OUR TOWN HALL

PROJECT



STAGE 5

LEVEL 06 - INTERNAL REPAIR SCHEDULES

OTH-PUR-TH-06-SCH-A- 5907

September 2025

PURCELL

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OUR TOWN HALL PROJECT

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OTH-PUR-TH-06-SCH-A-5907	02	For Tender	30/07/21	MS	RB	Update to include revised specification references and quantities
OTH-PUR-TH-06-SCH-A-5907	03	For Construction	22/10/21	MS	RB	Issued for Construction
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OTH-PUR-TH-06-SCH-A-5907	07	For Construction	05/09/2025	JBAC	GO	Repairs updated following site walks with WPC, Skirting repairs updated to refer to reports issued to Purcell-EWN-001349
OTH-PUR-TH-06-SCH-A-5907	08	For Construction	22/09/2025	EW	GO	Repairs updated following site walk with WPC

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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 damage caused by those defects.
- Repairs associated with improving inclusive access.
- Optimise life cycle costs and costs in use.

The repair principle will be different in particular instances depending on 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 (i.e. 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 economic benefit i.e. 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 trialed 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, e.g. Great Hall, Lord Mayor's Parlour, Committee Rooms, etc.
- Civic Offices, Public Offices, and Staff Circulation Areas, e.g. 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 occurred, 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 is subject to review following the completion of the Mock-up rooms where the allowances below are currently being 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 06 Internal Repair Schedule

Level 6: Room 06-001 (701_1-4)

REVISION: 8
STATUS: FOR CONSTRUCTION
DATE ISSUED: 22/09/2025

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

SURVEY DATE: **12/05/2021**
SURVEYED BY: **KGF**
GENERAL NOTE: **Scope reductions shown in red text and omissions struck out.**

ELEMENT	ITEM	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.	4.2m (h) x 4.7m (w)	Above 3.5m	Essential	M20-566 M23-300	
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.	1.5m (h) x 2.0m (w)	Above 3.5m	Essential	M20-566 M23-300	
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.	8 m²	Above 3.5m	Essential	M20-566 M23-300	Lobby area
CEILING	1.10 Lath and plaster to ceiling joists below roof voids	Repair	1.10.5 Remove peeling paint layers from lath and plaster.	2m²	Above 3.5m	Essential	M60-510	
WALLS	2.1 Masonry (stone ashlar)	Repair	2.1.19 Brush down with phosphur bronze brush in preparation for subsequent decoaration	2m²	Up to 3.5m	Essential	M60-510*	1 No. of Windows ((Unable to inspect stone due to painted surfaces) Brush down paint marks
WALLS	2.4 Plaster on masonry walls	Repair	2.4.1 Removal of defective/ missing area of plaster, renew with traditional two coat plaster.	3 m2	Up to 3.5m	Essential	M23-311 M20-566	Signs of efflorencence to left hand side section of wall to the window
WALLS	2.4 Plaster on masonry walls	Repair	2.4.1 Removal of defective/ missing area of plaster, renew with traditional two coat plaster.	0.5 m2	Up to 3.5m	Essential	M23-311 M20-566	External wall
WALLS	2.4 Plaster on masonry walls	Repair	2.4.1 Removal of defective/ missing area of plaster, renew with traditional two coat plaster.	0.5 m2	Up to 2m	Essential	M23-311 M20-566	Corridor
WALLS	2.4 Plaster on masonry walls	Repair	2.4.1 Removal of defective/ missing area of plaster, renew with traditional two coat plaster.	0.5 m2	Up to 2m	Essential	M23-311 M20-566	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.1 Removal of defective/ missing area of plaster, renew with traditional two coat plaster.	1 m2	Up to 2m	Essential	M23-311 M20-566	Repair to the edges of the piers in the corridor
WALLS	2.4 Plaster on masonry walls	Repair	2.4.1 Removal of defective/ missing area of plaster, renew with traditional two coat plaster.	0.2 m2	Up to 2m	Essential	M23-311 M20-566	Threshold to around external door
WALLS	2.4 Plaster on masonry walls	Repair	2.4.1 Removal of defective/ missing area of plaster, renew with traditional two coat plaster.	0.5 m²	Up to 2m	Essential	M23-311 M20-566	Spot repairs
WALLS	2.4 Plaster on masonry walls	Repair	2.4.1 Removal of defective/ missing area of plaster, renew with traditional two coat plaster.	2.0m (h) x 1.0m (w)	Up to 2m	Essential	M23-311 M20-566	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.1 Removal of defective/ missing area of plaster, renew with traditional two coat plaster.	1.0m (h) x 0.5m (w)	Up to 2m	Essential	M23-311 M20-566	
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	To access the roof

Level 6: Room 06-001 (701_1-4)

REVISION: 8
STATUS: FOR CONSTRUCTION
DATE ISSUED: 22/09/2025

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

SURVEY DATE: **12/05/2021**
SURVEYED BY: **KGF**
GENERAL NOTE: **Scope reductions shown in red text and omissions struck out.**

ELEMENT	ITEM	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.	0.25 m^2	Up to 2m	Essential	M23-311 M20-566	Lobby external wall
WALLS	2.4 Plaster on masonry walls	Repair	2.4.11 Fill hole in plaster (up to 25mm) and make good finishing coat	130 no.	ALL	Essential	M23-540	
WALLS	2.19 Cast iron vents to internal walls	Repair	2.19.9 Remove frame and grille, lay infill replacement brickwork flush to surrounding wall and make good to match existing wall finish.	1 no.	Above 3.5m	Essential	C50-342B	Grille blocked up.
~~WALLS~~	~~2.27 Timber Acess Panels~~	~~Repair~~	~~2.27.1 Replace missing / defective access hatch with new~~	~~2no panels ($2m^2$ total area)~~	~~Up to 2m~~	~~Necessary~~	~~K20-360~~	REV7:Omit timber repairs
SEATS	2.30 Window Seats (Timber)	Repair	2.30.11 Fill cracks, cuts and holes in window seat, colour matched to timber, prepare and decorate. 2.30.12 Securely re-fix window seat framework, front, top and upstand boards with appropriate screw fixings 2.30.16 Adapt top to incorporate access panel to gutter	0.7m (depth) x 1.8m (width)x0.6m (height), upstand: 0.1m (h)x3.0m (l)	Up to 2m	Essential	C51/771B,773B; M60/575B; C93	Window seat has been temporarily dismantled to enable works to gutters. Framework to be refixed to provide level support for top. Dismantled parts of window seat to be reinstated following completion of works to gutters located inside the seat. Top to be adapted as OTH-PUR-TH-ZZ-SKE-A-4156.

Level 6: Room 06-002 (702)

REVISION: 8
STATUS: FOR CONSTRUCTION
DATE ISSUED: 22/09/2025

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

SURVEY DATE: **12/05/2021**
SURVEYED BY: **KGF**
GENERAL NOTE: **Scope reductions shown in red text and omissions struck out.**

ELEMENT	ITEM	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.	4.0m x 4.5m	Above 3.5m	Essential	M60-510	
WALLS	2.1 Masonry (stone ashlar)	Repair	2.1.19 Brush down with phosphur bronze brush in preparation for subsequent decoaration	2m²	Up to 3.5m	Essential	M60-510	1 No. of Windows Brush down
WALLS	2.4 Plaster on masonry walls	Repair	2.4.3 Repair Cracks in plaster, prepare and decorate	1 lin m	Up to 3.5m	Essential	M20-310B M20-311B	4 no. cracks to RHS sloping wall.
WALLS	2.4 Plaster on masonry walls	Repair	2.4.11 Fill hole in plaster (up to 50mm) and make good finishing coat	180 no.	ALL	Essential	M20-742 M23-540	Count includes the lobby.
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 500mm	Above 3.5m	Essential	C50-342B	Blocked up Grille.
~~WALLS~~	~~2.26 T&G dado/ boarding to walls~~	~~Repair~~	~~2.26.1 ReinstateT&G dado/ boarding~~	~~1.2 lin m~~	~~Up to 2m~~	~~Essential~~	~~C51-270~~	REV7:Omit timber repairs Hankinson to prepare and decorate
~~WALLS~~	~~2.26 T&G dado/ boarding to walls~~	~~Repair~~	~~2.26.2 Remove defective T&G dado/ boarding~~	~~1.0m (h) x 1.6m (w)~~	~~Up to 2m~~	~~Essential~~	~~C51-270~~	REV7:Omit timber repairs Hankinson to prepare and decorate

Level 6: Room 06-003, 06-C02b (703_1, 703_2)

REVISION: 8
STATUS: FOR CONSTRUCTION
DATE ISSUED: 22/09/2025

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

SURVEY DATE: **12/05/2021**
SURVEYED BY: **KGF**
GENERAL NOTE: **Scope reductions shown in red text and omissions struck out.**

