OUR TOWN HALL

PROJECT



STAGE 5

LEVEL 01 - INTERNAL REPAIR SCHEDULES

OTH-PUR-TH-01-SCH-A-5902

SEPTEMBER 2025

PURCELL

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OUR TOWN HALL PROJECT

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DOCUMENT TITLE	DOCUMENT REVISION	ISSUED FOR	ISSUED DATE	ISSUED BY	REVIEWED BY	REVISION NOTES
OTH-PUR-TH-01-SCH-A-5902	-	For Review & Comment	20/12/19	RB	JC	
OTH-PUR-TH-01-SCH-A-5902	01	For Tender	18/06/21	MS	RB	Updated Following Descoping
OTH-PUR-TH-01-SCH-A-5902	02	For Tender	30/07/21	MS	RB	Update to include revised specification references and quantities
OTH-PUR-TH-01-SCH-A-5902	03	For Construction	22/10/21	MS	RB	Issued for Construction
OTH-PUR-TH-01-SCH-A-5902	04	For Construction	13/06/23	AB	AB	Finishes to timber panelling updated generally
OTH-PUR-TH-01-SCH-A-5902	05	For Construction	05/09/25	JBAC	GO	Repairs updated following site walks with WPC, Skirting repairs updated to refer to reports issued to Purcell-EWN-001349

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CONTENTS

1.0 INTERNAL REPAIR PRINCIPLES

- 1.01 Overview
- 1.02 Background
- 1.03 Definition of Repair
- 1.04 Location
- 1.05 Core & Wider Project Values
- 1.06 Principles of Repair Specification & Heritage Impact Assessment
- 1.07 Repair Category Definitions
- 1.08 Internal Repair schedule development
- 1.09 Report Structure

2.0 INTERNAL REPAIR SCHEDULES

- 2.01 Level 01 Internal Repair Schedules

3.0 APPENDIX

- 3.01 Level 01 Internal Repair Room Type reference plan

1.0 INTERNAL REPAIR PRINCIPLES

1.01 OVERVIEW

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

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

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

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

In summary the following considerations inform the repair principles;

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

1.02 BACKGROUND

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

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

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

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

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

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

1.03 DEFINITION OF REPAIR

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

Repair Definition:

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

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

1.04 LOCATION

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

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

The Manchester Town Hall key values are:

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

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

1.05 CORE AND WIDER PROJECT VALUES

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

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

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

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

1.06 PRINCIPLES OF REPAIR SPECIFICATION & HERITAGE IMPACT ASSESSMENT

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

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

01 What is the level of change?

02 What is the potential impact of change?

03 What is the need for change?

04 Can harmful change be mitigated?

05 Can harm be justified against public benefit?

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

1.07 REPAIR CATEGORY DEFINITIONS

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

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

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

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

1.08 INTERNAL REPAIR SCHEDULE DEVELOPMENT

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

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

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

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

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

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

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

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

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

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

1.09 REPORT STRUCTURE

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

Each room schedule identifies the following general information:

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

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

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

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

INTERNAL REPAIR SCHEDULES

2.0 INTERNAL REPAIR SCHEDULES

- 2.01 Level 01 Internal Repair Schedules

Level 1: Room 01-019&019a (216)

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

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

SURVEY DATE: **02/06/2021**
SURVEYED BY: **KGF**
GENERAL NOTE: **Changes for ''05/09/25 Issue'', highlighed in light blue. Changes for "13/06/23 Issue" highlighted in pink. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.1 Removal of defective/ missing area of plaster, renew with traditional two coat plaster	80m²	Above 3.5m	Essential	M20-566 M23-300*	
~~CEILING~~	~~1.12 Plaster to the underside of concrete jack arches~~	~~Repair~~	~~1.12.2 Repair cracks in plaster and prepare.~~	~~15 lin m~~	~~Above 3.5m~~	~~Essential~~	~~M20-310B M20-311B~~	Mostly hairline cracks.
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.12 Fill hole in plaster (up to 25mm) and make good finishing coat	100no.	Above 3.5m	Essential	M23-540*	
CEILING	1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction) i.e. SMALL BEAM CASING	Repair	1.13.1 Removal of defective /missing areas and replacement with new studwork to match, renew lath and run plaster.	5 lin m	Above 3.5m	Essential	M20-566, M23-300*	
CEILING	1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction) i.e. SMALL BEAM CASING	Repair	1.13.4 Repair cracks in lath and plaster and prepare.	2 lin m	Above 3.5m	Essential	M23-593B M23-535	Some hairline cracks.
~~CEILING~~	~~1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction) i.e. SMALL BEAM CASING~~	~~Repair~~	~~1.13.6 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~3.65m²~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505 M60-507*~~	
CEILING	1.14 Profiled lath and run plaster on timber studwork around steel floor girders (downstand beams to jack arch construction) i.e. LARGE BEAM CASING	Repair	1.14.1 Removal of defective /missing areas and replacement with new studwork to match, renew lath and run plaster, prepare and decorate.	6.5 lin m	Above 3.5m	Essential	M20-566, M23-300*	Patch repairs required in spot locations.
~~CEILING~~	~~1.14 Profiled lath and run plaster on timber studwork around steel floor girders (downstand beams to jack arch construction) i.e. LARGE BEAM CASING~~	~~Repair~~	~~1.14.4 Repair cracks in lath and plaster and prepare~~	~~1 lin m~~	~~Above 3.5m~~	~~Essential~~	~~M23-593B M23-535~~	Mostly hairline cracks.
~~CEILING~~	~~1.14 Profiled lath and run plaster on timber studwork around steel floor girders (downstand beams to jack arch construction) i.e. LARGE BEAM CASING~~	~~Repair~~	~~1.14.6 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~100%~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505 M60-507*~~	~~All areas except areas of plaster being removed~~
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.1 Replacement of full run profile of plaster cornice where missing/defective and prepare.	6 lin m	Above 3.5m	Essential	M23-570*	Repairs needed in spot locations.
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.3 Fill cracks to cornice.~~	~~3 lin m~~	~~Above 3.5m~~	~~Essential~~	~~M23-593B M23-535~~	~~Particularly Princess st wall~~
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~100%~~	~~Above 3.5m~~	~~Essential~~	~~M60-505* M60-507*~~	~~All areas except areas of cornice being removed~~
WALLS	2.4 Plaster on masonry walls	Repair	2.4.3 Repair Cracks in plaster, prepare and decorate	15 lin m	All	Essential	M20-310B M20-311B	
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~32.01m²~~	~~All~~	~~Essential~~	~~M60-505* M60-507*~~	

Level 1: Room 01-019&019a (216)

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

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

SURVEY DATE: **02/06/2021**
SURVEYED BY: **KGF**
GENERAL NOTE: **Changes for ''05/09/25 Issue'', highlighed in light blue. Changes for "13/06/23 Issue" highlighted in pink. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
WALLS	2.4 Plaster on masonry walls	Repair	2.4.7 Replace areas of lost or detached finishing coat. Area to receive new finishing coat to match existing.	1.2m (h) x 0.8m (w)	Up to 2m	Essential	M20-312B	
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.	1.8m (h) x 0.75m (w)	Up to 2m	Essential	M20-312B	
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.	0.4m (h) x 3.6m (w)	Up to 2m	Essential	M23-311 M20-566	
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	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~~	~~8 lin m~~	~~Up to 2m~~	~~Necessary~~	~~P20-110~~	~~Corridor wall side~~ For skirting repairs, refer to reports issued to **Purcell-EWN-001349**
~~WALLS~~	~~2.19 Cast iron vents to internal walls~~	~~Repair~~	~~2.19.7 Conduct paint analysis to establish paint archaeology. Following validation of paint archaeology to architect's approval remove all paint back to metal. Conduct metal repairs and redecorate (allow for polished metal finish). Grille to be removed, work carried out in workshop and reinstated to existinglocation. Install black pe insect mesh to rear of grille.~~	~~2no.~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505 M60-539 M60-540 F30-165~~	
WALLS	2.19 Cast iron vents to internal walls	Repair	2.19.8 Remove grille leaving frame in situ, lay infill recessed replacement brickwork and paint face black, re-fix grille, brush down loose paint in preparation for decoration.	1no.	Up to 3.5m	Essential	C50-342B	Regular grid pattern.
WALLS	2.28 Decorative run plaster moulding to walls	Repair	2.28.1 Removal of defective/ missing area of plaster, renew with new run plaster moulding	1 lin m	Up to 3.5m	Essential	M23-591B, M23-593B	Princess st wall
WALLS	2.28 Decorative run plaster moulding to walls	Repair	2.28.3 Repair cracks in plaster.	0.4 lin m	Up to 3.5m	Necessary	M23-591B, M23-593B	Repair defective plaster moulding in spot locations - on column. 5no. plaster holes in plaster moulding
~~FLOORS~~	~~3.2 Timber floor boards to suspended timber floors~~	~~Repair~~	~~3.2.2 Remove defective missing sections of floorboards and renew with butt jointed timber boarding to match the existing.~~	~~10%~~	~~n/a~~	~~Essential~~	~~K20-110A~~	~~TBC following soft strip~~

Level 1: Room 01-020 (217)

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

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

SURVEY DATE: **02/06/2021**
SURVEYED BY: **KGF**
GENERAL NOTE: **Changes for "05/09/25 Issue", highlighed in light blue. Changes for "13/06/23 Issue" highlighted in pink. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
~~CEILING~~	~~1.12 Plaster to the underside of concrete jack arches~~	~~Repair~~	~~1.12.1 Removal of defective/ missing area of plaster, renew with traditional two coat plaster~~	~~1m²~~	~~Above 3.5m~~	~~Essential~~	~~M20-566 M23-300*~~	
~~CEILING~~	~~1.12 Plaster to the underside of concrete jack arches~~	~~Repair~~	~~1.12.4 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~0.25m²~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505* M60-507*~~	
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.12 Fill hole in plaster (up to 25mm) and make good finishing coat	4no.	Above 3.5m	Essential	M23-540*	
~~CEILING~~	~~1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction) i.e. SMALL BEAM CASING~~	~~Repair~~	~~1.13.4 Repair cracks in lath and plaster and prepare.~~	~~1 lin m~~	~~Above 3.5m~~	~~Essential~~	~~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~~	~~1.13.6 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505 M60-507*~~	
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.1 Replacement of full run profile of plaster cornice where missing/defective and prepare.	1 lin m	Above 3.5m	Essential	M23-570*	
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.3 Fill cracks to cornice.	2 lin m	Above 3.5m	Essential	M23-593B M23-535	Mostly hairline cracks.
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~Above 3.5m~~	~~Essential~~	~~M60-505* M60-507*~~	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.3 Repair Cracks in plaster, prepare and decorate	12 lin m	All	Essential	M20-310B M20-311B	Unable to inspect due to wallpaper covering - allowance retained
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~3.36m²~~	~~All~~	~~Essential~~	~~M60-505* M60-507*~~	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.11 Fill hole in plaster (up to 25mm) and make good finishing coat	80no.	All	Essential	M20-742 M23-540	Unable to inspect due to wallpaper covering - allowance retained
WALLS	2.4 Plaster on masonry walls	Repair	2.4.15 Strip modern wallpaper.	50m²		Essential	M60-534B	
~~WALLS~~	~~2.13 Profiled timber skirting~~	~~Repair~~	~~2.13.2 Remove defective/non matching/ missing section and splice in new section of profiled timber skirting~~	~~4 lin m~~	~~Up to 2m~~	~~Necessary~~	~~P20-110A~~	~~Following MEP strip out, skirting needs re-instating, covered in scalant etc.~~ For skirting repairs, refer to reports issued to **Purcell-EWN-001349**

Level 1: Room 01-020 (217)

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

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

SURVEY DATE: **02/06/2021**
SURVEYED BY: **KGF**
GENERAL NOTE: **Changes for ''05/09/25 Issue'', highlighed in light blue. Changes for "13/06/23 Issue" highlighted in pink. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
WALLS	2.28 Decorative run plaster moulding to walls	Repair	2.28.1 Removal of defective/ missing area of plaster, renew with new run plaster moulding	0.3m²	Above 3.5m	Necessary	M23-591B, M23-593B	Princess st side and partition wall to room 218
WALLS	2.28 Decorative run plaster moulding to walls	Repair	2.28.3 Repair cracks in plaster.	5 lin m	Above 3.5m	Necessary	M23-591B, M23-593B	
~~FLOORS~~	~~3.2 Timber floor boards to suspended timber floors~~	~~Repair~~	~~3.2.2 Remove defective missing sections of floorboards and renew with butt jointed timber boarding to match the existing.~~	~~2m²~~	~~n/a~~	~~Essential~~	~~K20-110A~~	~~TBC following soft strip~~

Level 1: Room 01-021 (218b)

