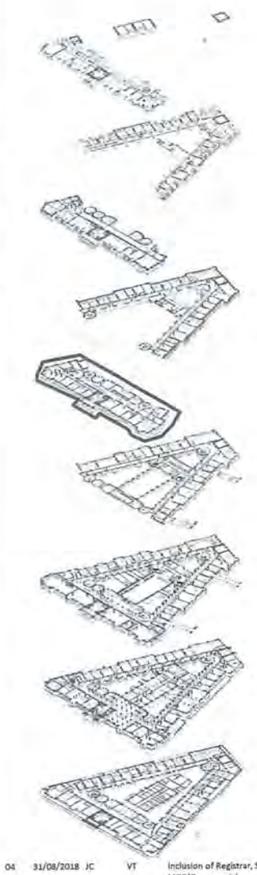
The following elements are WIP or are yet to be modelled:
- Alterations;
- Cores;
- Entrances;
- New Partitions/Doors;
- Risers;
- Fire Lines;
- Security Lines.

Scale Bars to be used as guidance only - refer to sheet

1:100	1000	2000	3000	5000
1:200	2000	4000	6000	10000
1:500	5	15	25	
1:1250	10	30	50	75

Notes:
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Do not scale from this drawing. All dimensions are to be verified on before proceeding with the work.
All dimensions are in millimeters unless noted otherwise.
Purcell shall be notified in writing of any discrepancies.

Key Plan



ISSUE	DATE	APPROVED	DRAWN	DESCRIPTION
04	31/08/2018	JC	VT	Inclusion of Registrar, Scrutiny and LDG MCC/Commercial
03	15/08/2018	RS	VT	Update Following Confirmation of Room Uses by MCC
02	24/04/2018	JC	VT	Updated for Stage 2 report
01	20/03/2018	RS	VT	Revised following Client input
-	07/03/2018	JC	VT	First Issue

OUR TOWN HALL PROJECT
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WED 27/11/19

PROJECT STATUS	RIBA STAGE 3
CLIENT	MANCHESTER CITY COUNCIL
PROJECT	OUR TOWN HALL
DRAWING TITLE	STAGE 3 GA PLANS PROPOSED LEVEL 04
SIZE & SCALE	A1: As indicated
DRAWING STATUS	For Information
JOB NUMBER	236959
DRAWING NO.	OTH-PUR-TH-04-DWG-A-0504
REV	04

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