ELEMENT	ITEM	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.	5no. holes	Above 3.5m	Essential	M20-310B M20-311B	
WALLS	2.1 Masonry (stone ashlar)	Repair	2.1.19 Brush down with phosphur bronze brush in preparation for subsequent decoaration	2m²	Up to 3.5m	Essential	M60-510	1 No. of Windows Brush down 2m²
WALLS	2.4 Plaster on masonry walls	Repair	2.4.11 Fill hole in plaster (up to 50mm) and make good finishing coat	190 no.	ALL	Essential	M20-742 M23-540	Count includes C02b.
WALLS	2.19 Cast iron vents to internal walls	Repair	2.19.11 Leave draw hatch and frame in situ, lay infill recessed replacement brickwork, brush down loose paint in preparation for decoration.	3 no. (300 x 500mm each)	Up to 3.5m	Essential	C50-342B	1 no. visiible. 2 assumed to be behind hatches in T&G boarding.
~~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~~	~~7 lin m~~	~~Up to 2m~~	~~Necessary~~	~~P20-110A~~	REV7: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 500mm	Above 3.5m	Essential	C50-342B	
~~WALLS~~	~~2.25 Profiled timber panel beading to wall panels~~	~~Finish~~	~~2.25.2 Reinstate profiled timber panel beading to walls, prepare and decorate. Only requires rub-down and re-paint.~~	~~3.1m (h) x 0.75m (w)~~	~~Up to 3.5m~~	~~Essential~~	~~C51-274~~	~~Partial inspection due to obstructions. Only requires rub-down and re-paint.~~
~~WALLS~~	~~2.25 Profiled timber panel beading to wall panels~~	~~Finish~~	~~2.25.2 Reinstate profiled timber panel beading to walls, prepare and decorate. Only requires rub-down and re-paint.~~	~~3.1m (hx 0.75m (h)~~	~~Up to 3.5m~~	~~Essential~~	~~C51-274~~	~~Only requires rub-down and re-paint.~~
~~WALLS~~	~~2.25 Profiled timber panel beading to wall panels~~	~~Finish~~	~~2.25.2 Reinstate profiled timber panel beading to walls, prepare and decorate. Only requires rub-down and re-paint.~~	~~3.4m (h) x 1.0m (w)~~	~~Up to 3.5m~~	~~Essential~~	~~C51-274~~	~~Only requires rub-down and re-paint.~~
~~WALLS~~	~~2.25 Profiled timber panel beading to wall panels~~	~~Finish~~	~~2.25.2 Reinstate profiled timber panel beading to walls, prepare and decorate. Only requires rub-down and re-paint.~~	~~3.4m(h) x 1.0m (w)~~	~~Up to 3.5m~~	~~Essential~~	~~C51-274~~	~~Only requires rub-down and re-paint.~~
WALLS	2.27 Timber Acess Panels	Repair	2.27.2 Strip existing finishes, make good damage, refix / rehang existing hatch to full working order with refurbished ironmongery.	2 no. Panels	Up to 2m	Necessary	K20-360	
~~SEAT~~	~~2.30 Window Seats (Timber)~~	~~Repair~~	~~Window seat to be temporarily dismantled to enable building works. Repairs to be reassessed following reinstatement.~~	~~0.1m (l) x 3.0m (w)~~	~~Up to 2m~~	~~Essential~~	~~C51-771B M60-575B~~	~~Unable to inspect due to scaffolding and temporary steps.Window seat to be temporarily dismantled to enable building works. Repairs to be reassessed following reinstatement. Top to be addapted as OTH-PUR-TH-ZZ-SKE-A-4156~~
SEAT	2.30 Window Seats (Timber)	Repair	2.30.11 Fill cracks, cuts and holes in window seat, colour matched to timber, prepare and decorate. 2.30.12 Securely re-fix window seat framework, front, top and upstand boards with appropriate screw fixings 2.30.16 Adapt top to incorporate access panel to gutter	1.8m (w) x 0.7m (depth)x 0.5m (height), upstand: 0.1m (h) x 3.0m (l)	Up to 2m	Essential	C51/771B,773B; M60/575B; C93	Window seat has been temporarily dismantled to enable works to gutters. Dismantled parts of window seat to be reinstated following completion of works to gutters located inside the seat. Top to be adapted as OTH-PUR-TH-ZZ-SKE-A-4156.

Level 6: Room 06-004 (704)

REVISION: 8
STATUS: FOR CONSTRUCTION
DATE ISSUED: 22/09/2025

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

SURVEY DATE: **12/05/2021**
SURVEYED BY: **KGF**
GENERAL NOTE: **Scope reductions shown in red text and omissions struck out.**

ELEMENT	ITEM	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.	0.5m²	Above 3.5m	Essential	M60-510	Brush down flaking paint.
WALLS	2.1 Masonry (stone ashlar)	Repair	2.1.19 Brush down with phosphur bronze brush in preparation for subsequent decoaration	2m²	Up to 3.5m	Essential	M60-507*	2 No. of Windows Brush down
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	7 no. cracks in window reveal
~~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 lin m~~	~~Up to 2m~~	~~Necessary~~	~~P20-110A~~	~~Services stripped, sealant residue remains which is unsightly. Location is in the lobby to the external wall.~~ 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.	Above 3.5m	Essential	C50-342B	
WALLS	2.19 Cast iron vents to internal walls	Repair	2.19.11 Leave draw hatch and frame in situ, lay infill recessed replacement brickwork, brush down loose paint in preparation for decoration.	2 no 300 x 500mm	Up to 3.5m	Essential	C50-342B	2 assumed to be behind hatches in T&G boarding.
WALLS	2.26 T&G dado/ boarding to walls	Repair	~~2.26.2 Remove defective T&G dado/ boarding~~ Repair/reglue 1 split board as SRS	1 board	Up to 2m	Essential	C51	Full replacement REV7: Repair Descoped - Refere to SRS 0761
~~WALLS~~	~~2.27 Timber Acess Panels~~	~~Repair~~	~~2.27.1 Replace missing / defective access hatch with new~~	~~1m²~~	~~n/a~~	~~Necessary~~	~~K20-360~~	~~2 no. missing~~ REV7:Omit timber repairs
~~SEAT~~	~~2.30 Window Seats (Timber)~~	~~Repair~~	~~Window seat to be temporarily dismantled to enable building works. Repairs to be reassessed following reinstatement.~~	~~0.2m x 3m~~	~~Up to 2m~~	~~Essential~~	~~C51-771B M60-575B~~	~~Unable to inspect due to scaffolding and temporary steps.Window seat to be temporarily dismantled to enable building works. Repairs to be reassessed following reinstatement. Top to be addapted as OTH-PUR-TH-ZZ-SKE-A-4156~~
SEAT	2.30 Window Seats (Timber)	Repair	2.30.11 Fill cracks, cuts and holes in window seat, colour matched to timber, prepare and decorate. 2.30.12 Securely re-fix window seat framework, front, top and upstand boards with appropriate screw fixings 2.30.14 Repair split top. 2.30.16 Adapt top to incorporate access panel to gutter 2.30.17 Replace damaged / missing upstand 2.30.18 Replace missing doors with a replicas	0.7m (depth) x 1.8m (width)x0.6m (height), upstand: 0.2m (h)x3.0m (l)	Up to 2m	Essential	C51/771B,773B; M60/575B; C93	Window seat has been temporarily dismantled to enable works to gutters. Dismantled parts of window seat to be reinstated following completion of works to gutters located inside the seat. Top to be adapted as OTH-PUR-TH-ZZ-SKE-A-4156.

Level 6: Room 06-005 (708)

REVISION: 8
STATUS: FOR CONSTRUCTION
DATE ISSUED: 22/09/2025

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

SURVEY DATE: **12/05/2021**
SURVEYED BY: **KGF**
GENERAL NOTE: **Scope reductions shown in red text and omissions struck out.**

ELEMENT	ITEM	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	2.1 Masonry (stone ashlar)	Repair	2.1.19 Brush down with phosphur bronze brush in preparation for subsequent decoaration	4m²	Up to 3.5m	Essential	M60-510	2 No. of Windows
WALLS	2.4 Plaster on masonry walls	Repair	2.4.11 Fill hole in plaster (up to 50mm) and make good finishing coat	190 no.	ALL	Essential	M23-540*	Holes have occurred following the stripping out of services.
WALLS	2.4 Plaster on masonry walls	Repair	2.4.15 Strip modern wallpaper.	24m x 4m	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~~	~~1.5 lin m~~	~~Up to 2m~~	~~Necessary~~	~~P20-110~~	REV7:For skirting repairs, refer to reports issued to **Purcell-EWN-001349**

Level 6: Room 06-006 (710)

REVISION: 8
STATUS: FOR CONSTRUCTION
DATE ISSUED: 22/09/2025

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

SURVEY DATE: **12/05/2021**
SURVEYED BY: **KGF**
GENERAL NOTE: **Scope reductions shown in red text and omissions struck out.**

ELEMENT	ITEM	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*	Lobby area
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)	5m²	Above 3.5m	Essntial	M60-510	Brush down flaking paint. Hair line or paint cracks are evident.
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*	Only localised repair needed where services have been stripped to lower sections.
WALLS	2.4 Plaster on masonry walls	Repair	2.4.11 Fill hole in plaster (up to 25mm) and make good finishing coat	100no.	ALL	Essential	M20-742 M23-540	Holes have appeared following stripping out of services.
~~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~~	~~7 lin m~~	~~Up to 2m~~	~~Necessary~~	~~P20-110~~	~~Located on external walls following the strip out of services.~~ ~~General note: Making good required throughout where services have been stripped.~~ REV7: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 500mm	Above 3.5m	Essential	C50-342B	Blocked up Grille. On party wall to Room 007.

Level 6: Room 06-007 (712)

REVISION: 8
STATUS: FOR CONSTRUCTION
DATE ISSUED: 22/09/2025

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

SURVEY DATE: **12/05/2021**
SURVEYED BY: **KGF**
GENERAL NOTE: **Scope reductions shown in red text and omissions struck out.**

ELEMENT	ITEM	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	2.3m x 5.5m	Above 3.5M	Essential	M20-566 M23-300*	Princess Street side of the room
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).	3m²	Above	Essential	M60-510	Brush down flaking paint. Hair line cracks visible only.
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.1 Replacement of full run profile of plaster cornice where missing/defective and prepare.	5.5 lin m	Above 3.5M	Essential	M23-570*	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.4 Remove peeling paint layers from plaster, prepare and decorate (part area)	3m²	Up to 3.5m	Essential	M60-510	Brush down flaking paint. Hair line cracks visible only.
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	M20-742 M23-540	Holes have appeared following stripping out of services.
~~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~~	~~7 lin m~~	~~Up to 2m~~	~~Necessary~~	~~P20-110~~	~~Identifies following the strip out of services.~~ REV7: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 500mm	Above 3.5m	Essential	C50-342B	Blocked up Grille. Located above the fireplace.