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

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: **02/06/2021**
SURVEYED BY: **KGF**
GENERAL NOTE: **Changes for "05/09/25 Issue", highlighed in light blue. Changes for "13/06/23 Issue" highlighted in pink. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.1 Replacement of full run profile of plaster cornice where missing/defective and prepare.~~	~~0.5 lin m~~	~~Above 3.5m~~	~~Essential~~	~~M23-570*~~	
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.3 Fill cracks to cornice.	2 lin m	Above 3.5m	Essential	M23-593B M23-535	Mostly hairline / paint cracks.
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of cornice being removed~~	~~Above 3.5m~~	~~Essential~~	~~M60-505* M60-507*~~	
~~CEILING~~	~~1.26 Inserted plasterboard MF ceilings~~	~~Repair~~	~~1.12.2 Repair cracks in plaster and prepare.~~	~~10 lin m~~	~~Above 3.5m~~	~~Essential~~	~~M20-310B M20-311B~~	
~~CEILING~~	~~1.26 Inserted plasterboard MF ceilings~~	~~Repair~~	~~1.26.3 Remove existing and install plasterboard and skim to the underside of existing MF ceiling, prepare and decorate.~~	~~20m²~~	~~Above 3.5m~~	~~Essential~~	~~TBC~~	~~Full ceiling appears defective and requires replacement.~~
~~CEILING~~	~~1.26 Inserted plasterboard MF ceilings~~	~~Repair~~	~~1.26.6 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~14.08m²~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505* M60-507*~~	
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	2 lin m above doorway to room 219
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~2.4m²~~	~~Above 3.5m~~	~~Essential~~	~~M60-505* M60-507*~~	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.11 Fill hole in plaster (up to 25mm) and make good finishing coat	150no.	All	Essential	M20-742 M23-540	
WALLS	2.28 Decorative run plaster moulding to walls	Repair	2.28.3 Repair cracks in plaster.	0.2 lin m	All	Necessary	M23-591B, M23-593B	Spot repairs
~~FLOORS~~	~~3.2 Timber floor boards to suspended timber floors~~	~~Repair~~	~~3.2.2 Remove defective missing sections of floorboards and renew with butt jointed timber boarding to match the existing.~~	~~10%~~	~~n/a~~	~~Essential~~	~~K20-110A~~	~~TBC following soft strip~~

Level 1: Room 01-022 (219b)

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

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: **02/06/2021**
SURVEYED BY: **KGF**
GENERAL NOTE: **Changes for ''05/09/25 Issue'', highlighed in light blue. Changes for "13/06/23 Issue" highlighted in pink. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.1 Removal of defective/ missing area of plaster, renew with traditional two coat plaster	3m²	Above 3.5m	Essential	M20-566 M23-300*	Lloyd st side of the room
~~CEILING~~	~~1.12 Plaster to the underside of concrete jack arches~~	~~Repair~~	~~1.12.2 Repair cracks in plaster and prepare.~~	~~2 lin m~~	~~Above 3.5m~~	~~Essential~~	~~M20-310B M20-311B~~	
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.3 Remove peeling paint layers from plaster, prepare and decorate (part area)	1m²	Above 3.5m	Essential	M20-505* M20-507	
~~CEILING~~	~~1.12 Plaster to the underside of concrete jack arches~~	~~Repair~~	~~1.12.4 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~7.48m²~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505* M60-507*~~	
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.12 Fill hole in plaster (up to 25mm) and make good finishing coat	60no.	Above 3.5m	Essential	M20-742 M23-540	Following MEP strip out, making good required to decoration and holes to be filled.
~~CEILING~~	~~1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction) i.e. SMALL BEAM CASING~~	~~Repair~~	~~1.13.1 Removal of defective /missing areas and replacement with new studwork to match, renew lath and run plaster.~~	~~0.5 lin m~~	~~Above 3.5m~~	~~Essential~~	~~M20-566, M23-300*~~	~~3 no. at 0.3 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.~~	~~1 lin m~~	~~Above 3.5m~~	~~Essential~~	~~M23-593B M23-535~~	Mostly hairline cracks.
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.1 Replacement of full run profile of plaster cornice where missing/defective and prepare.~~	~~1 lin m~~	~~Above 3.5m~~	~~Essential~~	~~M23-570*~~	~~Lloyd st side~~
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.3 Fill cracks to cornice.~~	~~4 lin m~~	~~Above 3.5m~~	~~Essential~~	~~M23-593B M23-535~~	~~20 no. (approx. 0.2m each crack)~~ Hairline / paint cracks.
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of cornice being removed~~	~~Above 3.5m~~	~~Essential~~	~~M60-505* M60-507*~~	
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.12 Fill hole in plaster (up to 25mm) and make good finishing coat	20no.	Above 3.5m	Essential	M20-742 M23-540	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.3 Repair Cracks in plaster, prepare and decorate	2.5 lin m	Up to 3.5m	Essential	M20-310B M20-311B	
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~1.93m²~~	~~Above 3.5m~~	~~Essential~~	~~M60-505* M60-507*~~	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.11 Fill hole in plaster (up to 100mm) and make good finishing coat	150no.	All	Essential	M20-742 M23-540	

Level 1: Room 01-022 (219b)

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

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: **02/06/2021**
SURVEYED BY: **KGF**
GENERAL NOTE: **Changes for ''05/09/25 Issue'', highlighed in light blue. Changes for "13/06/23 Issue" highlighted in pink. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
~~WALLS~~	~~2.11 Profiled timber picture rail~~	~~Repair~~	~~2.11.1 Reinstate profiled timber picture rail, prepare and decorate~~	~~ALL~~	~~Above 3.5m~~	~~Essential~~	~~TBC~~	
~~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~~	~~14 lin m~~	~~Up to 2m~~	~~Necessary~~	~~P20-110A~~	~~4 lin m missing on corridor side, but will be covered with IPS system Heavily ruined by MEP strip out, scalant remains etc.~~ For skirting repairs, refer to reports issued to **Purcell-EWN-001349**
~~WALLS~~	~~2.19 Cast iron vents to internal walls~~	~~Repair~~	~~2.19.7 Conduct paint analysis to establish paint archaeology. Following validation of paint archaeology to architect's approval remove all paint back to metal. Conduct metal repairs and redecorate (allow for polished metal finish). Grille to be removed, work carried out in workshop and reinstated to existinglocation. Install black pe insect mesh to rear of grille.~~	~~1 no.~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505 M60-539 M60-540 I30-165~~	
WALLS	2.19 Cast iron vents to internal walls	Repair	2.19.8 Remove grille leaving frame in situ, lay infill recessed replacement brickwork and paint face black, re-fix grille, brush down loose paint in preparation for decoration.	2no.	Up to 3.5m	Necessary	C50-342B	Covered up, could not establish pattern type.
~~FLOORS~~	~~3.2 Timber floor boards to suspended timber floors~~	~~Repair~~	~~3.2.2 Remove defective missing sections of floorboards and renew with butt jointed timber boarding to match the existing.~~	~~10%~~	~~n/a~~	~~Essential~~	~~K20-110A~~	~~TBC following soft strip~~

Level 1: Room 01-023 (219a)

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

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

SURVEY DATE: **02/06/2021**
SURVEYED BY: **KGF**
GENERAL NOTE: **Changes for ''05/09/25 Issue'', highlighed in light blue. Changes for "13/06/23 Issue" highlighted in pink. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.3 Remove peeling paint layers from plaster, prepare and decorate (part area)	10m²	Above 3.5m	Essential	M20-505* M20-507	
~~CEILING~~	~~1.12 Plaster to the underside of concrete jack arches~~	~~Repair~~	~~1.12.4 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~26.4m²~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505* M60-507*~~	
CEILING	1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction) i.e. SMALL BEAM CASING	Repair	1.13.1 Removal of defective /missing areas and replacement with new studwork to match, renew lath and run plaster.	4 lin m	Above 3.5m	Essential	M20-566, M23-300*	
~~CEILING~~	~~1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction) i.e. SMALL BEAM CASING~~	~~Repair~~	~~1.13.4 Repair cracks in lath and plaster and prepare.~~	~~3 lin m~~	~~Above 3.5m~~	~~Essential~~	~~M23-593B M23-535~~	Hairline cracks.
~~CEILING~~	~~1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction) i.e. SMALL BEAM CASING~~	~~Repair~~	~~1.13.6 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of cornice being removed~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505 M60-507*~~	
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.1 Replacement of full run profile of plaster cornice where missing/defective and prepare.	0.5 lin m	Above 3.5m	Essential	M23-570*	Covered in services(pipework) Repair required in spot locations.
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.3 Fill cracks to cornice.~~	~~4 lin m~~	~~Above 3.5m~~	~~Essential~~	~~M23-593B M23-535~~	Hairline / paint cracks.
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of cornice being removed~~	~~Above 3.5m~~	~~Essential~~	~~M60-505* M60-507*~~	
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.12 Fill hole in plaster (up to 25mm) and make good finishing coat	40no.	Above 3.5m	Essential	M20-742 M23-540	
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.3 Repair Cracks in plaster, prepare and decorate~~	~~4 lin m~~	~~Up to 3.5m~~	~~Essential~~	~~M20-310B M20-311B~~	Hairline / paint cracks.
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~14.84m²~~	~~All~~	~~Essential~~	~~M60-505* M60-507*~~	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.11 Fill hole in plaster (up to 25mm) and make good finishing coat	0 - 5no.	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~~	~~0.2 lin m~~	~~Up to 2m~~	~~Necessary~~	~~P20-110~~	For skirting repairs, refer to reports issued to **Purcell-EWN-001349**

Level 1: Room 01-023 (219a)

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

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

SURVEY DATE: **02/06/2021**
SURVEYED BY: **KGF**
GENERAL NOTE: **Changes for ''05/09/25 Issue'', highlighed in light blue. Changes for "13/06/23 Issue" highlighted in pink. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
~~WALLS~~	~~2.19 Cast iron vents to internal walls~~	~~Repair~~	~~2.19.7 Conduct paint analysis to establish paint archaeology. Following validation of paint archaeology to architect's approval remove all paint back to metal. Conduct metal repairs and redecorate (allow for polished metal finish). Grille to be removed, work carried out in workshop and reinstated to existinglocation. Install black pe insect mesh to rear of grille.~~	~~1 no.~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505 M60-539 M60-540 F30-165~~	
WALLS	2.19 Cast iron vents to internal walls	Repair	2.19.8 Remove grille leaving frame in situ, lay infill recessed replacement brickwork and paint face black, re-fix grille, brush down loose paint in preparation for decoration.	1no.	Up to 3.5m	Necessary	C50-342B	Covered up, could not establish pattern type.
~~FLOORS~~	~~3.2 Timber floor boards to suspended timber floors~~	~~Repair~~	~~3.2.2 Remove defective missing sections of floorboards and renew with butt jointed timber boarding to match the existing.~~	~~10%~~	~~n/a~~	~~Essential~~	~~K20-110A~~	~~TBC following soft strip~~

Level 1: Room 01-024 (221)

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

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

SURVEY DATE: **02/06/2021**
SURVEYED BY: **KGF**
GENERAL NOTE: **Changes for ''05/09/25 Issue'', highlighed in light blue. Changes for "13/06/23 Issue" highlighted in pink. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.1 Removal of defective/ missing area of plaster, renew with traditional two coat plaster	1m²	Above 3.5m	Essential	M20-566 M23-300*	
~~CEILING~~	~~1.12 Plaster to the underside of concrete jack arches~~	~~Repair~~	~~1.12.2 Repair cracks in plaster and prepare.~~	~~8 lin m~~	~~Above 3.5m~~	~~Essential~~	~~M20-310B M20-311B~~	Mostly paint cracks.
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)	2m²	Above 3.5m	Essential	M20-505* M20-507	
~~CEILING~~	~~1.12 Plaster to the underside of concrete jack arches~~	~~Repair~~	~~1.12.4 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of cornice being removed~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505* M60-507*~~	
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.12 Fill hole in plaster (up to 25mm) and make good finishing coat	60no.	Above 3.5m	Essential	M20-742 M23-540	Following MEP strip out, making good required to decoration and holes to be filled.
CEILING	1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction) i.e. SMALL BEAM CASING	Repair	1.13.4 Repair cracks in lath and plaster and prepare.	2 lin m	Above 3.5m	Essential	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~~	~~1.13.6 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of cornice being removed~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505 M60-507*~~	
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.1 Replacement of full run profile of plaster cornice where missing/defective and prepare.	1 lin m	Above 3.5m	Essential	M23-570*	Following MEP strip out, all
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.3 Fill cracks to cornice.	2 lin m	Above 3.5m	Essential	M23-593B M23-535	Mostly hairline / paint cracks.
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~100%~~	~~Above 3.5m~~	~~Essential~~	~~M60-505* M60-507*~~	~~All areas except areas of cornice being removed~~
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~~	~~2.4.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of cornice being removed~~	~~All~~	~~Essential~~	~~M60-505* M60-507*~~	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.11 Fill hole in plaster (up to 25mm) and make good finishing coat	50no.	All	Essential	M20-742 M23-540	
~~WALLS~~	~~2.11 Profiled timber picture rail~~	~~Repair~~	~~2.11.1 Reinstate profiled timber picture rail, prepare and decorate~~	~~1no.~~	~~Above 3.5m~~	~~Necessary~~	~~(C93-307B)~~	~~1no bracket fixing to be removed and reinsatted~~

Level 1: Room 01-024 (221)

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

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

SURVEY DATE: **02/06/2021**
SURVEYED BY: **KGF**
GENERAL NOTE: **Changes for ''05/09/25 Issue'', highlighed in light blue. Changes for "13/06/23 Issue" highlighted in pink. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
~~WALLS~~	~~2.13 Profiled timber skirting~~	~~Repair~~	~~2.13.2 Remove defective/non matching/ missing section and splice in new section of profiled timber skirting~~	~~0.3 lin m~~	~~Up to 2m~~	~~Necessary~~	~~P20-110~~	For skirting repairs, refer to reports issued to **Purcell-EWN-001349**
~~WALLS~~	~~2.19 Cast iron vents to internal walls~~	~~Repair~~	~~2.19.7 Conduct paint analysis to establish paint archaeology. Following validation of paint archaeology to architect's approval remove all paint back to metal. Conduct metal repairs and redecorate (allow for polished metal finish). Grille to be removed, work carried out in workshop and reinstated to existinglocation. Install black pe insect mesh to rear of grille.~~	~~1 no.~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505 M60-539 M60-540 I30-165~~	
WALLS	2.19 Cast iron vents to internal walls	Repair	2.19.8 Remove grille leaving frame in situ, lay infill recessed replacement brickwork and paint face black, re-fix grille, brush down loose paint in preparation for decoration.	1no.	Up to 3.5m	Essential	C50-342B	Covered up, could not establish pattern type.
~~FLOORS~~	~~3.2 Timber floor boards to suspended timber floors~~	~~Repair~~	~~3.2.2 Remove defective missing sections of floorboards and renew with butt jointed timber boarding to match the existing.~~	~~2m²~~	~~n/a~~	~~Essential~~	~~K20-110A~~	~~TBC following soft strip~~

Level 1: Room 01-025 (222)

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

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

SURVEY DATE: **02/06/2021**
SURVEYED BY: **KGF**
GENERAL NOTE: **Changes for ''05/09/25 Issue'', highlighed in light blue. Changes for "13/06/23 Issue" highlighted in pink. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.1 Removal of defective/ missing area of plaster, renew with traditional two coat plaster	30m²	Above 3.5m	Essential	M20-566 M23-300*	MEWP inspection carried out in 6 locations. Allowance based on inspected areas.
~~CEILING~~	~~1.12 Plaster to the underside of concrete jack arches~~	~~Repair~~	~~1.12.4 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~0.36m²~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505* M60-507*~~	
CEILING	1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction) i.e. SMALL BEAM CASING	Repair	1.13.1 Removal of defective /missing areas and replacement with new studwork to match, renew lath and run plaster.	11 lin m	Above 3.5m	Essential	M20-566, M23-300*	
~~CEILING~~	~~1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction) i.e. SMALL BEAM CASING~~	~~Repair~~	~~1.13.6 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505 M60-507*~~	
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.3 Fill cracks to cornice.	2 lin m	Above 3.5m	Essential	M23-593B M23-535	25 no. at 2.5 lin m/crack Mostly hairline cracks.
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~Above 3.5m~~	~~Essential~~	~~M60-505* M60-507*~~	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.3 Repair Cracks in plaster, prepare and decorate	4 lin m	All	Essential	M20-310B M20-311B	2.4 lin m up to 3.5m. 1.6 lin m up to 2m
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~3.2m²~~	~~All~~	~~Essential~~	~~M60-505* M60-507*~~	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.11 Fill hole in plaster (up to 25mm) and make good finishing coat	100no.	All	Essential	M20-742 M23-540	Following MEP strip out, allowance has increased.
~~WALLS~~	~~2.13 Profiled timber skirting~~	~~Repair~~	~~2.13.2 Remove defective/non matching/ missing section and splice in new section of profiled timber skirting~~	~~3 lin m~~	~~Up to 2m~~	~~Necessary~~	~~P20-110~~	~~Lloyd st wall, missing corner skirting. Effective under 2 no. windows. Needs rub down, redocoration following MEP strip out.~~ For skirting repairs, refer to reports issued to **Purcell-EWN-001349**
~~WALLS~~	~~2.19 Cast iron vents to internal walls~~	~~Repair~~	~~2.19.7 Conduct paint analysis to establish paint archaeology. Following validation of paint archaeology to architect's approval remove all paint back to metal. Conduct metal repairs and redecorate (allow for polished metal finish). Grille to be removed, work carried out in workshop and reinstated to existinglocation. Install black pc insect mesh to rear of grille.~~	~~1 no.~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505 M60-539 M60-540 I30-165~~	

Level 1: Room 01-025 (222)

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

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

SURVEY DATE: **02/06/2021**
SURVEYED BY: **KGF**
GENERAL NOTE: **Changes for ''05/09/25 Issue'', highlighed in light blue. Changes for "13/06/23 Issue" highlighted in pink. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
WALLS	2.19 Cast iron vents to internal walls	Repair	2.19.8 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.	1no.	Up to 3.5m	Necessary	C50-342B	Covered up, could not establish pattern type.
WALLS	2.28 Decorative run plaster moulding to walls	Repair	2.28.3 Repair cracks in plaster.	0.3 lin m	All	Necessary	M23-591B, M23-593B	
WALLS	2.33 Metal Picture hook	Repair	2.33.1 Remove picture hook, repair, remove paint layers, prepare and decorate.	1no.	Above 3.5m	Necessary	C93- 302B	1 no. missing
WALLS	2.34 Metal Picture rail	Repair	2.34.1 Remove picture rail, repair, remove paint layers, prepare and decorate.	3no.	Above 3.5m	Necessary	C93-203B	3 no. missing
~~FLOORS~~	~~3.2 Timber floor boards to suspended timber floors~~	~~Repair~~	~~3.2.2 Remove defective missing sections of floorboards and renew with butt jointed timber boarding to match the existing.~~	~~2m²~~	~~n/a~~	~~Essential~~	~~K20-110A~~	~~TBC following soft strip~~

Level 1: Room 01-029 (228)

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

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

SURVEY DATE: **02/06/2021**
SURVEYED BY: **KGF**
GENERAL NOTE: **Changes for ''05/09/25 Issue'', highlighed in light blue. Changes for "13/06/23 Issue" highlighted in pink. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.1 Removal of defective/ missing area of plaster, renew with traditional two coat plaster	12m²	Above 3.5m	Essential	M20-566 M23-300*	Visual inspection carried out only. No tap test carried. No MEWP used to inspect at high level.
~~CEILING~~	~~1.12 Plaster to the underside of concrete jack arches~~	~~Repair~~	~~1.12.2 Repair cracks in plaster and prepare.~~	~~5 lin m~~	~~Above 3.5m~~	~~Essential~~	~~M20-310B M20-311B~~	~~Visual inspection carried out only. No tap test carried. No MEWP used to inspect at high level. Defects on Lloyd Street side of the room.~~ Hairline cracks.
~~CEILING~~	~~1.12 Plaster to the underside of concrete jack arches~~	~~Repair~~	~~1.12.4 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505* M60-507*~~	
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.12 Fill hole in plaster (up to 25mm) and make good finishing coat	90no.	Above 3.5m	Essential	M23-540*	Following MEP strip out, making good required to decoration and holes to be filled. Approx. 30no. holes per Jack Arch.
CEILING	1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction) i.e. SMALL BEAM CASING	Repair	1.13.1 Removal of defective /missing areas and replacement with new studwork to match, renew lath and run plaster.	4 lin m	Above 3.5m	Essential	M20-566, M23-300*	Making good required in spot locations.
~~CEILING~~	~~1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction) i.e. SMALL BEAM CASING~~	~~Repair~~	~~1.13.4 Repair cracks in lath and plaster and prepare.~~	~~1.6 lin m~~	~~Above 3.5m~~	~~Essential~~	~~M23-593B M23-535~~	~~4no. Cracks identified @ approx. 04 linear metres per crack.~~ Hairline cracks.
~~CEILING~~	~~1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction) i.e. SMALL BEAM CASING~~	~~Repair~~	~~1.13.6 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505 M60-507*~~	
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.1 Replacement of full run profile of plaster cornice where missing/defective and prepare.	1m²	Above 3.5m	Essential	M23-570*	Corridpr-side wall, cornice is heavily covered in services and cables. Repair required in spot locations following MEP strip.
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.3 Fill cracks to cornice.~~	~~3.2 lin m~~	~~Above 3.5m~~	~~Essential~~	~~M23-593B M23-535~~	~~16no. Cracks @ 0.2 linear metres.~~
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~Above 3.5m~~	~~Essential~~	~~M60-505* M60-507*~~	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.3 Repair Cracks in plaster, prepare and decorate	4 lin m	Up tp 3.5m	Essential	M20-310B M20-311B	
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~38.39m²~~	~~ALL~~	~~Essential~~	~~M60-505* M60-507*~~	

Level 1: Room 01-029 (228)

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

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

SURVEY DATE: **02/06/2021**
SURVEYED BY: **KGF**
GENERAL NOTE: **Changes for ''05/09/25 Issue'', highlighed in light blue. Changes for "13/06/23 Issue" highlighted in pink. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
WALLS	2.4 Plaster on masonry walls	Repair	2.4.11 Fill hole in plaster (up to 25mm) and make good finishing coat	200no.	Up to 3.5m	Essential	M20-742 M23-540	Following MEP strip out.
~~WALLS~~	~~2.13 Profiled timber skirting~~	~~Repair~~	~~2.13.2 Remove defective/non matching/ missing section and splice in new section of profiled timber skirting~~	~~1.2 lin m~~	~~Up to 2m~~	~~Necessary~~	~~P20-110~~	~~Needs a rub-down following services strip out.~~ For skirting repairs, refer to reports issued to **Purcell-EWN-001349**
~~WALLS~~	~~2.19 Cast iron vents to internal walls~~	~~Repair~~	~~2.19.7 Conduct paint analysis to establish paint archaeology. Following validation of paint archaeology to architect's approval remove all paint back to metal. Conduct metal repairs and redecorate (allow for polished metal finish). Grille to be removed, work carried out in workshop and reinstated to existinglocation. Install black pc insect mesh to rear of grille.~~	~~1no.~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505 M60-539 M60-540 P30-165~~	
WALLS	2.19 Cast iron vents to internal walls	Repair	2.19.8 Remove grille leaving frame in situ, lay infill recessed replacement brickwork and paint face black, re-fix grille, brush down loose paint in preparation for decoration.	1no.	Up to 3.5m	Necessary	C50-342B	Covered up, could not establish pattern type.
~~FLOORS~~	~~3.2 Timber floor boards to suspended timber floors~~	~~Repair~~	~~3.2.2 Remove defective missing sections of floorboards and renew with butt jointed timber boarding to match the existing.~~	~~10%~~	~~n/a~~	~~Essential~~	~~K20-110A~~	~~TBC following soft strip~~

Level 1: Room 01-031,01-32 & 01-C01b (A2.9_1)

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

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: **03/06/2021**
SURVEYED BY: **KGF**
GENERAL NOTE: **Changes for "05/09/25 Issue", highlighted in light blue. Changes for "13/06/23 Issue" highlighted in pink. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.2 Repair cracks in plaster and prepare.	4 lin m	Above 3.5m	Essential	M20-310B M20-311B	8no. Cracks counted.
~~CEILING~~	~~1.12 Plaster to the underside of concrete jack arches~~	~~Repair~~	~~1.12.4 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~Above 3.5m~~	~~Essential~~	~~M60-505* M60-507*~~	
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.3 Fill cracks to cornice.	0.5 lin m	Above 3.5m	Essential	M23-593B M23-535	6no. Cracks identified.
~~WALLS~~	~~2.19 Cast iron vents to internal walls~~	~~Repair~~	~~2.19.7 Conduct paint analysis to establish paint archaeology. Following validation of paint archaeology to architect's approval remove all paint back to metal. Conduct metal repairs and redecorate (allow for polished metal finish). Grille to be removed, work carried out in workshop and reinstated to existinglocation. Install black pe insect mesh to rear of grille.~~	~~2no.~~	~~Above 3.5m~~	~~Essential~~	~~M60-505 M60-539 M60-540 I30-165~~	
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	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.4 Remove peeling paint layers from plaster, prepare and decorate (part area)	$1m^2$	Up to 3.5m	Essential	M60-510	
WALLS	2.10 Glazed and unglazed ceramic tiles to wall dados (chequerboard, diaper, triangular)	Repair	2.10.1 General light clean of internal ceramic tiles	$20m^2$	Up to 3.5m	Necessary	M40--136B	
~~WALLS~~	~~2.10 Glazed and unglazed ceramic tiles to wall dados (chequerboard, diaper, triangular)~~	~~Repair~~	~~2.10.2 Remove salts of efflorescence by poulticing~~	~~0%~~	~~Up to 3.5m~~	~~Necessary~~	~~C40 220B~~	
WALLS	2.10 Glazed and unglazed ceramic tiles to wall dados (chequerboard, diaper, triangular)	Repair	2.10.3 Rake out missing/defective joints and regrout fine joints	1 lin m	Up to 3.5m	Necessary	M40-875B	
~~WALLS~~	~~2.10 Glazed and unglazed ceramic tiles to wall dados (chequerboard, diaper, triangular)~~	~~Repair~~	~~2.10.5 Carefully remove loose tile and clean, remove backing and grout, refix tile on bedding and regrout~~	~~None~~	~~Up to 3.5m~~	~~Necessary~~	~~C41-294 M40-138B M40-875B~~	
~~WALLS~~	~~2.10 Glazed and unglazed ceramic tiles to wall dados (chequerboard, diaper, triangular)~~	~~Repair~~	~~2.10.6 Remove defective tile, backing and grout from adjacent tiles, fix new tile on bedding and regrout.~~	~~None~~	~~Up to 3.5m~~	~~Necessary~~	~~C41-294 M40-138B M40-875B~~	
~~WALLS~~	~~2.10 Glazed and unglazed ceramic tiles to wall dados (chequerboard, diaper, triangular)~~	~~Repair~~	~~2.10.9 Cosmetic in situ repair in coloured mortar to match~~	~~None~~	~~Up to 3.5m~~	~~Necessary~~	~~M40-137B M40-875B~~	