Level 6: Room 06-S19, 06-C02c,06-C02d (A7.33, 713, 714_3)

REVISION: 8
STATUS: FOR CONSTRUCTION
DATE ISSUED: 22/09/2025

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

SURVEY DATE: **12/05/2021**
SURVEYED BY: **KGF**
GENERAL NOTE: **Scope reductions shown in red text and omissions struck out.**

ELEMENT	ITEM	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.	1m²	Above 3.5M	Essential	M20-566 M23-300	
CEILING	1.10 Lath and plaster to ceiling joists below roof voids	Repair	1.10.5 Remove peeling paint layers from lath and plaster.	1m²	Above 3.5M	Essential	M60-510	Brush down flaking paint.
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.2 Repair cracks in plaster and prepare.	2.2 lin m	Above 3.5M	Essential	M20-310B M20-311B	Difficult to inspect due to the height of the ceiling but the cracks do not appear to be severe.
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)	5m²	Above 3.5M	Essential	M60-510	Brush down flaking paint
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	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.3 Repair Cracks in plaster, prepare and decorate	2.5 lin m	Up to 2m	Essential	M20-310B M20-311B	3no. cracks
~~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~~	~~8 lin m~~	~~Up to 2m~~	~~Necessary~~	~~P20-110~~	~~Heavily covered in wiring, difficult to inspect.~~ REV7:For skirting repairs, refer to reports issued to **Purcell-EWN-001349**

Level 6: Room 06-008 (713)

REVISION: 8
STATUS: FOR CONSTRUCTION
DATE ISSUED: 22/09/2025

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

SURVEY DATE: **12/05/2021**
SURVEYED BY: **KGF**
GENERAL NOTE: **Scope reductions shown in red text and omissions struck out.**

ELEMENT	ITEM	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	2 m2	Above 3.5m	Essential	M20-566 M23-300*	In 3 spot locations
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	8 no. cracks, average crack length 0.25 lin m
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.	1m²	Above 3.5m	Essential	M23-593B 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	1.13.5 Remove peeling paint layers from plaster (part area).	5m²	Above 3.5m	Essential	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.	4.6 lin m	Above 3.5m	Essential	M23-570*	Princess Street side of the room
WALLS	2.1 Masonry (stone ashlar)	Repair	2.1.19 Brush down with phosphur bronze brush in preparation for subsequent decoaration	4m²	Up to 3.5m	Essential	M60-510	2 No. of Windows Brush down paint marks.
WALLS	2.4 Plaster on masonry walls	Repair	2.4.3 Repair Cracks in plaster, prepare and decorate	2 lin m	Above 3.5m	Essential	M20-310B M20-311B	10 no cracks 0.2 lin m (inside the curve of jack arch, above cornice level)
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	Brush down any flaking paint
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~~	~~2.13 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~~	~~Defects have appeared following stripping out of services.~~ REV7: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 300 x 500.	Above 3.5m	Essential	C50-342B	1no. blocked up Grille.

Level 6: Room 06-009 (714_1,714_2)

REVISION: 8
STATUS: FOR CONSTRUCTION
DATE ISSUED: 22/09/2025

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

SURVEY DATE: **12/05/2021**
SURVEYED BY: **KGF**
GENERAL NOTE: **Scope reductions shown in red text and omissions struck out.**

ELEMENT	ITEM	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.	2m²	Above 3.5m	Essential	M20-566 M23-300	Only required to the soffit.
~~CEILING~~	~~1.34 Timber access panel~~	~~Repair~~	~~1.34.1 Replace missing / defective access hatch with new~~	~~0.5m X 0.5m~~	~~Above 3.5m~~	~~Essential~~	~~K20-360~~	REV7:Omit timber repairs
WALLS	2.1 Masonry (stone ashlar)	Repair	2.1.19 Brush down with phosphur bronze brush in preparation for subsequent decoaration	2m²	Up to 3.5m	Essential	M60-510	1 No. of Windows Brush down paint marks.
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	14 no. cracks approx.
WALLS	2.4 Plaster on masonry walls	Repair	2.4.4 Remove peeling paint layers from plaster, prepare and decorate (part area)	0.5m²	All	Essential	M60-510	Brush down paint marks 0.5m²
~~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~~	~~16 lin m~~	~~Up to 2m~~	~~Necessary~~	~~P20-110~~	REV7: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 500mm	Above 3.5m	Essential	C50-342B	1no. blocked up Grille.
~~WALLS~~	~~2.27 Timber Acess Panels~~	~~Repair~~	~~2.27.1 Replace missing / defective access hatch with new~~	~~2no panels (2m² total area)~~	~~Up to 2m~~	~~Necessary~~	~~K20-360~~	REV7:Omit timber repairs
~~SEAT~~	~~2.30 Window Seats (Timber)~~	~~Repair~~	~~Window seat to be temporarily dismantled to enable building works. Repairs to be reassessed following reinstatement.~~	~~3.0m (h) x 0.1m (w)~~	~~Up to 2m~~	~~Essential~~	~~C51-771B M60-575B~~	~~Unable to inspect due to scaffolding and temporary steps.Window seat to be temporarily dismantled to enable building works. Repairs to be reassessed following reinstatement. Top to be addapted as OTH-PUR-TH-ZZ-SKE-A-4156~~
SEAT	2.30 Window Seats (Timber)	Repair	2.30.11 Fill cracks, cuts and holes in window seat, colour matched to timber, prepare and decorate. 2.30.12 Securely re-fix window seat framework, front, top and upstand boards with appropriate screw fixings 2.30.16 Adapt top to incorporate access panel to gutter 2.30.17 Replace damaged/missing upstand 2.30.20 Remove face fixed ironmongery	0.7m (depth) x 1.8m (width)x0.6m (height), upstand: 0.1m (h)x3.0m (l)	Up to 2m	Essential	C51/771B,773B; M60/575B; C93	Window seat has been temporarily dismantled to enable works to gutters. Dismantled parts of window seat to be reinstated following completion of works to gutters located inside the seat. Top to be adapted as OTH-PUR-TH-ZZ-SKE-A-4156.

Level 6: Room 06-010 (715)

REVISION: 8
STATUS: FOR CONSTRUCTION
DATE ISSUED: 22/09/2025

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

SURVEY DATE: **12/05/2021**
SURVEYED BY: **KGF**
GENERAL NOTE: **Scope reductions shown in red text and omissions struck out.**

ELEMENT	ITEM	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.	3m²	Above 3.5m	Essential	M20-566 M23-300	To the reveal to the Roof-light.
WALLS	2.1 Masonry (stone ashlar)	Repair	2.1.19 Brush down with phosphur bronze brush in preparation for subsequent decoaration	2m²	Up to 3.5m	Essential	M60-510	2 No. of Windows Brush down paint marks.
WALLS	2.4 Plaster on masonry walls	Repair	2.4.3 Repair Cracks in plaster, prepare and decorate	2m²	Up to 2m	Essential	M20-310B M20-311B	Mostly hair line and paint cracks. Brush down flaking paint.
WALLS	2.4 Plaster on masonry walls	Repair	2.4.11 Fill hole in plaster (up to 25mm) and make good finishing coat	50 no.	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~~	~~24 lin m~~	~~Up to 2m~~	~~Necessary~~	~~P20-110~~	~~Heavily covered in wiring.~~ 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 500mm	Above 3.5m	Essential	C50-342B	1no. blocked up Grille.
~~CEILING~~	~~2.26 T&G dado/ boarding to walls~~	~~Repair~~	~~2.26.1 Reinstate T&G dado/ boarding~~	~~5.1m (length) x 0.3m (w)~~	~~Above 3.5m~~	~~Necessary~~	~~C51-274~~	REV7:Omit timber repairs
~~WALLS~~	~~2.27 Timber Acess Panels~~	~~Repair~~	~~2.27.2 Strip existing finishes, make good damage, refix / rehang existing hatch to full working order with refurbished ironmongery.~~	~~2 no. (2m² total area)~~	~~Up to 2m~~	~~Necessary~~	~~K20-360~~	REV7:Omit timber repairs
~~SEAT~~	~~2.30 Window Seats (Timber)~~	~~Repair~~	~~Window seat to be temporarily dismantled to enable building works. Repairs to be reassessed following reinstatement.~~	~~0.1m (h) x 3.0 m (w)~~	~~Up to 2m~~	~~Essential~~	~~C51-771B M60-575B~~	~~Unable to inspect due to scaffolding and temporary steps.Window seat to be temporarily dismantled to enable building works. Repairs to be reassessed following reinstatement. Top to be addapted as OTH-PUR-TH-ZZ-SKE-A-4156~~
SEAT	2.30 Window Seats (Timber)	Repair	2.30.11 Fill cracks, cuts and holes in window seat, colour matched to timber, prepare and decorate. 2.30.12 Securely re-fix window seat framework, front, top and upstand boards with appropriate screw fixings 2.30.14 Repair split top. 2.30.16 Adapt top to incorporate access panel to gutter 2.30.20 Remove face fixed ironmongery 2.30.21 Clean existing ironmongery	0.7m (depth) x 1.8m (width)x0.6m (height), upstand: 0.1m (h)x3.0m (l)	Up to 2m	Essential	C51/771B,773B; M60/575B; C93	Window seat has been temporarily dismantled to enable works to gutters. Dismantled parts of window seat to be reinstated following completion of works to gutters located inside the seat. Top to be adapted as OTH-PUR-TH-ZZ-SKE-A-4156.