Level 1: Room 01-031,01-32 & 01-C01b (A2.9_1)

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

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: **03/06/2021**
SURVEYED BY: **KGF**
GENERAL NOTE: **Changes for ''05/09/25 Issue'', highlighed in light blue. Changes for "13/06/23 Issue" highlighted in pink. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
WALLS	2.19 Cast iron vents to internal walls	Repair	2.19.8 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.	ALL - 3no.	Up to 3.5m	Necessary	C50-342B	Regular pattern profile
~~FLOOR~~	~~3.5 Terrazzo tiles to solid floor construction~~	~~Repair~~	~~3.5.3 Remove defective/ missing areas of terrazzo tiles and replace with new terrazzo tiles on bedding and grout, to match~~	~~4 lin m~~	~~Up to 2m~~	~~Essential~~	~~M40-122B~~	

Level 1: Room 01-039 (236,237)

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

PROPOSED ROOM USES: **Catering Kitchen**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **CAT-01**
RATE OF REPAIR: **Medium**

SURVEY DATE: **03/06/2021**
SURVEYED BY: **KGF**
GENERAL NOTE: **Changes for "05/09/25 Issue", highlighted in light blue. Changes for "13/06/23 Issue" highlighted in pink. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.1 Removal of defective/ missing area of plaster, renew with traditional two coat plaster, prepare and decorate	40m²	Above 3.5m	Essential	M20-566* M23-300*	Existing room number 238 High levels of efflorescence visible. No access to existing room
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.2 Repair cracks in plaster and prepare.	5lin m	Above 3.5m	Essential	M20-310B M20-311B	Allowances to be confirmed following removal of suspendend ceiling
~~CEILING~~	~~1.12 Plaster to the underside of concrete jack arches~~	~~Repair~~	~~1.12.4 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~TBC~~	~~Above 3.5m~~	~~Essential~~	~~M60-505*~~ ~~M60-507*~~	~~Allowances to be confirmed following removal of suspendend ceiling~~
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.12 Fill hole in plaster (up to 25mm) and make good finishing coat	300no	Above 3.5m	Essential	TBC	RHS space
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.14 Remove peeling paint or loose paint layers from plaster, with phosphor bronze brush.	10m²	Above 3.5m	Essential	TBC	
CEILING	1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction)	Repair	1.13.1 Removal of defective /missing areas and replacement with new studwork to match, renew lath and run plaster, prepare and decorate.	5m²	Above 3.5m	Essential	M20-566* M23-300*	Allowances to be confirmed following removal of suspendend ceiling LHS unit space
~~CEILING~~	~~1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction)~~	~~Repair~~	~~1.13.6 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~TBC~~	~~Above 3.5m~~	~~Essential~~	~~M60-505*~~ ~~M60-507*~~	~~Allowances to be confirmed following removal of suspendend ceiling~~
~~CEILING~~	~~1.14 Profiled lath and run plaster on timber studwork around steel floor girders (downstand beams to jack arch construction)~~	~~Repair~~	~~1.14.4 Repair cracks in lath and plaster, prepare and decorate~~	~~TBC~~	~~Above 3.5m~~	~~Essential~~	~~M20-566*~~ ~~M23-300*~~	~~Allowances to be confirmed following removal of suspendend ceiling~~
~~CEILING~~	~~1.14 Profiled lath and run plaster on timber studwork around steel floor girders (downstand beams to jack arch construction)~~	~~Repair~~	~~1.14.6 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~TBC~~	~~Above 3.5m~~	~~Essential~~	~~M60-505*~~ ~~M60-507*~~	~~Allowances to be confirmed following removal of suspendend ceiling~~
~~CEILING~~	~~1.31 Cast iron vents to ceilings~~	~~Repair~~	~~1.31.7 Conduct paint analysis to establish paint archaeology. Subject to paint analysis remove all paint back to metal. Conduct metal repairs and redecorate (allow for polished metal finish). Grille to be removed, work carried out in workshop and reinstated to existinglocation. Install black pe insect mesh to rear of grille.~~	~~TBC~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505~~ ~~M60-539~~ ~~M60-540~~ ~~F30-165~~	~~Allowances to be confirmed following removal of suspendend ceiling~~
WALLS	2.10 Glazed and unglazed ceramic tiles to wall dados (chequerboard, diaper, triangular)	Repair	2.11.16 Remove all paint from ceramic tiles	65m²	Up to 3.5m	Essential	M60-507*	To all painted wall tiles.
WALLS	2.10 Glazed and unglazed ceramic tiles to wall dados (chequerboard, diaper, triangular)	Repair	2.10.14 Remove modern tile and dispose	17m²	Up to 3.5m	Essential	M40-138B,	White tile on east wall up to approx 1100mm above FFL.

Level 1: Room 01-039 (236,237)

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

PROPOSED ROOM USES: **Catering Kitchen**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **CAT-01**
RATE OF REPAIR: **Medium**

SURVEY DATE: **03/06/2021**
SURVEYED BY: **KGF**
GENERAL NOTE: **Changes for "05/09/25 Issue", highlighted in light blue. Changes for "13/06/23 Issue" highlighted in pink. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
WALLS	2.10 Glazed and unglazed ceramic tiles to wall dados (chequerboard, diaper, triangular)	Repair	2.10.9 Cosmetic in situ repair in coloured mortar to match	75no.	Up to 3.5m	Essential	M40-137B	Infill former service fixing holes
WALLS	2.10 Glazed and unglazed ceramic tiles to wall dados (chequerboard, diaper, triangular)	Repair	2.10.6 Remove defective tile, backing and grout from adjacent tiles, fix new tile on bedding and regrout.	15no.	Up to 3.5m	Essential	M40-138B, M40-139B	
WALLS	2.10 Glazed and unglazed ceramic tiles to wall dados (chequerboard, diaper, triangular)	Repair	2.10.6 Remove defective tile, backing and grout from adjacent tiles, fix new tile on bedding and regrout.	3 x 35 courses x 100mm wide.	Up to 3.5m	Essential	M40-138B, M40-139B	At removal of partitions

Level 1: Room 01-C01e - Albert Square Lift

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

PROPOSED ROOM USES: **New Protected Core**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **COR-02**
RATE OF REPAIR: **Medium**

SURVEY DATE: **03/06/2021**
SURVEYED BY: **KGF**
GENERAL NOTE: **Changes for ''05/09/25 Issue'', highlighted in light blue. Changes for "13/06/23 Issue" highlighted in pink. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.1 Replacement of full run profile of plaster cornice where missing/defective and prepare.	1 lin m	Above 3.5m	Essential	M23-570*	In 4 spot locations and including where MEP strip has occurred.
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~Above 3.5m~~	~~Essential~~	~~M60-505* M60-507*~~	
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.3 Repair Cracks in plaster, prepare and decorate~~	~~12 lin m~~	~~Up to 2m~~	~~Essential~~	~~M20-310B M20-311B~~	~~40no. Cracks counted approx.~~
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~8.94m²~~ ~~6.38m²~~ ~~is paint on stone~~	~~ALL~~	~~Essential~~	~~M60-505* M60-507*~~	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.11 Fill hole in plaster (up to 25mm) and make good finishing coat	50no	Up to 3.5m	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~~	For skirting repairs, refer to reports issued to **Purcell-EWN-001349**
~~WALLS~~	~~2.19 Cast iron vents to internal walls~~	~~Repair~~	~~2.19.7 Conduct paint analysis to establish paint archaeology. Following validation of paint archaeology to architect's approval remove all paint back to metal. Conduct metal repairs and redecorate (allow for polished metal finish). Grille to be removed, work carried out in workshop and reinstated to existinglocation. Install black pe insect mesh to rear of grille.~~	~~2no.~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505 M60-539 M60-540 F30-165~~	
WALLS	2.19 Cast iron vents to internal walls	Repair	2.19.8 Remove grille leaving frame in situ, lay infill recessed replacement brickwork and paint face black, re-fix grille, brush down loose paint in preparation for decoration.	1 no.	Up to 3.5m	Necessary	C50-342B	Floral pattern style
~~FLOORS~~	~~3.2 Timber floor boards to suspended timber floors~~	~~Repair~~	~~3.2.2 Remove defective missing sections of floorboards and renew with butt jointed timber boarding to match the existing.~~	~~TBC FOLLOWING ALTERATION AND DEMOLITION WORKS~~	~~Up to 2m~~	~~Essential~~	~~K20-110A~~	

Level 1: Room 01-C04a&L06 (A2.20a)

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

** UNABLE TO ACCESS / McCRORY'S DEMOS UNDERWAY **

PROPOSED ROOM USES: **Refurbishment Circulation Spaces (Masonry Walls)**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **CIR-03**
RATE OF REPAIR: **Medium**

SURVEY DATE: **03/06/2021**
SURVEYED BY: **KGF**
GENERAL NOTE: **Changes for "05/09/25 Issue'', highlighed in light blue. Changes for "13/06/23 Issue" highlighted in pink. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.1 Removal of defective/ missing area of plaster, renew with traditional two coat plaster	5m2		Essential	M20-566 M23-300*	
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.2 Repair cracks in plaster and prepare.	1 lin m		Essential	M20-310B M20-311B	
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.3 Remove peeling paint layers from plaster, prepare and decorate (part area)	3 sq m		Essential	M20-505* M20-507	
~~CEILING~~	~~1.12 Plaster to the underside of concrete jack arches~~	~~Repair~~	~~1.12.4 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~90%~~		~~Necessary~~	~~M60-505* M60-507*~~	
CEILING	1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction) i.e. SMALL BEAM CASING	Repair	1.13.1 Removal of defective /missing areas and replacement with new studwork to match, renew lath and run plaster.	5 lin m		Essential	M20-566, M23-300*	
CEILING	1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction) i.e. SMALL BEAM CASING	Repair	1.13.4 Repair cracks in lath and plaster and prepare.	5 lin m		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~~	~~1.13.6 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~100%~~		~~Necessary~~	~~M60-505 M60-507*~~	
CEILING	1.14 Profiled lath and run plaster on timber studwork around steel floor girders (downstand beams to jack arch construction) i.e. LARGE BEAM CASING	Repair	1.14.1 Removal of defective /missing areas and replacement with new studwork to match, renew lath and run plaster, prepare and decorate.	5 lin m		Essential	M20-566, M23-300*	
CEILING	1.14 Profiled lath and run plaster on timber studwork around steel floor girders (downstand beams to jack arch construction) i.e. LARGE BEAM CASING	Repair	1.14.4 Repair cracks in lath and plaster and prepare	5 lin m		Essential	M23-593B M23-535	
~~CEILING~~	~~1.14 Profiled lath and run plaster on timber studwork around steel floor girders (downstand beams to jack arch construction) i.e. LARGE BEAM CASING~~	~~Repair~~	~~1.14.6 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~100%~~		~~Necessary~~	~~M60-505 M60-507*~~	
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.1 Replacement of full run profile of plaster cornice where missing/defective and prepare.	5 lin m		Essential	M23-570*	
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.3 Fill cracks to cornice.	5 lin m		Essential	M23-593B M23-535	
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~100%~~		~~Essential~~	~~M60-505* M60-507*~~	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.3 Repair Cracks in plaster, prepare and decorate	12 lin m		Essential	M20-310B M20-311B	

Level 1: Room 01-C04a&L06 (A2.20a)

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

**** UNABLE TO ACCESS / McCRORY'S DEMOS UNDERWAY ****

PROPOSED ROOM USES: **Refurbishment Circulation Spaces (Masonry Walls)**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **CIR-03**
RATE OF REPAIR: **Medium**

SURVEY DATE: **03/06/2021**
SURVEYED BY: **KGF**
GENERAL NOTE: **Changes for "05/09/25 Issue'', highlighed in light blue. Changes for "13/06/23 Issue" highlighted in pink. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~75%~~		~~Essential~~	~~M60-505* M60-507*~~	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.11 Fill hole in plaster (up to 25mm) and make good finishing coat	0 - 5no.		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~~		~~Necessary~~	~~P20-110~~	For skirting repairs, refer to reports issued to **Purcell-EWN-001349**
~~WALLS~~	~~2.19 Cast iron vents to internal walls~~	~~Repair~~	~~2.19.7 Conduct paint analysis to establish paint archaeology. Following validation of paint archaeology to architect's approval remove all paint back to metal. Conduct metal repairs and redecorate (allow for polished metal finish). Grille to be removed, work carried out in workshop and reinstated to existinglocation. Install black pe insect mesh to rear of grille.~~	~~1 - 2no.~~		~~Necessary~~	~~M60-505 M60-539 M60-540 I30-165~~	
WALLS	2.28 Decorative run plaster moulding to walls	Repair	2.28.3 Repair cracks in plaster.	10 lin m		Necessary	M23-591B, M23-593B	
~~FLOORS~~	~~3.2 Timber floor boards to suspended timber floors~~	~~Repair~~	~~3.2.2 Remove defective missing sections of floorboards and renew with butt jointed timber boarding to match the existing.~~	~~2m²~~		~~Essential~~	~~K20-110A~~	

Level 1: Room01-C04e (R_229_1, R_229_2)

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

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: **02/06/2021**
SURVEYED BY: **KGF**
GENERAL NOTE: **Changes for "05/09/25 Issue", highlighted in light blue. Changes for "13/06/23 Issue" highlighted in pink. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
~~CEILING~~	~~1.12 Plaster to the underside of concrete jack arches~~	~~Repair~~	~~1.12.1 Removal of defective/ missing area of plaster, renew with traditional two coat plaster~~	~~TBC following demolitions and alteration works~~	~~Above 3.5m~~	~~Essential~~	~~M20-566 M23-300*~~	~~Proposed new lift will require removal of approx. 40% of the existing ceiling area~~
~~CEILING~~	~~1.12 Plaster to the underside of concrete jack arches~~	~~Repair~~	~~1.12.2 Repair cracks in plaster and prepare.~~	~~TBC following demolitions and alteration works~~	~~Above 3.5m~~	~~Essential~~	~~M20-310B M20-311B~~	~~Proposed new lift will require removal of approx. 40% of the existing ceiling 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)~~	~~TBC following demolitions and alteration works~~	~~Above 3.5m~~	~~Essential~~	~~M20-505* M20-507~~	~~Proposed new lift will require removal of approx. 40% of the existing ceiling area~~
~~CEILING~~	~~1.12 Plaster to the underside of concrete jack arches~~	~~Repair~~	~~1.12.4 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~TBC following demolitions and alteration works~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505* M60-507*~~	~~Proposed new lift will require removal of approx. 40% of the existing ceiling area~~
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.12 Fill hole in plaster (up to 25mm) and make good finishing coat	50 no.	Above 3.5m	Essential	M60-510	
CEILING	1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction) i.e. SMALL BEAM CASING	Repair	1.13.4 Repair cracks in lath and plaster and prepare.	0.5 lin m	Above 3.5m	Essential	M23-593B M23-535	
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.1 Replacement of full run profile of plaster cornice where missing/defective and prepare.	0.3 lin m	Above 3.5m	Essential	M23-570*	Lloyd Street side of the room. Following MEP strip out, some residual repairs are required.
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.3 Fill cracks to cornice.~~	~~1 lin m~~	~~Above 3.5m~~	~~Essential~~	~~M23-593B M23-535~~	~~4no. Cracks @.0.3 linear metres average length per crack.~~
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~100%~~	~~Above 3.5m~~	~~Essential~~	~~M60-505* M60-507*~~	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.3 Repair Cracks in plaster, prepare and decorate	10 lin m	ALL	Essential	M20-310B M20-311B	Visual inspection carried out only. No tap test carried. No MEWP used to inspect at high level. 5no. Cracks up to 2m 5no. Cracks up to 3.5m
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~ALL~~	~~Essential~~	~~M60-505* M60-507*~~	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.11 Fill hole in plaster (up to 25mm) and make good finishing coat	100no.	ALL	Essential	M20-742 M23-540	5no. Pattresses to be removed. Holes increased following MEP strip out.
~~WALLS~~	~~2.13 Profiled timber skirting~~	~~Repair~~	~~2.13.2 Remove defective/non matching/ missing section and splice in new section of profiled timber skirting~~	~~4 lin m~~	~~Up to 2m~~	~~Necessary~~	~~P20-110~~	For skirting repairs, refer to reports issued to **Purcell-EWN-001349**

Level 1: Room01-C04e (R_229_1, R_229_2)

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

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: **02/06/2021**
SURVEYED BY: **KGF**
GENERAL NOTE: **Changes for ''05/09/25 Issue'', highlighted in light blue. Changes for "13/06/23 Issue" highlighted in pink. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
WALLS	2.19 Cast iron vents to internal walls	Repair	2.19.8 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.	1no.	Up to 2m	Essential	C50-342B	Standard profile, regular grid pattern
~~WALLS~~	~~2.19 Cast iron vents to internal walls~~	~~Repair~~	~~2.19.7 Conduct paint analysis to establish paint archaeology. Following validation of paint archaeology to architect's approval remove all paint back to metal. Conduct metal repairs and redecorate (allow for polished metal finish). Grille to be removed, work carried out in workshop and reinstated to existinglocation. Install black pe insect mesh to rear of grille.~~	~~1no.~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505 M60-539 M60-540 I30-165~~	~~Proposed new lift will block the existing grille.~~
~~WALLS~~	~~2.28 Decorative run plaster moulding to walls~~	~~Repair~~	~~2.28.3 Repair cracks in plaster.~~	~~0 lin m~~	~~Above 3.5m~~	~~Necessary~~	~~M23-591B, M23-593B~~	
~~FLOORS~~	~~3.2 Timber floor boards to suspended timber floors~~	~~Repair~~	~~3.2.2 Remove defective missing sections of floorboards and renew with butt jointed timber boarding to match the existing.~~	~~10%~~	~~n/a~~	~~Essential~~	~~K20-110A~~	~~TBC following soft strip~~

Level 1: Room 01-C04f (A2.77)

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

PROPOSED ROOM USES: **New Protected Core**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **COR-02**
RATE OF REPAIR: **Medium**

SURVEY DATE: **03/06/2021**
SURVEYED BY: **KGF**
GENERAL NOTE: **Changes for "05/09/25 Issue", highlighed in light blue. Changes for "13/06/23 Issue" highlighted in pink. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.1 Removal of defective/ missing area of plaster, renew with traditional two coat plaster	5m2		Essential	M20-566 M23-300*	
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.2 Repair cracks in plaster and prepare.	1 lin m		Essential	M20-310B M20-311B	
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.3 Remove peeling paint layers from plaster, prepare and decorate (part area)	3 m2		Essential	M20-505* M20-507	
~~CEILING~~	~~1.12 Plaster to the underside of concrete jack arches~~	~~Repair~~	~~1.12.4 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~10m²~~		~~Necessary~~	~~M60-505* M60-507*~~	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.3 Repair Cracks in plaster, prepare and decorate	12 lin m		Essential	M20-310B M20-311B	
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~22.35m²~~		~~Essential~~	~~M60-505* M60-507*~~	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.11 Fill hole in plaster (up to 25mm) and make good finishing coat	0 - 5no.		Essential	M20-742 M23-540	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.15 Strip modern wallpaper.	20m2		Essential	M60-534B	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.16 Repair areas of Historic wallpaper	5lin m		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~~	~~5lin m~~		~~Necessary~~	~~P20-110A~~	For skirting repairs, refer to reports issued to **Purcell-EWN-001349**
~~WALLS~~	~~2.19 Cast iron vents to internal walls~~	~~Repair~~	~~2.19.7 Conduct paint analysis to establish paint archaeology. Following validation of paint archaeology to architect's approval remove all paint back to metal. Conduct metal repairs and redecorate (allow for polished metal finish). Grille to be removed, work carried out in workshop and reinstated to existinglocation. Install black pc insect mesh to rear of grille.~~	~~1 - 2no.~~		~~Necessary~~	~~M60-505 M60-539 M60-540 L30-165~~	
WALLS	2.28 Decorative run plaster moulding to walls	Repair	2.28.3 Repair cracks in plaster.	10 lin m		Necessary	M23-591B, M23-593B	
~~FLOORS~~	~~3.2 Timber floor boards to suspended timber floors~~	~~Repair~~	~~3.2.2 Remove defective missing sections of floorboards and renew with butt jointed timber boarding to match the existing.~~	~~10%~~		~~Essential~~	~~K20-110A~~	

Level 1: Room 01-S08,01-L05 (218a)

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

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

SURVEY DATE: **02/06/2021**
SURVEYED BY: **KGF**
GENERAL NOTE: **Changes for ''05/09/25 Issue'', highlighed in light blue. Changes for "13/06/23 Issue" highlighted in pink. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
~~CEILING~~	~~n/a~~	~~n/a~~	~~n/a~~	~~n/a~~	~~n/a~~	~~n/a~~	~~n/a~~	~~Ceiling is to be removed - therefore not inspected~~
WALLS	2.4 Plaster on masonry walls	Repair	2.4.3 Repair Cracks in plaster, prepare and decorate	2 lin m	Up to 3.5m	Essential	M20-310B M20-311B	
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~4.28m²~~	~~All~~	~~Essential~~	~~M60-505* M60-507*~~	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.11 Fill hole in plaster (up to 25mm) and make good finishing coat	0 - 5no.	All	Essential	M23-540	
WALLS	2.28 Decorative run plaster moulding to walls	Repair	2.28.3 Repair cracks in plaster.	0.2 lin m	Above 3.5m	Necessary	M23-591B, M23-593B	
~~FLOORS~~	~~3.2 Timber floor boards to suspended timber floors~~	~~Repair~~	~~3.2.2 Remove defective missing sections of floorboards and renew with butt jointed timber boarding to match the existing.~~	~~10%~~	~~n/a~~	~~Essential~~	~~K20 110A~~	~~TBC following soft strip~~

Level 1: Room 01-007 (201)

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

PROPOSED ROOM USES: **Kitchen - Food Prep**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **CAT-01**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP OUT: **Medium**

SURVEY DATE: **02/06/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **Changes for 05/09/25, highlighed in light blue. Changes for "13/06/23 Issue" highlighted in pink. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.2 Repair cracks in plaster and prepare.	2 lin m	Above 3.5m	Essential	M20-310B M20-311B	
~~CEILING~~	~~1.12 Plaster to the underside of concrete jack arches~~	~~Repair~~	~~1.12.4 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505* M60-507*~~	
CEILING	1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction) **i.e. SMALL BEAM CASING**	Repair	1.13.1 Removal of defective /missing areas and replacement with new studwork to match, renew lath and run plaster.	1 lin m	Above 3.5m	Essential	M20-566*, M23-300*	
CEILING	1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction) **i.e. SMALL BEAM CASING**	Repair	1.13.4 Repair cracks in lath and plaster and prepare.	4 lin m	Above 3.5m	Essential	M20-310B, M20-311B, M23-535*	
~~CEILING~~	~~1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction) **i.e. SMALL BEAM CASING**~~	~~Repair~~	~~1.13.6 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505 M60-507*~~	
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.3 Fill cracks to cornice.	6 lin m	Above 3.5m	Essential	M23-593B M23-535*	
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of cornices being removed~~	~~Above 3.5m~~	~~Essential~~	~~M60-505* M60-507*~~	
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.3 Repair Cracks in plaster, prepare and decorate~~	~~12 lin m~~	~~All~~	~~Essential~~	~~M20-310B M20-311B~~	Removed on three sides
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~All~~	~~Essential~~	~~M60-505* M60-507*~~	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.11 Fill hole in plaster (up to 25mm) and make good finishing coat	0 - 30 no.	All	Essential	M23-540*	To corridor wall
WALLS	2.4 Plaster on masonry walls	Repair	2.4.15 Strip modern wallpaper.	22m²	All	Essential	M60-534B	
~~WALLS~~	~~2.13 Profiled timber skirting~~	~~Repair~~	~~2.13.12 Existing timber skirting to be re-fixed flush to the wall~~	~~0.4 lin m~~	~~Up to 2m~~	~~Necessary~~	~~C93-308B~~	~~skirting over radiator boarding~~ For skirting repairs, refer to reports issued to **Purcell-EWN-001349**

Level 1: Room 01-007 (201)

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

PROPOSED ROOM USES: **Kitchen - Food Prep**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **CAT-01**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP OUT: **Medium**

SURVEY DATE: **02/06/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **Changes for 05/09/25, highlighed in light blue. Changes for "13/06/23 Issue" highlighted in pink. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
~~WALLS~~	~~2.19 Cast iron vents to internal walls~~	~~Repair~~	~~2.19.7 Conduct paint analysis to establish paint archaeology. Following validation of paint archaeology to architect's approval remove all paint back to metal. Conduct metal repairs and redecorate (allow for polished metal finish). Grille to be removed, work carried out in workshop and reinstated to existinglocation. Install black pe insect mesh to rear of grille.~~	~~1 no.~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505 M60-539 M60-540 F30-165~~	NONE
~~WALLS~~	~~2.28 Decorative run plaster moulding to walls~~	~~Repair~~	~~2.28.3 Repair cracks in plaster.~~	~~2 lin m~~	~~Above 3.5m~~	~~Necessary~~	~~M23-591B, M23-593B~~	Removed.
WALLS	2.34 Metal picture rail	Repair	2.34.1 Remove picture rail, repair, remove paint layers, prepare and decorate.	20 lin m	Above 3.5m	Necessary	C93-240	On all walls, less above windows
WALLS	2.35 Historic Perimeter Boxing cast iron grille repair	Repair	2.35.2 Repair existing cast iron grille to Historic Perimeter Boxing. Install black pc insect mesh to rear of grille.	2 no.	Up to 2m	Necessary	C50-342B	Removed at time of survey
WALLS	2.36 Historic Perimeter Boxing	Repair	2.36.2 Reinstate Historic Perimeter Boxing timber panel beading to walls, prepare and decorate.	3.4 lin m	Up to 2m	Necessary	C93-306B	3.4 lin m beading. Partly removed at time of survey
~~FLOORS~~	~~3.2 Timber floor boards to suspended timber floors~~	~~Repair~~	~~3.2.2 Remove defective missing sections of floorboards and renew with butt jointed timber boarding to match the existing.~~	~~10%~~	~~n/a~~	~~Essential~~	~~K20-110A~~	~~TBC following soft strip~~