Level 6: Room 06-011 (715)

REVISION: 8
STATUS: FOR CONSTRUCTION
DATE ISSUED: 22/09/2025

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

SURVEY DATE: **12/05/2021**
SURVEYED BY: **KGF**
GENERAL NOTE: **Scope reductions shown in red text and omissions struck out.**

ELEMENT	ITEM	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.	2m²	Above 3.5m	Essential	M20-566 M23-300	
CEILING	1.10 Lath and plaster to ceiling joists below roof voids	Repair	1.10.5 Remove peeling paint layers from lath and plaster.	2m²	Above 3.5m	Essential	M60-510	Brush down peeling paint.
~~CEILING~~	~~1.34 Timber access panel~~	~~Repair~~	~~1.34.1 Replace missing / defective access hatch with new~~	~~0.5m X 0.5m~~	~~Above 3.5m~~	~~Essential~~	~~K20-360~~	REV7:Omit timber repairs
WALLS	2.1 Masonry (stone ashlar)	Repair	2.1.19 Brush down with phosphur bronze brush in preparation for subsequent decoaration	2m²	Up to 3.5m	Essential	M60-510	2 No. of Windows Brush down paint.
WALLS	2.4 Plaster on masonry walls	Repair	2.4.3 Repair Cracks in plaster, prepare and decorate	3 lin m	Up to 2m	Essential	M20-310B M20-311B	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.18 Remove areas of peeling or loose paint layers from plaster.	1m²	Up to 2m	Essential	M60-510	Brush down peeling paint, 1m²
WALLS	2.4 Plaster on masonry walls	Repair	2.4.11 Fill hole in plaster (up to 25mm) and make good finishing coat	50 no.	ALL	Essential	M20-742 M23-540	
WALLS	2.5 Lath and plaster on timber studs	Repair	2.5.1 Removal of defective/ missing area and replacement with traditional lath and plaster.	2m²	Up to 3.5m	Essential	M20-566 M20-200A	
~~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~~	~~24 lim m~~	~~Up to 2m~~	~~Necessary~~	~~P20-110A~~	~~Defective.~~ 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 500mm	Above 3.5m	Essential	C50-342B	1no. blocked up Grille.
~~SEAT~~	~~2.30 Window Seats (Timber)~~	~~Repair~~	~~Window seat to be temporarily dismantled to enable building works. Repairs to be reassessed following reinstatement.~~	~~0.1m (h) x 3.0 m (w)~~	~~Up to 2m~~	~~Essential~~	~~C51-771B M60-575B~~	~~Unable to inspect due to scaffolding and temporary steps.Window seat to be temporarily dismantled to enable building works. Repairs to be reassessed following reinstatement. Top to be addapted as OTH-PUR-TH-ZZ-SKE-A-4156~~
SEAT	2.30 Window Seats (Timber)	Repair	2.30.11 Fill cracks, cuts and holes in window seat, colour matched to timber, prepare and decorate. 2.30.12 Securely re-fix window seat framework, front, top and upstand boards with appropriate screw fixings 2.30.14 Repair split top. 2.30.17 Replace damaged / missing upstand 2.30.22 Replace missing framework and noggings	0.7m (depth) x 1.8m (width)x0.6m (height), upstand: 0.1m (h)x3.0m (l)	Up to 2m	Essential	C51/771B,773B; M60/575B; C93	Window seat has been temporarily dismantled to enable works to gutters. Dismantled parts of window seat to be reinstated following completion of works to gutters located inside the seat. Top to be adapted as OTH-PUR-TH-ZZ-SKE-A-4156.

Level 6: Room 06-012 (717)

REVISION: 8
STATUS: FOR CONSTRUCTION
DATE ISSUED: 22/09/2025

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

SURVEY DATE: **12/05/2021**
SURVEYED BY: **KGF**
GENERAL NOTE: **Scope reductions shown in red text and omissions struck out.**

ELEMENT	ITEM	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~~	~~1.34 Timber access panel~~	~~Repair~~	~~1.34.1 Replace missing / defective access hatch with new~~	~~0.5m X 0.5m~~	~~Above 3.5m~~	~~Essential~~	~~K20-360~~	REV7:Omit timber repairs
WALLS	2.1 Masonry (stone ashlar)	Repair	2.1.19 Brush down with phosphur bronze brush in preparation for subsequent decoaration	2m²	Up to 3.5m	Essential	M60-510	1 No. of Windows Brush down flaking paint.
WALLS	2.4 Plaster on masonry walls	Repair	2.4.1 Removal of defective/ missing area of plaster, renew with traditional two coat plaster,	3 m2	Up to 2m	Essential	M23-593B M23-535	In 4 spot locations
WALLS	2.4 Plaster on masonry walls	Repair	2.4.3 Repair Cracks in plaster, prepare and decorate	1 ln m	Up to 3.5m	Essential	M20-310B M20-311B	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.3 Repair Cracks in plaster, prepare and decorate	2.8 lin m	Up to 2m	Essential	M20-310B M20-311B	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.11 Fill hole in plaster (up to 25mm) and make good finishing coat	60 no.	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~~	~~5 lin m~~	~~Up to 2m~~	~~Necessary~~	~~P20-110A~~	~~Defects have appeared following stripping out of services.~~ REV7: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 500mm	Above 3.5m	Essential	C50-342B	1no. blocked up Grille.
~~WALLS~~	~~2.27 Timber Acess Panels~~	~~Repair~~	~~2.27.1 Replace missing / defective access hatch with new~~	~~Allow 2m² allowance~~	~~Up to 2m~~	~~Necessary~~	~~K20-360~~	~~2no. Unable to inspect due to furniture blocking~~ REV7:Omit timber repairs
~~WALLS~~	~~2.27 Timber Acess Panels~~	~~Repair~~	~~2.27.2 Strip existing finishes, make good damage, refix / rehang existing hatch to full working order with refurbished ironmongery.~~	~~Allow 2m² allowance~~	~~Up to 2m~~	~~Necessary~~	~~K20-360~~	REV7:Omit timber repairs
~~SEAT~~	~~2.30 Window Seats (Timber)~~	~~Repair~~	~~Window seat to be temporarily dismantled to enable building works. Repairs to be reassessed following reinstatement.~~	~~3.0m x 0.1m~~	~~Up to 2m~~	~~Essential~~	~~C51-771B M60-575B~~	~~Unable to inspect due to scaffolding and temporary steps.Window seat to be temporarily dismantled to enable building works. Repairs to be reassessed following reinstatement. Top to be addapted as OTH-PUR-TH-ZZ-SKE-A-4156~~
SEAT	2.30 Window Seats (Timber)	Repair	2.30.11 Fill cracks, cuts and holes in window seat, colour matched to timber, prepare and decorate. 2.30.12 Securely re-fix window seat framework, front, top and upstand boards with appropriate screw fixings 2.30.15 Repair split cupboard door panels 2.30.16 Adapt top to incorporate access panel to gutter 2.30.23 Remove redundant battens/supports	0.7m (depth) x 1.8m (width)x0.6m (height), upstand: 0.1m (h)x3.0m (l)	Up to 2m	Essential	C51/771B,773B; M60/575B; C93	Window seat has been temporarily dismantled to enable works to gutters. Dismantled parts of window seat to be reinstated following completion of works to gutters located inside the seat. Top to be adapted as OTH-PUR-TH-ZZ-SKE-A-4156. Desk/worktop with leg and drawer to be relocated to storage and offered to BAWG.

Level 6: Room 06-012 (717)

REVISION: 8
STATUS: FOR CONSTRUCTION
DATE ISSUED: 22/09/2025

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

SURVEY DATE: **12/05/2021**
SURVEYED BY: **KGF**
GENERAL NOTE: **Scope reductions shown in red text and omissions struck out.**

ELEMENT	ITEM	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS

Level 6: Room ~~06-013 (718)~~ High Level 04-017, 06-C02e

REVISION: 7
STATUS: FOR CONSTRUCTION
DATE ISSUED: 22/09/2025

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

SURVEY DATE: **12/05/2021**
SURVEYED BY: **KGF**
GENERAL NOTE: **Scope reductions shown in red text and omissions struck out.**

ELEMENT	ITEM	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~~	~~1.16 Profiled timber coving to mask wallplate~~	~~Repair~~	~~1.16.1 Replace defective/ missing section of profiled timber to match existing and prepare for decoration.~~	~~4.1 lin m~~	~~Up to 3.5~~	~~Essential~~	~~C51-278~~	REV7:Omit timber repairs
~~CEILING~~	~~1.16 Profiled timber coving to mask wallplate~~	~~Repair~~	~~1.16.2 Prepare and decorate existing timber coving~~	~~5.5 lin m~~	~~Up to 3.5~~	~~Essential~~	~~M60-460*~~	REV7:Omit timber repairs
WALLS	2.1 Masonry (stone ashlar)	Cleaning	2.1.1 General light clean of internal ashlar dressings	5m²	Up to 3.5	Necessary	C40-200B C40-201B	2 No. of Windows (Doorway.) 1 no appears to be defective to the corridor side window.
WALLS	2.1 Masonry (stone ashlar)	Cleaning	2.1.2 Clean of dirtied areas of internal ashlar dressings (latex poulticing)	5m²	Up to 3.5	Essential	C40-241B	2 No. of Windows (Doorway)
WALLS	2.1 Masonry (stone ashlar)	Repair	2.1.3 Remove salts of effloresecence by poulticing	5m²	Up to 3.5	Essential	C40-220B	2 No. of Windows (Doorway)
WALLS	2.1 Masonry (stone ashlar)	Repair	2.1.4 Rake out missing/defective joints and repoint fine joints with lime mortar/putty	5 lin m	Up to 3.5	Essential	C41-516 C41-518 C41-519B	2 No. of Windows (Doorway)
WALLS	2.1 Masonry (stone ashlar)	Repair	2.1.11 Defrass stonework	5m²	Up to 3.5	Essential	C40-227B	2 No. of Windows (Doorway)
WALLS	2.1 Masonry (stone ashlar)	Repair	2.1.14 Remove paint from ashlar	5m²	Up to 3.5	Essential	M60-507*	2 No. of Windows (Doorway)
WALLS	2.4 Plaster on masonry walls	Repair	2.4.11 Fill hole in plaster (up to 25mm) and make good finishing coat	25no.	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~~	~~22 lin m~~	~~Up to 2M~~	~~Necessary~~	~~P20-110~~	REV7:For skirting repairs, refer to reports issued to Purcell-EWN-001349

Level 6: Room 06-014 (719c)

REVISION: 8
STATUS: FOR CONSTRUCTION
DATE ISSUED: 22/09/2025

PROPOSED ROOM USES: **Access & Maintenance & Risers**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **ACC 01**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP OUT: **Medium**

SURVEY DATE: **12/05/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **Scope reductions shown in red text and omissions struck out.**
Changes for ''05/09/25 Issue'', highlighed in light blue.