Level 1: Room 01-008 (202)

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

PROPOSED ROOM USES: **Kitchen - Food Prep**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **CAT-01**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP OUT: **Medium**

SURVEY DATE: **02/06/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **Changes for 05/09/25, highlighed in light blue. Changes for "13/06/23 Issue" highlighted in pink. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.2 Repair cracks in plaster and prepare.	1 lin m	Above 3.5m	Essential	M20-310B M20-311B	
~~CEILING~~	~~1.12 Plaster to the underside of concrete jack arches~~	~~Repair~~	~~1.12.4 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505* M60-507*~~	
CEILING	1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction) **i.e. SMALL BEAM CASING**	Repair	1.13.4 Repair cracks in lath and plaster and prepare.	1 lin m	Above 3.5m	Essential	M20-310B, M20-311B, M23-535*	
~~CEILING~~	~~1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction) **i.e. SMALL BEAM CASING**~~	~~Repair~~	~~1.13.6 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505 M60-507*~~	
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.3 Fill cracks to cornice.	5 lin m	Above 3.5m	Essential	M23-593B M23-535*	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.3 Repair Cracks in plaster, prepare and decorate	10 lin m	All	Essential	M20-310B M20-311B	Full length crack to dividing wall between 01-008 (202) and 01-007 (201)
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~All~~	~~Essential~~	~~M60-505* M60-507*~~	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.11 Fill hole in plaster (up to 25mm) and make good finishing coat	50no.	Up to 3.5m	Essential	M23-540*	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.15 Strip modern wallpaper.	30m²	All	Essential	M60-534B	Above dado
WALLS	2.4 Plaster on masonry walls	Repair	2.4.16 Repair areas of Historic wallpaper	3m²	All	Essential	M60-670*	Damaged area out of whole area 15m²
~~WALLS~~	~~2.19 Cast iron vents to internal walls~~	~~Repair~~	~~2.19.7 Conduct paint analysis to establish paint archaeology. Following validation of paint archaeology to architect's approval remove all paint back to metal. Conduct metal repairs and redecorate (allow for polished metal finish). Grille to be removed, work carried out in workshop and reinstated to existinglocation. Install black pc insect mesh to rear of grille.~~	~~1 no.~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505 M60-539 M60-540 F30 165~~	None

Level 1: Room 01-008 (202)

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

PROPOSED ROOM USES: **Kitchen - Food Prep**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **CAT-01**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP OUT: **Medium**

SURVEY DATE: **02/06/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **Changes for 05/09/25, highlighed in light blue. Changes for "13/06/23 Issue" highlighted in pink. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
~~FLOORS~~	~~3.2 Timber floor boards to suspended timber floors~~	~~Repair~~	~~3.2.2 Remove defective missing sections of floorboards and renew with butt jointed timber boarding to match the existing.~~	~~10%~~	~~n/a~~	~~Essential~~	~~K20 110A~~	~~TBC following soft strip~~

Level 1: Room 01-009 (203)

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

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

SURVEY DATE: **02/06/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **Changes for 05/09/25, highlighed in light blue. Changes for "13/06/23 Issue" highlighted in pink. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
CEILING	1.11 Lath and plaster ceilings on joists below concrete jack arch ceilings	Repair	1.11.3 Repair cracks in lath and plaster, prepare and decorate	15 lin m	Above 3.5m	Essential	M20-310B M20-311B	Strapwork ceiling
~~CEILING~~	~~1.11 Lath and plaster ceilings on joists below concrete jack arch ceilings~~	~~Repair~~	~~1.11.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505*~~ ~~M60-507*~~	
CEILING	1.11 Lath and plaster ceilings on joists below concrete jack arch ceilings	Repair	1.11.4 Remove peeling paint layers from lath and plaster, prepare and decorate (part area)	1m²	Above 3.5m	Essential	M60-510	Bursh down with phosphur bronze brush
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.3 Fill cracks to cornice.	13 lin m	Above 3.5m	Essential	M23-593B M23-535*	
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of cornice being removed~~	~~Above 3.5m~~	~~Essential~~	~~M60-505*~~ ~~M60-507*~~	
CEILING	1.18 Run profiled plaster strapwork to flat ceiling bed	Repair	1.18.3 Fill cracks to strapwork profile, prepare and decorate	4 lin m	Above 3.5m	Essential	M23-570*, M23-591B	
~~CEILING~~	~~1.18 Run profiled plaster strapwork to flat ceiling bed~~	~~Repair~~	~~1.18.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of strapwork being removed~~	~~Above 3.5m~~	~~Essential~~	~~M60-505*~~ ~~M60-507*~~	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.1 Removal of defective/ missing area of plaster, renew with traditional two coat plaster	0.7m (h) x 0.65m (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	2.1m (h) x 0.15m (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	0.9m (h) x 0.15m (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	2.05m (h) x 0.4m (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	0.2m (h) x 4m (w)	Up to 3.5m	Essential	M23-311 M20-566	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.3 Repair Cracks in plaster, prepare and decorate	5 lin m	All	Essential	M20-310B M20-311B	

Level 1: Room 01-009 (203)

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

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

SURVEY DATE: **02/06/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **Changes for 05/09/25, highlighed in light blue. Changes for "13/06/23 Issue" highlighted in pink. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~All~~	~~Essential~~	~~M60-505* M60-507*~~	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.11 Fill hole in plaster (up to 25mm) and make good finishing coat	0 - 20no.	All	Essential	M23-540*	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.15 Strip modern wallpaper.	50m²	All	Essential	M60-534B	Above Dado
WALLS	2.12 Profiled timber dado rail	Repair	2.12.2 Remove defective section and splice in new section of profiled timber dado rail, prepare and decorate	0.2 lin m	Up to 2m	Necessary	C51-270	Upper part of dado to the head of panelling. Adajcent to left window entrance missing.
~~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~~	~~0.3 lin m~~	~~Up to 2m~~	~~Necessary~~	~~P20-110A, C93-308B~~	~~Entrance to 01-010, damaged.~~ For skirting repairs, refer to reports issued to **Purcell-EWN-001349**
~~WALLS~~	~~2.19 Cast iron vents to internal walls~~	~~Repair~~	~~2.19.7 Conduct paint analysis to establish paint archaeology. Following validation of paint archaeology to architect's approval remove all paint back to metal. Conduct metal repairs and redecorate (allow for polished metal finish). Grille to be removed, work carried out in workshop and reinstated to existinglocation. Install black pe insect mesh to rear of grille.~~	~~1 no.~~	~~Above 3.5m~~	~~Essential~~	~~M60-505 M60-539 M60-540 F30-165~~	~~Top left of fireplace - to be re-opened~~
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.
WALLS	2.21 Timber panelling to walls (varnished)	Clean	2.21.2 General light clean to timber panelling	100%	Up to 2m	Essential	C51-770B	
~~WALLS~~	~~2.21 Timber panelling to walls (varnished)~~	~~Repair~~	~~2.21.3 Carefully remove over layers of varnish to timber panelling and conserve original finish~~	~~100%~~	~~Up to 2m~~	~~Necessary~~	~~M60-575B, C51-755B~~	~~Covered over. Retain allowance. To be confirmed.~~

Level 1: Room 01-009 (203)

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

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

SURVEY DATE: **02/06/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **Changes for 05/09/25, highlighed in light blue. Changes for "13/06/23 Issue" highlighted in pink. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
WALLS	2.21 Timber panelling to walls (varnished)	Repair	2.21.13 Fill hole in timber panelling /cosmetic repair of panelling, colour matched to timber, prepare and decorate.	0 - 30no.	Up to 2m	Necessary	C93-150	Covered over. Retain allowance. To be confirmed.
WALLS	2.28 Decorative run plaster moulding to walls	Repair	2.28.3 Repair cracks in plaster.	10 lin m	Above 3.5m	Necessary	M23-591B, M23-593B, M20-697	
~~FLOORS~~	~~3.2 Timber floor boards to suspended timber floors~~	~~Repair~~	~~3.2.2 Remove defective missing sections of floorboards and renew with butt jointed timber boarding to match the existing.~~	~~10%~~	~~n/a~~	~~Essential~~	~~K20-110A~~	~~TBC following soft strip~~

Level 1: Room 01-009a&b - (Heritage WC)

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

PROPOSED ROOM USES: **Existing WC's of High Significance**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **WC - 01**

SURVEY DATE: **02/06/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **Changes for 05/09/25, highlighed in light blue. Changes for "13/06/23 Issue" highlighted in pink. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ADDITIONAL RATE OF REPAIR FOR M&E STRIP OUT: **Medium**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.2 Repair cracks in plaster and prepare.	2 lin m	Above 3.5m	Essential	M20-310B M20-311B	Allowance
~~CEILING~~	~~1.12 Plaster to the underside of concrete jack arches~~	~~Repair~~	~~1.12.4 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~Above 3.5m~~	~~Essential~~	~~M60-505*~~ ~~M60-507*~~	
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.1 Replacement of full run profile of plaster cornice where missing/defective.	1 lin m	Above 3.5m	Essential	M23-570*	Around services over corridor wall
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of cornice being removed~~	~~Above 3.5m~~	~~Essential~~	~~M60-505*~~ ~~M60-507*~~	
WALLS	2.10 Glazed and unglazed ceramic tiles to wall dados (chequerboard, diaper, triangular)	Repair	2.10.1 General light clean of internal ceramic tiles	14m²	Up to 2m	Necessary	M40--136B	
WALLS	2.10 Glazed and unglazed ceramic tiles to wall dados (chequerboard, diaper, triangular)	Repair	2.10.5 Carefully remove loose tile and clean, remove backing and grout, refix tile on bedding and regrout	50 no. tiles	Up to 2m	Necessary	C41-294 M40-138B M40-875B	Around WC
WALLS	2.10 Glazed and unglazed ceramic tiles to wall dados (chequerboard, diaper, triangular)	Repair	2.10.6 Remove defective tile, backing and grout from adjacent tiles, fix new tile on bedding and regrout.	14 no. tiles	Up to 2m	Essential	C41-294 M40-138B M40-875B	11 tiles + 2 to be replaced
~~WALLS~~	~~2.19 Cast iron vents to internal walls~~	~~Repair~~	~~2.19.7 Conduct paint analysis to establish paint archaeology. Following validation of paint archaeology to architect's approval remove all paint back to metal. Conduct metal repairs and redecorate (allow for polished metal finish). Grille to be removed, work carried out in workshop and reinstated to existinglocation. Install black pe insect mesh to rear of grille.~~	~~3 no.~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505~~ ~~M60-539~~ ~~M60-540~~ ~~I30-165~~	
WALLS	2.19 Cast iron vents to internal walls	Repair	2.19.8 Remove grille leaving frame in situ, lay infill recessed replacement brickwork and paint face black, re-fix grille, brush down loose paint in preparation for decoration.	3 no.	All	Essential	C50-342B	All in good condition.