ELEMENT	ITEM	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISHED FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
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)	5m²	Above 3.5M	Essential	M60-510	Brush down flaking paint in preparation for painting
WALLS	2.2 Fair-faced Brick masonry	Repair	2.2.6 Cosmetic in situ repair in natural-coloured mortar to match (less than 25mm dia) (Small areas of damage, removal of redundant fixtures and fittings)	300 holes.	Up to 3.5m	Essential	F10-111*	
WALLS	2.1 Masonry	Repair	2.1.19 Brush down with phospur bronze brush in preparation for subsequent decoration	5m²	Up to 7m	Essential	M60-510	Stone surround to lancet windows.To lower part. Fixed furniture obscuring cill area.

Level 6: Room 06-015 (719b)

REVISION: 8
STATUS: FOR CONSTRUCTION
DATE ISSUED: 22/09/2025

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

SURVEY DATE: **12/05/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **Scope reductions shown in red text and omissions struck out.**

ELEMENT	ITEM	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISHED FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
~~CEILING~~	~~1.7 'V' jointed T&G boarding above rafters/ceiling joists~~	~~Repair~~	~~1.7.1 Replace defective section of 'v' jointed T&G boarding and prepare~~	~~3 m²~~	~~Above 3.5M~~	~~Essential~~	~~C51-270~~	REV7:Omit
WALLS	2.1 Masonry (stone ashlar)	Cleaning	2.1.19 Brush down with phospur bronze brush in preparation for subsequent decoration	15m²	Up to 3.5M	Necessary	M60-510	2 No. of Windows. 4 padstones and 3 corbels. Inside cheeks of dormer.
WALLS	2.1 Masonry (stone ashlar)	Repair	2.1.3 Remove salts of effloresecence by poulticing	5m²	Up to 3.5M	Essential	C40-220B	2 No. of Windows (Doorway)
WALLS	2.1 Masonry (stone ashlar)	Repair	2.1.14 Remove paint from ashlar	1.8m (w) x 2.8m (h)	Up to 3.5M	Essential	M60-507*	2 No. of Windows (Doorway)
WALLS	2.2 Fair-faced Brick masonry	Repair	2.2.4 Rake out missing/defective joints and repoint joints with lime mortar	2m²	ALL	Essential	F10-111*	
WALLS	2.2 Fair-faced Brick masonry	Repair	2.2.5 Stitch crack with stainless steel bed reinforcement, repoint in lime mortar	2 lin m	ALL	Essential	F10-111* C41-632B	Above door to 016.
WALLS	2.2 Fair-faced Brick masonry	Repair	2.2.7 Carefully remove areas of defective imperial brickwork and rebuild with new brickwork in lime mortar (single area)	1m²	ALL	Essential	F10-111*	
~~WALLS~~	~~2.27 Timber Acess Panels~~	~~Repair~~	~~2.27.1 Replace missing / defective aceess hatch with new~~	~~1.8m (h) x 0.4m (w)~~	~~n/a~~	~~Necessary~~	~~K20-360, C93-300B~~	~~2no. Aecess Hatches. Appears in good condition.~~ REV7:Omit timber repairs
WALLS	2.19 Cast iron vents to internal walls	Repair	2.19.11 Leave draw hatch and frame in situ, lay infill recessed replacement brickwork, brush down loose paint in preparation for decoration.	1 no.	Up to 3.5m	Essential	C50-342B	1 no. Good condition.

Level 6: Room 06-016, 06-016a & 06-C04 (719, 719a_b_1, 719a_b_2)

REVISION: 8
STATUS: FOR CONSTRUCTION
DATE ISSUED: 22/09/2025

PROPOSED ROOM USES: **Newly Formed WCs and Welfare/ Refurb Circulation Space**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **WC-02 & CIR-04**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP OUT: **Medium**

SURVEY DATE: **12/05/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **Scope reductions shown in red text and omissions struck out.**

ELEMENT	ITEM	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISHED FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
~~CEILING~~	~~1.7 'V'-jointed T&G boarding above rafters/ceiling joists~~	~~Repair~~	~~1.7.1 Replace defective section of 'v'-jointed T&G boarding~~	~~1.3m (h) x 3m (w)~~	~~Up to 3.5m~~	~~Essential~~	~~C51-270~~	REV7:Omit timber repairs
~~CEILING~~	~~1.7 'V'-jointed T&G boarding above rafters/ceiling joists~~	~~Repair~~	~~1.7.1 Replace defective section of 'v'-jointed T&G boarding~~	~~0.85m (h) x 0.25m (w)~~	~~Up to 3.5m~~	~~Essential~~	~~C51-270~~	REV7:Omit timber repairs
~~CEILING~~	~~1.7 'V'-jointed T&G boarding above rafters/ceiling joists~~	~~Repair~~	~~1.7.1 Replace defective section of 'v'-jointed T&G boarding~~	~~2.7m (h) x 1m (w)~~	~~Above 3.5m~~	~~Essential~~	~~C51-270~~	REV7:Omit timber repairs
~~CEILING~~	~~1.7 'V'-jointed T&G boarding above rafters/ceiling joists~~	~~Repair~~	~~1.7.1 Replace defective section of 'v'-jointed T&G boarding~~	~~1m (h) x 2m (w)~~	~~Above 3.5m~~	~~Essential~~	~~C51-270~~	~~Possible decay noted to central area of high level, flat ceiling.~~ REV7:Omit timber repairs
~~CEILING~~	~~1.7 'V'-jointed T&G boarding above rafters/ceiling joists~~	~~Repair~~	~~1.7.2 Prepare and decorate 'V'-jointed T&G boarding~~	~~5m²~~	~~ALL~~	~~Necessary~~	~~M60-460~~	~~Possible decay noted to central area of high level, flat ceiling. Area of black staining.~~ REV7:Omit timber repairs
~~CEILING~~	~~1.34 Timber Access Panels~~	~~Repair~~	~~1.34.2 Strip existing finishes, make good damage, refix / rehang existing hatch to full working order with refurbished ironmongery.~~	~~1no.~~	~~Up to 2m~~	~~Necessary~~	~~C93-301B~~	~~Good condition.~~ REV7:Omit timber repairs
WALLS	2.1 Masonry (stone ashlar)	Repair	2.1.19 Brush down with phospur bronze brush in preparation for subsequent decoration	6m²	Above 3.5m	Essential	M60-507*	3 No. Windows in one group within one dormer.
WALLS	2.2 Fair-faced Brick masonry	Repair	2.2.4 Rake out missing/defective joints and repoint joints with lime mortar	2m²	ALL	Essential	F10-491*	Above wall through to 015.
WALLS	2.2 Fair-faced Brick masonry	Repair	2.2.5 Stitch crack with stainless steel bed reinforcement, repoint in lime mortar	4 lin m	ALL	Essential	F10-111*, F10-491*, C41-632B	To cracking noted above doorway into adjacent room 06-015. And low level to adjacent corner to eaves.
WALLS	2.2 Fair-faced Brick masonry	Repair	2.2.6 Cosmetic in situ repair in coloured mortar to match (less than 25mm dia) (Small areas of damage, removal of redundant fixtures and fittings)	0-50no.	ALL	Essential	F10-491*	
WALLS	2.2 Fair-faced Brick masonry	Repair	2.2.7 Carefully remove areas of defective imperial brickwork and rebuild with new brickwork in lime mortar (single area)	1 m²	Up to 2m	Essential	F10-111*	To repair brickwork below roof access hatch
WALLS	2.4 Plaster on masonry walls	Repair	2.4.3 Repair Cracks in plaster, prepare and decorate	1 lin m	Up to 3.5m	Essential	M20-310B M20-311B	

Level 6: Room 06-016, 06-016a & 06-C04 (719, 719a_b_1, 719a_b_2)

REVISION: 8
STATUS: FOR CONSTRUCTION
DATE ISSUED: 22/09/2025

PROPOSED ROOM USES: **Newly Formed WCs and Welfare/ Refurb Circulation Space**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **WC-02 & CIR-04**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP OUT: **Medium**

SURVEY DATE: **12/05/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **Scope reductions shown in red text and omissions struck out.**

ELEMENT	ITEM	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISHED 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 25mm) and make good finishing coat	0 - 30no.	Up to 3.5m	Essential	M23-540*	
WALLS	2.19 Cast iron vents to internal walls	Repair	2.19.11 Leave draw hatch and frame in situ, lay infill recessed replacement brickwork, brush down loose paint in preparation for decoration.	1no.	Up to 3.5m	Essential	C50-342B	1 no. Good condition.

Level 6: Room 06-017 (720)

REVISION: 8
STATUS: FOR CONSTRUCTION
DATE ISSUED: 22/09/2025
PROPOSED ROOM USES: **Commerical Offices (Mock -up Room)**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **OFF-02**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP OUT: **Medium**
SURVEY DATE: **12/05/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **Scope reductions shown in red text and omissions struck out.**

ELEMENT	ITEM	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISHED 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.	0.5m (h) x 0.5m (w)	Above 3.5m	Essential	M20-566* M23-300*	
CEILING	1.10 Lath and plaster to ceiling joists below roof voids	Repair	1.10.2 Refix lath and plaster from below, make good with traditional lath and plaster	1m²	Above 3.5m	Essential	M20-589A	To corridor area.
CEILING	1.10 Lath and plaster to ceiling joists below roof voids	Repair	1.10.4 Repair cracks in lath and plaster, prepare for acoustic lining.	5 lin m	Above 3.5m	Essential	M20-310B M20-311B	
CEILING	1.10 Lath and plaster to ceiling joists below roof voids	Repair	1.10.5 Remove peeling paint layers from lath and plaster.	1m²	Above 3.5m	Essential	M60-510	
~~CEILING~~	~~1.34 Timber Acess Panels~~	~~Repair~~	~~1.34.2 Strip existing finishes, make good damage, refix / rehang existing hatch to full working order with refurbished ironmongery.~~	~~1no.~~	~~n/a~~	~~Essential~~	~~C93-301B~~	~~0.5m (h) x 1.8m (w)~~ REV7:Omit timber repairs
WALLS	2.4 Plaster on masonry walls	Repair	2.4.1 Removal of defective/ missing area of plaster, renew with traditional two coat plaster,	1.0m (h) x 0.15 (w)	Up to 2m	Essential	M23-311, M20-566	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.1 Removal of defective/ missing area of plaster, renew with traditional two coat plaster,	0.2m (h) x 1.5 (w)	Up to 2m	Essential	M23-311, M20-566	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.1 Removal of defective/ missing area of plaster, renew with traditional two coat plaster,	0.25m (h) x 0.5m (w)	Up to 2m	Essential	M23-311, M20-566	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.1 Removal of defective/ missing area of plaster, renew with traditional two coat plaster,	2.3m (h) x 1.8m (w)	Above 3.5m	Essential	M23-311, M20-566	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.1 Removal of defective/ missing area of plaster, renew with traditional two coat plaster,	3.6m (h) x 1.4m (w)	All	Essential	M23-311, M20-566	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.1 Removal of defective/ missing area of plaster, renew with traditional two coat plaster,	3.6m (h) x 1.4m (w)	All	Essential	M23-311, M20-566	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.1 Removal of defective/ missing area of plaster, renew with traditional two coat plaster,	2.0m (h) x 1.0m (w)	Above 3.5m	Essential	M23-311, M20-566	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.1 Removal of defective/ missing area of plaster, renew with traditional two coat plaster,	2.0m (h) x 1.0m (w)	Above 3.5m	Essential	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~~	~~5 lin m~~	~~n/a~~	~~Necessary~~	~~P20-110A, C93-308B~~	~~Removed at time of survey - retain allowance.~~ REV7: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.	Above 3.5m	Necessary	C50-342B	1 no. In good condition.

Level 6: Room 06-017 (720)

REVISION: 8
STATUS: FOR CONSTRUCTION
DATE ISSUED: 22/09/2025
PROPOSED ROOM USES: **Commerical Offices (Mock -up Room)**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **OFF-02**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP OUT: **Medium**
SURVEY DATE: **12/05/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **Scope reductions shown in red text and omissions struck out.**

ELEMENT	ITEM	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISHED FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
~~WALLS~~	~~2.26 T&G dado/ boarding to walls~~	~~Repair~~	~~2.26.6 Remove defective T&G dado/ boarding~~	~~0.7m (h) x 1.0m (w)~~	~~Up to 2m~~	~~Essential~~	~~C20-110B, C20-602 in OTH-PUR-TH-ZZ-SPE-A-0332~~	~~Assumed to be to side walls of rooflight in corridor.~~ REV7:Omit timber repairs
WALLS	2.1 Masonry (stone ashlar)	Cleaning	2.1.19 Brush down with phospur bronze brush in preparation for subsequent decoration	6m²	Up to 3.5M	Essential	M60-510	Brush off loose paint prior to decoration.
SEAT	2.30 Window Seats (Timber)	Repair	2.30.11 Fill cracks, cuts and holes in window seat, colour matched to timber, prepare and decorate. 2.30.12 Securely re-fix window seat framework, front, top and upstand boards with appropriate screw fixings 2.30.14 Repair split top. 2.30.15 Repair split cupboard door panels 2.30.16 Adapt top to incorporate access panel to gutter 2.30.17 Replace damaged / missing upstand 2.30.22 Replace missing framework and noggings	0.7m (depth) x 1.8m (width)x0.6m (height), upstand: 0.1m (h)x3.0m (l)	Up to 2m	Essential	C51/771B,773B; M60/575B; C93	Window seat has been temporarily dismantled to enable works to gutters. Dismantled parts of window seat to be reinstated following completion of works to gutters located inside the seat. Top to be adapted as OTH-PUR-TH-ZZ-SKE-A-4156.

Level 6: Room 06-018 (721)

REVISION: 8
STATUS: FOR CONSTRUCTION
DATE ISSUED: 22/09/2025

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

SURVEY DATE: **12/05/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **Scope reductions shown in red text and omissions struck out.**

ELEMENT	ITEM	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISHED 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.	11 lin m	Up to 3.5m	Essential	M20-310B M20-311B	
CEILING	1.10 Lath and plaster to ceiling joists below roof voids	Repair	1.10.5 Remove peeling paint layers from lath and plaster.	5 m²	Up to 3.5m	Essential	M60-510	Brush down with bronze brush
~~CEILING~~	~~1.34 Timber Access Panels~~	~~Repair~~	~~1.34.2 Strip existing finishes, make good damage, refix / rehang existing hatch to full working order with refurbished ironmongery.~~	~~2 no.~~	~~Up to 3.5m~~	~~Necessary~~	~~C93-301B~~	~~2 no. present.~~ REV7:Omit timber repairs
~~CEILING~~	~~1.34 Timber Access Panels~~	~~Repair~~	~~1.34.1 Replace missing / defective access hatch with new~~	~~1 no.~~	~~Up to 3.5m~~	~~Essential~~	~~C93-301B, K20-360~~	~~1 new replacement in ceiling where removed as part of large area removed.~~ REV7:Omit timber repairs
WALLS	2.2 Fair faced brickwork	Repair	2.2.7 Carefully remove areas of defective imperial brickwork and rebuild with new brickwork in lime mortar (single area)	300 x 300 x 250 thick	Up to 2m	Essential	F10-111*	Remove moden grille and sliding timber shutter and infill with brickwork.
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	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.4 Remove peeling paint layers from plaster, prepare and decorate (part area)	2m²	Up to 3.5M	Essential	M60-510	Brush down flaking paint. To north small room, north wall.
WALLS	2.4 Plaster on masonry walls	Repair	2.4.15 Strip modern wallpaper.	5m²	All	Essential	M60-534B	To north small room, north wall.
~~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~~	~~2.2 lin m~~	~~Up to 2m~~	~~Necessary~~	~~P20-110A, C93-308B~~	REV7:For skirting repairs, refer to reports issued to **Purcell-EWN-001349**
WALLS	2.19 Cast iron vents to internal walls	Repair	2.19.9 Remove frame and grille, lay infill replacement brickwork flush to surrounding wall and make good to match existing wall finish.	1 no.	Up to 3.5m	Necessary	C50-342B	Grille missing/ covered over but appears pushed in. Assume grille is absent.
SEAT	2.30 Window Seats (Timber)	Repair	2.30.11 Fill cracks, cuts and holes in window seat, colour matched to timber, prepare and decorate. 2.30.12 Securely re-fix window seat framework, front, top and upstandt boarrds with appropriate screw fixings 2.30.14 Repair split top. 2.30.19 Fit replica door knobs (4no.) 2.30.21 Clean existing ironmongery 2.30.23 Remove redundant battens/supports/plywood patches	0.7m (depth) x 1.8m (width)x0.6m (height), upstand: 0.1m (h)x3.0m (l)	Up to 2m	Essential	C51/771B,773B; M60/575B; C93	Window seat has been temporarily dismantled to enable works to gutters. Dismantled parts of window seat to be reinstated following completion of works to gutters located inside the seat.