Level 1: Room 01-009a&b - (Heritage WC)

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

PROPOSED ROOM USES: **Existing WC's of High Significance**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **WC - 01**

SURVEY DATE: **02/06/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **Changes for 05/09/25, highlighed in light blue. Changes for "13/06/23 Issue" highlighted in pink. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ADDITIONAL RATE OF REPAIR FOR M&E STRIP OUT: **Medium**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
~~FLOORS~~	~~3.2 Timber floor boards to suspended timber floors~~	~~Repair~~	~~3.2.2 Remove defective missing sections of floorboards and renew with butt jointed timber boarding to match the existing.~~	~~10%~~	~~n/a~~	~~Essential~~	~~K20-110A~~	~~TBC following soft strip~~

Level 1: Room 01-010 (204)

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

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

SURVEY DATE: **02/06/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **Changes for 05/09/25, highlighed in light blue. Changes for "13/06/23 Issue" highlighted in pink. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
~~CEILING~~	~~1.12 Plaster to the underside of concrete jack arches~~	~~Repair~~	~~1.12.2 Repair cracks in plaster and prepare.~~	~~2 lin m~~	~~Above 3.5m~~	~~Essential~~	~~M20-310B M20-311B~~	
~~CEILING~~	~~1.12 Plaster to the underside of concrete jack arches~~	~~Repair~~	~~1.12.4 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505* M60-507*~~	No peeling paint
CEILING	1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction) **i.e. SMALL BEAM CASING**	Repair	1.13.4 Repair cracks in lath and plaster and prepare.	3 lin m	Above 3.5m	Essential	M20-310B, M20-311B, M23-535*	
~~CEILING~~	~~1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction) **i.e. SMALL BEAM CASING**~~	~~Repair~~	~~1.13.6 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505 M60-507*~~	
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.3 Fill cracks to cornice.	5 lin m	Above 3.5m	Essential	M23-593B M23-535*	
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of cornice being removed~~	~~Above 3.5m~~	~~Essential~~	~~M60-505* M60-507*~~	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.3 Repair Cracks in plaster, prepare and decorate	4 lin m	All	Essential	M20-310B M20-311B	
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~All~~	~~Essential~~	~~M60-505* M60-507*~~	No peeling paint
WALLS	2.4 Plaster on masonry walls	Repair	2.4.11 Fill hole in plaster (up to 25mm) and make good finishing coat	0 - 25no.	All	Essential	M23-540*	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.15 Strip modern wallpaper.	22m²	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~~	~~100mm~~	~~Up to 2m~~	~~Necessary~~	~~P20-110A, C93-308B~~	~~Skirting detail at door next to fireplace is misaligned. TBC whether to leave as is.~~ For skirting repairs, refer to reports issued to **Purcell-EWN-001349**

Level 1: Room 01-010 (204)

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

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

SURVEY DATE: **02/06/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **Changes for 05/09/25, highlighed in light blue. Changes for "13/06/23 Issue" highlighted in pink. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
~~WALLS~~	~~2.19 Cast iron vents to internal walls~~	~~Repair~~	~~2.19.7 Conduct paint analysis to establish paint archaeology. Following validation of paint archaeology to architect's approval remove all paint back to metal. Conduct metal repairs and redecorate (allow for polished metal finish). Grille to be removed, work carried out in workshop and reinstated to existinglocation. Install black pe insect mesh to rear of grille.~~	~~1 no.~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505 M60-539 M60-540 F30-165~~	~~Top left of fireplace - grille has been removed and sealed. Open and replace with spare grille.~~
~~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~~	~~M60-510~~	Top left of fireplace - grille has been removed and sealed. Investigate how opening sealed.
~~WALLS~~	~~2.28 Decorative run plaster moulding to walls~~	~~Repair~~	~~2.28.3 Repair cracks in plaster.~~	~~1 lin m~~	~~Above 3.5m~~	~~Necessary~~	~~M23 591B, M23 593B~~	
WALLS	2.34 Metal picture rail	Repair	2.34.1 Remove picture rail, repair, remove paint layers, prepare and decorate.	11.7 lin m	Above 3.5m	Necessary	C93-240	
~~FLOORS~~	~~3.2 Timber floor boards to suspended timber floors~~	~~Repair~~	~~3.2.2 Remove defective missing sections of floorboards and renew with butt jointed timber boarding to match the existing.~~	~~10%~~	~~n/a~~	~~Essential~~	~~K20 110A~~	~~TBC follwing soft strip~~

Level 1: Room 01-010a&b - (Heritage WC)

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

PROPOSED ROOM USES: **Existing WC's of High Significance**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **WC - 01**

SURVEY DATE: **02/06/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **Changes for 05/09/25, highlighed in light blue. Changes for "13/06/23 Issue" highlighted in pink. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ADDITIONAL RATE OF REPAIR FOR M&E STRIP OUT: **Medium**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS	
CEILING	1.11 Lath and plaster ceilings on joists below concrete jack arch ceilings	Repair	1.11.3 Repair cracks in lath and plaster, prepare and decorate	3 lin m	Above 3.5m	Essential	M20-310B M20-311B		
~~CEILING~~	~~1.11 Lath and plaster ceilings on joists below concrete jack arch ceilings~~	~~Repair~~	~~1.11.5 Remove existing paint layers, prepare and decorate~~	~~100%~~	~~Above 3.5m~~	~~Essential~~	~~M60-505*~~ ~~M60-507*~~		
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.2 Repair cracks in plaster and prepare.	1 lin m	Above 3.5m	Essential	M20-310B M20-311B	Allowance	
~~CEILING~~	~~1.12 Plaster to the underside of concrete jack arches~~	~~Repair~~	~~1.12.4 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~Above 3.5m~~	~~Essential~~	~~M60-505*~~ ~~M60-507*~~		
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.3 Remove peeling paint layers from plaster, prepare and decorate (part area)	1m²	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.	0.5 lin m	Above 3.5m	Essential	M23-570*		
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.3 Fill cracks to cornice.	1m²	Above 3.5m	Essential	M23-593B M23-535*		
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of cornice being removed~~	~~Above 3.5m~~	~~Essential~~	~~M60-505*~~ ~~M60-507*~~		
WALLS	2.10 Glazed and unglazed ceramic tiles to wall dados (chequerboard, diaper, triangular)	Repair	2.10.1 General light clean of internal ceramic tiles	15m²	Up to 2m	Necessary	M40--136B		
WALLS	2.10 Glazed and unglazed ceramic tiles to wall dados (chequerboard, diaper, triangular)	Repair	2.10.3 Rake out missing/defective joints and regrout fine joints	1.5m²	All	Essential	M40-875B		
WALLS	2.10 Glazed and unglazed ceramic tiles to wall dados (chequerboard, diaper, triangular)	Repair	2.10.5 Carefully remove loose tile and clean, remove backing and grout, refix tile on bedding and regrout	Approx 20 tiles	Up to 2m	Essential	C41-294 M40-138B M40-875B		
WALLS	2.10 Glazed and unglazed ceramic tiles to wall dados (chequerboard, diaper, triangular)	Repair	2.10.6 Remove defective tile, backing and grout from adjacent tiles, fix new tile on bedding and regrout.	16 no. new tiles	Up to 2m	Essential	C41-294 M40-138B M40-875B		
~~WALLS~~	~~2.19 Cast iron vents to internal walls~~	~~Repair~~	~~2.19.7 Conduct paint analysis to establish paint archaeology. Following validation of paint archaeology to architect's approval remove all paint back to metal. Conduct metal repairs and redecorate (allow for polished metal finish). Grille to be removed, work carried out in workshop and reinstated to existinglocation. Install black pe insect mesh to rear of grille.~~	~~1 no.~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505 M60-539 M60-540 F30-165~~		

Level 1: Room 01-010a&b - (Heritage WC)

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

PROPOSED ROOM USES: **Existing WC's of High Significance**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **WC - 01**

SURVEY DATE: **02/06/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **Changes for 05/09/25, highlighed in light blue. Changes for "13/06/23 Issue" highlighted in pink. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ADDITIONAL RATE OF REPAIR FOR M&E STRIP OUT: **Medium**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS	
WALLS	2.19 Cast iron vents to internal walls	Repair	2.19.8 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 good condition.	
~~FLOORS~~	~~3.2 Timber floor boards to suspended timber floors~~	~~Repair~~	~~3.2.2 Remove defective missing sections of floorboards and renew with butt jointed timber boarding to match the existing.~~	~~10%~~	~~n/a~~	~~Essential~~	~~K20-110A~~	~~TBC following soft strip~~	

Level 1: Room 01-011 (205)

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

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

SURVEY DATE: **02/06/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **Changes for 05/09/25, highlighed in light blue. Changes for "13/06/23 Issue" highlighted in pink. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
CEILING	1.11 Lath and plaster ceilings on joists below concrete jack arch ceilings	Repair	1.11.3 Repair cracks in lath and plaster, prepare and decorate	25 lin m	Above 3.5m	Essential	M20-310B M20-311B	
~~CEILING~~	~~1.11 Lath and plaster ceilings on joists below concrete jack arch ceilings~~	~~Repair~~	~~1.11.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505*~~ ~~M60-507*~~	
CEILING	1.11 Lath and plaster ceilings on joists below concrete jack arch ceilings	Repair	1.11.4 Remove peeling paint layers from lath and plaster, prepare and decorate (part area)	1m²	Above 3.5m	Essential	M60-510	Brush paint along window edge
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.3 Fill cracks to cornice.	10 lin m	Above 3.5m	Essential	M23-593B M23-535*	
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~3.36~~	~~Above 3.5m~~	~~Essential~~	~~M60-505*~~ ~~M60-507*~~	
CEILING	1.18 Run profiled plaster strapwork to flat ceiling bed	Repair	1.18.3 Fill cracks to strapwork profile, prepare and decorate	4 lin m	Above 3.5m	Essential	M23-570*, M23-591B	
~~CEILING~~	~~1.18 Run profiled plaster strapwork to flat ceiling bed~~	~~Repair~~	~~1.18.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of strapwork being removed~~	~~Above 3.5m~~	~~Essential~~	~~M60-505*~~ ~~M60-507*~~	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.1 Removal of defective/ missing area of plaster, renew with traditional two coat plaster	2.2m (h) x 0.65m (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	2.2m (h) x 0.45m (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	2.2m (h) x 1.7m (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	0.2m (h) x 0.75m (w)	Up to 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	0.2m (h) x 0.7m (w)	Up to 3.5m	Essential	M23-311 M20-566	

Level 1: Room 01-011 (205)

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

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

SURVEY DATE: **02/06/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **Changes for 05/09/25, highlighed in light blue. Changes for "13/06/23 Issue" highlighted in pink. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
WALLS	2.4 Plaster on masonry walls	Repair	2.4.1 Removal of defective/ missing area of plaster, renew with traditional two coat plaster	0.35m (h) x 1.3m (w)	Up to 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	0.35m (h) x 0.45m (w)	Up to 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	2.2m (h) x 0.6m (w)	All	Essential	M23-311 M20-566	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.3 Repair Cracks in plaster, prepare and decorate	5 lin m	All	Essential	M20-310B M20-311B	
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~All~~	~~Essential~~	~~M60-505*~~ ~~M60-507*~~	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.11 Fill hole in plaster (up to 25mm) and make good finishing coat	30no.	All	Essential	M23-540*	
WALLS	2.12 Profiled timber dado rail	Repair	2.12.2 Any fixings to damaged area of dado to be removed/punched through. Damaged timber to be glued and clamped and then filled with 1 part non shrinking putty.	7no.	Up to 2m	Necessary	C51-270	To east 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~~	~~3.3 lin m~~	~~Up to 2m~~	~~Necessary~~	~~P20-110A, C93-308B~~	For skirting repairs, refer to reports issued to **Purcell-EWN-001349**
~~WALLS~~	~~2.19 Cast iron vents to internal walls~~	~~Repair~~	~~2.19.7 Conduct paint analysis to establish paint archaeology. Following validation of paint archaeology to architect's approval remove all paint back to metal. Conduct metal repairs and redecorate (allow for polished metal finish). Grille to be removed, work carried out in workshop and reinstated to existinglocation. Install black pe insect mesh to rear of grille.~~	~~1 no.~~	~~Above 3.5m~~	~~Essential~~	~~M60-505 M60-539 M60-540 F30-165~~	~~Above left of fireplace~~
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.	All	Essential	C50-342B	Above fireplace, located centrally. Covered over but grille looks present.

Level 1: Room 01-011 (205)

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

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

SURVEY DATE: **02/06/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **Changes for 05/09/25, highlighed in light blue. Changes for "13/06/23 Issue" highlighted in pink. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
WALLS	2.21 Timber panelling to walls (varnished)	Clean	2.21.2 General light clean to timber panelling	100%	Up to 2m	Essential	C51-770B	
~~WALLS~~	~~2.21 Timber panelling to walls (varnished)~~	~~Repair~~	~~2.21.3 Carefully remove over layers of varnish to timber panelling and conserve original finish~~	~~27m²~~	~~Up to 2m~~	~~Necessary~~	~~M60-575B, C51-755B~~	
WALLS	2.21 Timber panelling to walls (varnished)	Repair	2.21.7 Splice in new section of plain panel/fill cracks, prepare and decorate	1no.	Up to 2m	Necessary	C51-272 (doc. 5901) M60-163 (doc. 5906)	Replace panel
WALLS	2.21 Timber panelling to walls (varnished)	Repair	2.21.13 Fill hole in timber panelling /cosmetic repair of panelling, colour matched to timber, prepare and decorate.	0 - 5no.	Up to 2m	Necessary	C93-150	
WALLS	2.26 T&G dado/ boarding to walls	Repair	2.26.1 Reinstate T&G dado/ boarding	32 no. panels	Up to 2m	Essential	C51-278	Either side of the windows - to Princess St Elevation - boarding to be reset
WALLS	2.26 T&G dado/ boarding to walls	Repair	2.26.Panels to be carefully removed and repaired before reinstalling/adapting.	2 no. panels	Up to 2m	Essential	C51-278	~~1 x panel to be replaced - Princess St Elevation. Warped.~~
WALLS	2.28 Decorative run plaster moulding to walls	Repair	2.28.3 Repair cracks in plaster.	3 lin m	Above 3.5m	Necessary	M23-591B, M23-593B M20-697	
WALLS	2.34 Picture Rail	Repair	2.34.1 Remove picture rail, repair, remove paint layers, prepare and decorate.	16.2 lin m	Above 3.5m	Necessary	C93-240	
~~FLOORS~~	~~3.2 Timber floor boards to suspended timber floors~~	~~Repair~~	~~3.2.2 Remove defective missing sections of floorboards and renew with butt jointed timber boarding to match the existing.~~	~~10%~~		~~Essential~~	~~K20-110A~~	~~TBC following soft strip~~