Level 6: Room 06-019 (722)

REVISION: 8
STATUS: FOR CONSTRUCTION
DATE ISSUED: 22/09/2025

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

SURVEY DATE: **12/05/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **Scope reductions shown in red text and omissions struck out.**

ELEMENT	ITEM	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISHED 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.	6m²	Up to 3.5m	Essential	M20-566* M23-300*	
CEILING	1.10 Lath and plaster to ceiling joists below roof voids	Repair	1.10.4 Repair cracks in lath and plaster.	10 lin m	Up to 3.5m	Essential	M20-310B M20-311B	
CEILING	1.10 Lath and plaster to ceiling joists below roof voids	Repair	1.10.5 Remove peeling paint layers from lath and plaster.	1m²	Up to 3.5m	Essential	M60-510	Brush down with phosphur bronze brush
~~CEILING~~	~~1.34 Timber Access Panels~~	~~Repair~~	~~1.34.2 Strip existing finishes, make good damage, refix / rehang existing hatch to full working order with refurbished ironmongery.~~	~~5no.~~	~~All~~	~~Necessary~~	~~C93-301B~~	~~4 no. 1 to be infilled 1m x 200mm.~~ REV7:Omit timber repairs
WALLS	2.1 Masonry (stone ashlar)	Repair	2.1.19 Brush down with phospur bronze brush in preparation for subsequent decoration	6m²	Up to 3.5m	Essential	M60-510	**6 No**. Windows (in 2no. Dormer locations). Brush down flaking paint to surround.
WALLS	2.4 Plaster on masonry walls	Repair	2.4.3 Repair Cracks in plaster, prepare and decorate	4 lin m	All	Essential	M20-310B M20-311B	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.11 Fill hole in plaster (up to 25mm) and make good finishing coat	160 no.	All	Essential	M23-540*	
~~WALLS~~	~~2.13 Profiled timber skirting~~	~~Repair~~	~~2.13.1 Reinstate profiled timber skirting~~	~~4 lin m~~	~~n/a~~	~~Necessary~~	~~P20-110A, C93-308B~~	~~Re-use exiting skirting from walls to be removed.~~ REV7:For skirting repairs, refer to reports issued to **Purcell-EWN-001349**
~~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~~	~~4.4 lin m~~	~~n/a~~	~~Necessary~~	~~P20-110A, C93-308B~~	~~In larger room~~ REV7:For skirting repairs, refer to reports issued to **Purcell-EWN-001349**
WALLS	2.19 Cast iron vents to internal walls	Repair	2.19.9 Remove frame and grille, lay infill replacement brickwork flush to surrounding wall and make good to match existing wall finish.	1 no.	Up to 3.5m	Essential	C50-342B	1 no. missing. To be bricked up.
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.	Up to 3.5m	Essential	C50-342B	In larger room. Covered over. Assume good condition.
SEAT	2.30 Window Seats (Timber)	Repair	2.30.11 Fill cracks, cuts and holes in window seat, colour matched to timber, prepare and decorate. 2.30.12 Securely re-fix window seat framework, front, top and upstand boards with appropriate screw fixings 2.30.16 Adapt top to incorporate access panel to gutter	0.7m (depth) x 1.8m (width)x0.6m (height), upstand: 0.1m (h)x3.0m (l)	Up to 2m	Essential	C51/771B,773B; M60/575B; C93	Window seat has been temporarily dismantled to enable works to gutters. Dismantled parts of window seat to be reinstated following completion of works to gutters located inside the seat. Top to be adapted as OTH-PUR-TH-ZZ-SKE-A-4156. Desk with drawers to be relocated to storage and offered to BAWG.

Level 6: Room 06-019 (722)

REVISION: 8
STATUS: FOR CONSTRUCTION
DATE ISSUED: 22/09/2025

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

SURVEY DATE: **12/05/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **Scope reductions shown in red text and omissions struck out.**

ELEMENT	ITEM	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISHED FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
			2.30.17 Replace damaged / missing upstand 2.30.18 Replace missing door to match existing door details					
SEAT	2.30 Window Seats (Timber)	Repair	2.30.11 Fill cracks, cuts and holes in window seat, colour matched to timber, prepare and decorate. 2.30.12 Securely re-fix window seat framework, front, top and upstand boards with appropriate screw fixings 2.30.15 Repair split cupboard door panels 2.30.16 Adapt top to incorporate access panel to gutter 2.30.17 Replace damaged / missing upstand 2.30.21 Clean existing ironmongery 2.30.22 Replace missing framework and noggings	0.75m (depth) x 1.8m (width)x0.6m (height), upstand: 0.1m (h)x3.1m (l)	Up to 2m	Essential	C51/771B,773B; M60/575B; C93	Window seat has been temporarily dismantled to enable works to gutters. Dismantled parts of window seat to be reinstated following completion of works to gutters located inside the seat. Top to be adapted as OTH-PUR-TH-ZZ-SKE-A-4156.

Level 6: Room 06-S20, 05-C04 Upper walls & ceiling

REVISION: 8
STATUS: FOR CONSTRUCTION
DATE ISSUED: 22/09/2025

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

SURVEY DATE: **12/05/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **Scope reductions shown in red text and omissions struck out.**

ELEMENT	ITEM	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISHED 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.	5m²	Up to 3.5m	Essential	M20-566* M23-300*	
CEILING	1.10 Lath and plaster to ceiling joists below roof voids	Repair	1.10.4 Repair cracks in lath and plaster.	15 lin m	Up to 3.5m	Essential	M20-310B M20-311B	
~~CEILING~~	~~1.34 Timber access panel~~	~~Repair~~	~~1.34.2 Strip existing finishes, make good damage, refix / rehang existing hatch to full working order with refurbished ironmongery.~~	~~1no.~~	~~n/a~~	~~Necessary~~	~~C93-301B~~	REV7:Omit timber repairs
WALLS	2.4 Plaster on masonry walls	Repair	2.4.3 Repair Cracks in plaster, prepare and decorate	7 lin m	All	Essential	M20-310B M20-311B	Include area of damaged plaster where partition removed.
WALLS	2.4 Plaster on masonry walls	Repair	2.4.11 Fill hole in plaster (up to 25mm) and make good finishing coat	150 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~~	~~n/a~~	~~Up to 2m~~	~~Necessary~~	~~P20-110A, C93-308B~~	~~n/a due to removal of floor~~ REV7: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.	Up to 3.5m	Necessary	C50-342B	Covered by paint. To be uncovered.
SEAT	2.30 Window Seats (Timber)	Repair	2.30.11 Fill cracks, cuts and holes in window seat, colour matched to timber, prepare and decorate. 2.30.12 Securely re-fix window seat framework, front, top and upstand boards with appropriate screw fixings 2.30.14 Repair split top. 2.30.15 Repair split cupboard door panels 2.30.21 Clean existing ironmongery	0.7m (depth) x 1.8m (width)x0.6m (height), upstand: 0.2m (h)x3.0m (l)	Above 3.5m	Essential	C51/771B,773B; M60/575B; C93	Window seat has been temporarily dismantled to enable works to gutters. Dismantled parts of window seat to be reinstated following completion of works to gutters located inside the seat.

Level 6: Room 06-020 (723)

REVISION: 8
STATUS: FOR CONSTRUCTION
DATE ISSUED: 22/09/2025

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

SURVEY DATE: **12/05/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **Scope reductions shown in red text and omissions struck out.**

ELEMENT	ITEM	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISHED 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.	2m²	Above 3.5m	Essential	M20-566* M23-300*	1m² + 1m² replacment where intrusive survey has been carried out
CEILING	1.10 Lath and plaster to ceiling joists below roof voids	Repair	1.10.4 Repair cracks in lath and plaster, prepare for acoustic lining.	10 lin m	Above 3.5M	Essential	M20-310B M20-311B	
CEILING	1.10 Lath and plaster to ceiling joists below roof voids	Repair	1.10.5 Remove peeling paint layers from lath and plaster.	2m²	Above 3.5m	Essential	M60-510	
WALLS	2.1 Masonry (stone ashlar)	Repair	2.1.19 Brush down with phospur bronze brush in preparation for subsequent decoration	6m²	Up to 3.5m	Necessary	M60-510	To south window only
WALLS	2.4 Plaster on masonry walls	Repair	2.4.11 Fill hole in plaster (up to 25mm) and make good finishing coat	250no.	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~~	~~9.25 lin m~~	~~Up to 2m~~	~~Necessary~~	~~P20-110A, C93-308B~~	~~Can re-use existing from wall to be removed.~~ REV7:For skirting repairs, refer to reports issued to **Purcell-EWN-001349**
WALLS	2.19 Cast iron vents to internal walls	Repair	2.19.9 Remove, lay infill replacement brickwork flush to surrounding wall. Make good plaster finish with wall if present.	1 no.	Up to 3.5m	Essential	C50-342B / F10-111*	1 no. airbrick to fireplace 200 x 150mm.

Level 6: Room 06-021 (724)

REVISION: 8
STATUS: FOR CONSTRUCTION
DATE ISSUED: 22/09/2025

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

SURVEY DATE: **12/05/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **Scope reductions shown in red text and omissions struck out.**

ELEMENT	ITEM	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISHED 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.	3m²	Above 3.5m	Essential	M20-566* M23-300*	Including where water damaged, adjacent to chimney breasts.
CEILING	1.10 Lath and plaster to ceiling joists below roof voids	Repair	1.10.4 Repair cracks in lath and plaster, prepare for acoustic lining.	20 lin m	Above 3.5m	Essential	M20-310B M20-311B	
~~CEILING~~	~~1.34 Timber Acess Panels~~	~~Repair~~	~~1.34.2 Strip existing finishes, make good damage, refix / rehang existing hatch to full working order with refurbished ironmongery.~~	~~1no.~~	~~n/a~~	~~Necessary~~	~~C93-301B~~	~~0.85m (h) x 0.7m (w). Appears in good condition.~~ REV7:Omit timber repairs
WALLS	2.1 Masonry (stone ashlar)	Repair	2.1.19 Brush down with phospur bronze brush in preparation for subsequent decoration	3m²	Above 3.5m	Essential	M60-510	3 No. of Windows.
WALLS	2.4 Plaster on masonry walls	Repair	2.4.11 Fill hole in plaster (up to 25mm) and make good finishing coat	200no.	All	Essential	M23-540*	
WALLS	2.5 Lath and plaster on timber studs	Repair	2.5.3 Repair cracks in lath and plaster, prepare for thermal lining.	2 lin m	All	Essential	M20-310B M20-311B	
~~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~~	~~1m~~	~~Up to 2m~~	~~Necessary~~	~~P20-110A~~	REV7: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.	Up to 3.5m	Essential	C50-342B	Adjacent to room 06-021. Covered over.

Level 6: Room 06-022 (726)

REVISION: 8
STATUS: FOR CONSTRUCTION
DATE ISSUED: 22/09/2025
PROPOSED ROOM USES: **Commercial Office**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **OFF-02**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP OUT: **Medium**
SURVEY DATE: **12/05/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **Scope reductions shown in red text and omissions struck out.**

ELEMENT	ITEM	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISHED 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.	7.4m (h) x 1.5m (w)	Above 3.5m	Essential	M20-566* M23-300*	At the edge of flat ceiling
CEILING	1.10 Lath and plaster to ceiling joists below roof voids	Repair	1.10.4 Repair cracks in lath and plaster, prepare for acoustic lining.	10 lin m	Above 3.5m	Essential	M20-310B M20-311B	
~~CEILING~~	~~1.34 Timber Acess Panels~~	~~Repair~~	~~1.34.1 Replace missing / defective access hatch with new~~	~~3 no.~~	~~n/a~~	~~Necessary~~	~~C93-301B, K20-360~~	~~3 x roof void access hatches to be replaced - including frame~~ REV7:Omit timber repairs
~~CEILING~~	~~1.34 Timber Acess Panels~~	~~Repair~~	~~1.34.2 Strip existing finishes, make good damage, refix / rehang existing hatch to full working order with refurbished ironmongery.~~	~~0.7m (h) x 0.7m (w)~~	~~n/a~~	~~Necessary~~	~~C93-301B~~	~~1 no. Appears in good condition~~ REV7:Omit timber repairs
WALLS	2.1 Masonry (stone ashlar)	Cleaning	2.1.19 Brush down with phospur bronze brush in preparation for subsequent decoration	6m²	Up to 3.5M	Necessary	M60-510	3 no windows in group. Brush off loose paint prior to decoration.
WALLS	2.4 Plaster on masonry walls	Repair	2.4.11 Fill hole in plaster (up to 25mm) and make good finishing coat	60.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~~	~~1.5 lin m~~	~~Up to 2m~~	~~Necessary~~	~~P20-110A, C93-308B~~	REV7: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.	Up to 3.5m	Essential	C50-342B	Covered over.

Level 6: Room 06-023, 06-C04b (727_1,727_2)

REVISION: 8
STATUS: FOR CONSTRUCTION
DATE ISSUED: 22/09/2025

PROPOSED ROOM USES: **Newly Formed WC's and Welfare**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **WC-02**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP OUT: **Medium**

SURVEY DATE: **12/05/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **Scope reductions shown in red text and omissions struck out.**

ELEMENT	ITEM	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISHED 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	Up to 3.5m	Essential	M20-566* M23-300*	To East wall
CEILING	1.10 Lath and plaster to ceiling joists below roof voids	Repair	1.10.4 Repair cracks in lath and plaster, prepare for acoustic lining.	2 lin m	Up to 3.5m	Essential	M20-310B M20-311B	
CEILING	1.10 Lath and plaster to ceiling joists below roof voids	Repair	1.10.4 Repair cracks in lath and plaster.	2 lin m	Up to 3.5m	Essential	M20-310B M20-311B	
~~CEILING~~	~~1.34 Timber Acess Panels~~	~~Repair~~	~~1.34.2 Strip existing finishes, make good damage, refix / rehang existing hatch to full working order with refurbished ironmongery.~~	~~1 no.~~	~~n/a~~	~~Necessary~~	~~C93-301B~~	~~Good condition.~~ REV7:Omit timber repairs
WALLS	2.4 Plaster on masonry walls	Repair	2.4.4 Remove peeling paint layers from plaster, prepare and decorate (part area)	2m²	Up to 3.5m	Essential	M60-510	Brush down cheeks to dormer with phosphur bronze brush
~~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~~	~~0.4 lin m~~	~~Up to 2m~~	~~Necessary~~	~~P20-110A~~	~~To corner behind door to 04C~~ REV7: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.	Above 3.5m	Essential	C50-342B	Covered but partially visible. Assume good condition.

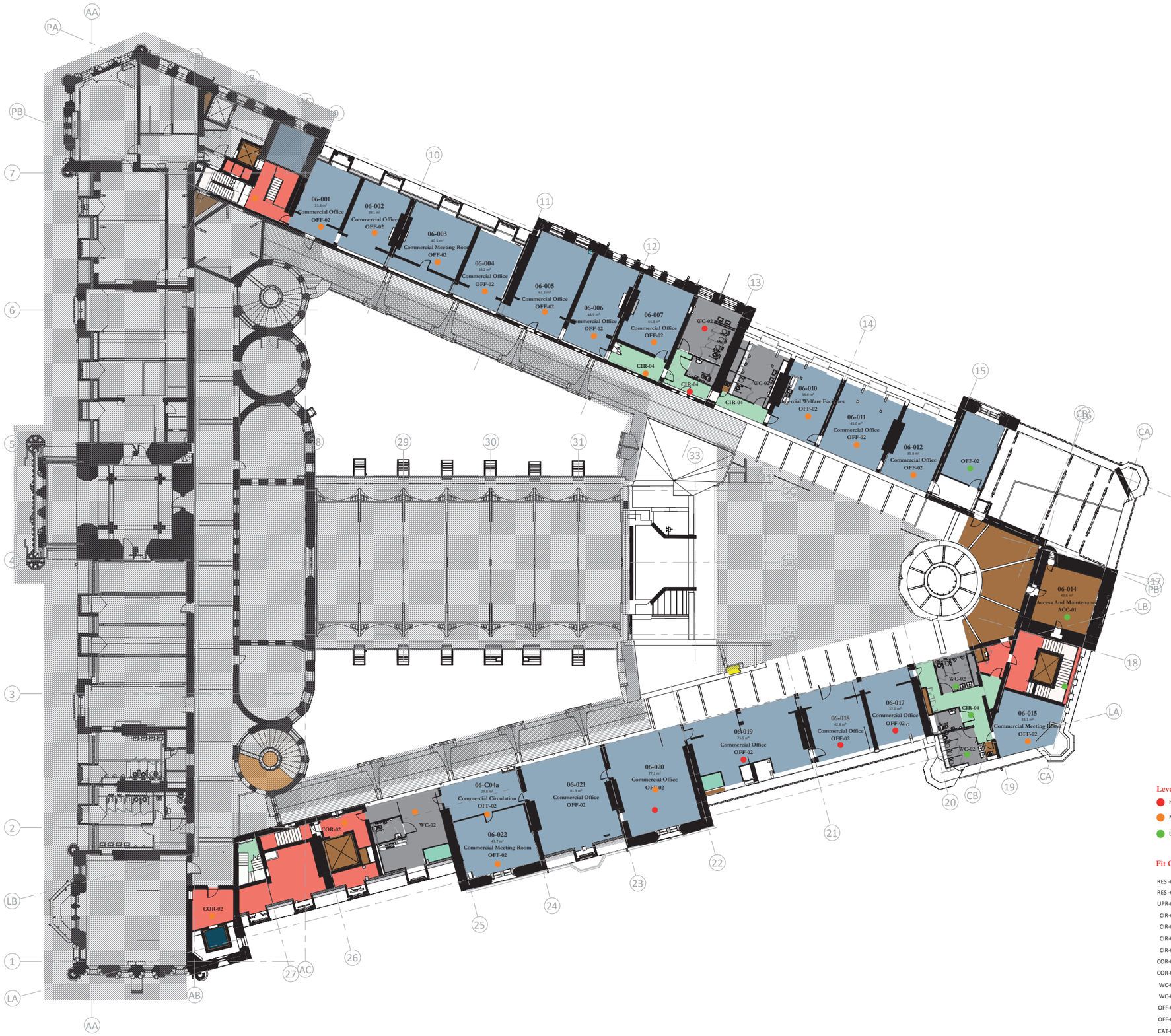
Level 6: Room 06-C04c (728_1)

REVISION: 7
STATUS: FOR CONSTRUCTION
DATE ISSUED: 22/09/2025

PROPOSED ROOM USES: **New Protected Core**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **COR-02**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP OUT: **Medium**

SURVEY DATE: **12/05/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **Scope reductions shown in red text and omissions struck out.**

ELEMENT	ITEM	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISHED 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.	3 lin m	Up to 3.5m	Essential	M20-310B M20-311B	To corners of dormer
~~CEILING~~	~~1.34 Timber Acess Panels~~	~~Repair~~	~~1.34.2 Strip existing finishes, make good damage, refix / rehang existing hatch to full working order with refurbished ironmongery.~~	~~1no.~~	~~n/a~~	~~Necessary~~	~~C93-301B~~	~~Above dormer~~ REV7:Omit timber repairs
WALLS	2.1 Masonry (stone ashlar)	Repair	2.1.19 Brush down with phosphur bronze brush in preparation for subsequent	5m²	Up to 3.5m	Essential	M60-510	3 No. of Windows (Doorway)
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	To dormer East side
WALLS	2.4 Plaster on masonry walls	Repair	2.4.11 Fill hole in plaster (up to 25mm) and make good finishing coat	0 - 20no.	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~~	~~3 lin m~~	~~Up to 2m~~	~~Necessary~~	~~P20-110A, C93-308B~~	~~Missing behind fitted shelvees now removed.~~ For skirting repairs, refer to reports issued to **Purcell-EWN-001349**
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	Covered over. Assume intact. Remove as in proposed lift shaft.



Proposed Fit Out & Repair Plan - 06a

1 : 200

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

1:100	mm	1000		3000		5000		7000	
1:200	mm		5000		8000		12000		16000
1:500	M	5		15		25		35	
1:250	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
PURCELL
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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 06
SIZE & SCALE	A1: As indicated
DRAWING STATUS	For Review and Comment
JOB NUMBER	236959
DRAWING NO.	OTH-PUR-TH-06-DWG-A-5127
REV	-

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