Level 1: Room 01-012 (206)

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

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

SURVEY DATE: **02/06/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **Changes for 05/09/25, highlighed in light blue. Changes for "13/06/23 Issue" highlighted in pink. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.1 Removal of defective/ missing area of plaster, renew with traditional two coat plaster	1m²	Above 3.5m	Essential	M20-566* M23-300*	Above window allowance
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.2 Repair cracks in plaster and prepare.	3 lin m	Above 3.5m	Essential	M20-310B M20-311B	
~~CEILING~~	~~1.12 Plaster to the underside of concrete jack arches~~	~~Repair~~	~~1.12.4 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~3.36m² on one of the jack arches~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505*~~ ~~M60-507*~~	
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.14 Remove peeling paint or loose paint layers from plaster, with phosphor bronze brush.	5m²	Above 3.5m	Essential	M60-510	
~~CEILING~~	~~1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction)~~ ~~**i.e. SMALL BEAM CASING**~~	~~Repair~~	~~1.13.1 Removal of defective /missing areas and replacement with new studwork to match, renew lath and run plaster.~~	~~4.5 lin m~~	~~Above 3.5m~~	~~Essential~~	~~M20-566, M23-300*~~	~~Above window~~
CEILING	1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction) **i.e. SMALL BEAM CASING**	Repair	1.13.4 Repair cracks in lath and plaster and prepare.	2 lin m	Above 3.5m	Essential	M20-310B, M20-311B, M23-535*	
~~CEILING~~	~~1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction)~~ ~~**i.e. SMALL BEAM CASING**~~	~~Repair~~	~~1.13.6 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~3.36m² on one of the jack arches~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505 M60-507*~~	
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.1 Replacement of full run profile of plaster cornice where missing/defective and prepare.	3 lin m	Above 3.5m	Essential	M23-570*	Above door tp adjacent room 01-012 (206) and mid jack-arch cornice and above windows
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.3 Fill cracks to cornice.	3 lin m	Above 3.5m	Essential	M23-593B M23-535*	
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~7.05m² on the cornices~~	~~Above 3.5m~~	~~Essential~~	~~M60-505*~~ ~~M60-507*~~	
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.6 Remove existing paint layers from profiled plaster cornice.	3 lin m	Above 3.5m	Essential	M60-510	Brush down wiuth phosphur bronze brush
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.3 Repair Cracks in plaster, prepare and decorate~~	~~12 lin m~~	~~All~~	~~Essential~~	~~M20-310B~~ ~~M20-311B~~	

Level 1: Room 01-012 (206)

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

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

SURVEY DATE: **02/06/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **Changes for 05/09/25, highlighed in light blue. Changes for "13/06/23 Issue" highlighted in pink. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~0m² of paint removed from areas where plaster isn't being removed~~	~~All~~	~~Essential~~	~~M60-505* M60-507*~~	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.11 Fill hole in plaster (up to 25mm) and make good finishing coat	0 - 10 no.	All	Essential	M23-540*	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.15 Strip modern wallpaper.	20m²	All	Essential	M60-534B	On 2 remaining plastered walls
~~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~~	~~8.45 lin m~~	~~Up to 2m~~	~~Necessary~~	~~P20-110A, C93-308B~~	For skirting repairs, refer to reports issued to **Purcell-EWN-001349**
~~WALLS~~	~~2.19 Cast iron vents to internal walls~~	~~Repair~~	~~2.19.7 Conduct paint analysis to establish paint archaeology. Following validation of paint archaeology to architect's approval remove all paint back to metal. Conduct metal repairs and redecorate (allow for polished metal finish). Grille to be removed, work carried out in workshop and reinstated to existinglocation. Install black pe insect mesh to rear of grille.~~	~~1 no.~~		~~Necessary~~	~~M60-505 M60-539 M60-540 F30-165~~	
WALLS	2.19 Cast iron vents to internal walls	Repair	2.19.8 Remove grille leaving frame in situ, lay infill recessed replacement brickwork and paint face black, re-fix grille, brush down loose paint in preparation for decoration.	1 no.	All	Essential	C50-342B	1 no. Above fireplace. Covered. Appears present and intact. Probably decorative type.
~~WALLS~~	~~2.28 Decorative run plaster moulding to walls~~	~~Repair~~	~~2.28.3 Repair cracks in plaster.~~	~~2 lin m~~	~~Above 3.5m~~	~~Necessary~~	~~M23-591B, M23-593B~~	
~~FLOORS~~	~~3.2 Timber floor boards to suspended timber floors~~	~~Repair~~	~~3.2.2 Remove defective missing sections of floorboards and renew with butt jointed timber boarding to match the existing.~~	~~n/a~~	~~n/a~~	~~Essential~~	~~K20-110A~~	~~TBC following soft strip~~

Level 1: Room 01-009a&b - (Heritage WC)

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

PROPOSED ROOM USES: **Existing WC's of High Significance**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **WC - 01**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP OUT: **Medium**

SURVEY DATE: **02/06/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **Changes for 05/09/25, highlighed in light blue. Changes for "13/06/23 Issue" highlighted in pink. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.1 Removal of defective/ missing area of plaster, renew with traditional two coat plaster	1m²	Above 3.5m	Essential	M20-566* M23-300*	
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.2 Repair cracks in plaster and prepare.	2 lin m	Above 3.5m	Essential	M20-310B M20-311B	
~~CEILING~~	~~1.12 Plaster to the underside of concrete jack arches~~	~~Repair~~	~~1.12.4 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505*~~ ~~M60-507*~~	
~~CEILING~~	~~1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction) **i.e. SMALL BEAM CASING**~~	~~Repair~~	~~1.13.1 Removal of defective /missing areas and replacement with new studwork to match, renew lath and run plaster.~~	~~5.4 lin m~~	~~Above 3.5m~~	~~Essential~~	~~M20-566, M23-300*~~	~~Above window - one full length~~
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.	3 lin m	Above 3.5m	Essential	M20-310B, M20-311B, M23-535*	
~~CEILING~~	~~1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction) **i.e. SMALL BEAM CASING**~~	~~Repair~~	~~1.13.6 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~0.01m² on cornice on the right side of room~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505 M60-507*~~	
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.3 Fill cracks to cornice.	4 lin m	Above 3.5m	Essential	M23-593B M23-535*	
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.1 Replacement of full run profile of plaster cornice where missing/defective.	2 lin m	Above 3.5m	Essential	M23-570*	Above window
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of cornice being removed~~	~~Above 3.5m~~	~~Essential~~	~~M60-505*~~ ~~M60-507*~~	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.3 Repair Cracks in plaster, prepare and decorate	1 lin m	All	Essential	M20-310B M20-311B	
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~all walls that are wallpapered~~	~~All~~	~~Essential~~	~~M60-505*~~ ~~M60-507*~~	

Level 1: Room 01-009a&b - (Heritage WC)

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

PROPOSED ROOM USES: **Existing WC's of High Significance**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **WC - 01**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP OUT: **Medium**

SURVEY DATE: **02/06/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **Changes for 05/09/25, highlighed in light blue. Changes for "13/06/23 Issue" highlighted in pink. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
WALLS	2.4 Plaster on masonry walls	Repair	2.4.11 Fill hole in plaster (up to 25mm) and make good finishing coat	0 - 20 no.	All	Essential	M23-540*	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.15 Strip modern wallpaper.	12m²	All	Essential	M60-534B	
~~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.~~	~~0.4m (h) x 1.3m (w)~~	~~Up to 3.5m~~	~~Essential~~	~~M20-566 M20-200A~~	
~~WALLS~~	~~2.5 Lath and plaster on timber studs~~	~~Repair~~	~~2.5.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas that are wallpapered~~	~~All~~	~~Necessary~~	~~M60-505* M60-507*~~	
~~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~~	~~0.2 lin m~~	~~Up to 2m~~	~~Necessary~~	~~P20-110A, C93-308B~~	~~Replace skirting once dividing wall has been removed~~ For skirting repairs, refer to reports issued to **Purcell-EWN-001349**
~~WALLS~~	~~2.13 Profiled timber skirting~~	~~Repair~~	~~2.13.10 Fill cracks in skirting/cosmetic repair, colour matched to timber, prepare and decorate.~~	~~6.65 lin m~~	~~Up to 2m~~	~~Necessary~~	~~P20-110A, C93-308B, C93-280~~	For skirting repairs, refer to reports issued to **Purcell-EWN-001349**
~~WALLS~~	~~2.19 Cast iron vents to internal walls~~	~~Repair~~	~~2.19.7 Conduct paint analysis to establish paint archaeology. Following validation of paint archaeology to architect's approval remove all paint back to metal. Conduct metal repairs and redecorate (allow for polished metal finish). Grille to be removed, work carried out in workshop and reinstated to existinglocation. Install black pe insect mesh to rear of grille.~~	~~1 no.~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505 M60-539 M60-540 P30-165~~	
WALLS	2.19 Cast iron vents to internal walls	Repair	2.19.8 Remove grille leaving frame in situ, lay infill recessed replacement brickwork and paint face black, re-fix grille, brush down loose paint in preparation for decoration.	1 no.	All	Essential	C50-342B	1 no. Covered over. Assume ok.
WALLS	2.28 Decorative run plaster moulding to walls	Repair	2.28.3 Repair cracks in plaster.	2 lin m	Above 3.5m	Necessary	M23-591B, M23-593B M20-697	
~~FLOORS~~	~~3.2 Timber floor boards to suspended timber floors~~	~~Repair~~	~~3.2.2 Remove defective missing sections of floorboards and renew with butt jointed timber boarding to match the existing.~~	~~n/a~~	~~n/a~~	~~Essential~~	~~K20-110A~~	~~TBC following soft strip~~

Level 1: Room 01-014 (208)

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

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

SURVEY DATE: **02/06/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **Changes for 05/09/25, highlighed in light blue. Changes for "13/06/23 Issue" highlighted in pink. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.1 Removal of defective/ missing area of plaster, renew with traditional two coat plaster	2m²	Above 3.5m	Essential	M20-566* M23-300*	Window side
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.2 Repair cracks in plaster and prepare.	3 lin m	Above 3.5m	Essential	M20-310B M20-311B	
~~CEILING~~	~~1.12 Plaster to the underside of concrete jack arches~~	~~Repair~~	~~1.12.4 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~5.22m²~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505*~~ ~~M60-507*~~	
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.14 Remove peeling paint or loose paint layers from plaster, with phosphor bronze brush.	15m²	Above 3.5m	Essential	M60-510	Brush down large area of flaking paint
CEILING	1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction) **i.e. SMALL BEAM CASING**	Repair	1.13.1 Removal of defective /missing areas and replacement with new studwork to match, renew lath and run plaster.	9.2 lin m	Above 3.5m	Essential	M20-566*, M23-300*	2 x beams at 4.6 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.	5 lin m	Above 3.5m	Essential	M20-310B, M20-311B, M23-535*	Allowance retained
~~CEILING~~	~~1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction) **i.e. SMALL BEAM CASING**~~	~~Repair~~	~~1.13.6 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505 M60-507*~~	
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.1 Replacement of full run profile of plaster cornice where missing/defective and prepare.	2 lin m	Above 3.5m	Essential	M23-570*	Large protruding plaster corner above window
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*	Cornice behind service pipes and small defects
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.3 Fill cracks to cornice.	6 lin m	Above 3.5m	Essential	M23-593B M23-535*	
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of cornice being removed~~	~~Above 3.5m~~	~~Essential~~	~~M60 505*~~ ~~M60 507*~~	

Level 1: Room 01-014 (208)

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

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

SURVEY DATE: **02/06/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **Changes for 05/09/25, highlighed in light blue. Changes for "13/06/23 Issue" highlighted in pink. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
~~WALLS~~	~~2.2 Fair-faced Brick masonry~~	~~Repair~~	~~2.2.13 Retain lintel, block opening in brickwork to full thickness of wall (whole or half brick), coursed in with the existing in lime mortar~~	~~2m (h) x 0.8m (w)~~	~~Up to 2m~~	~~Essential~~	~~C20-600~~	
~~WALLS~~	~~2.2 Fair-faced Brick masonry~~	~~Repair~~	~~2.2.13 Retain lintel, block opening in brickwork to full thickness of wall (whole or half brick), coursed in with the existing in lime mortar~~	~~2.1m (h) x 0.9m (w)~~	~~Up to 3.5m~~	~~Essential~~	~~C20-600~~	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.3 Repair Cracks in plaster, prepare and decorate	8 lin m	All	Essential	M20-310B M20-311B	
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~9.79m²~~	~~All~~	~~Essential~~	~~M60-505*~~ ~~M60-507*~~	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.11 Fill hole in plaster (up to 25mm) and make good finishing coat	0 - 20 no.	All	Essential	M23-540*	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.15 Strip modern wallpaper.	15m²	All	Essential	M60-534B	
~~WALLS~~	~~2.12 Profiled timber dado rail~~	~~Repair~~	~~2.12.2 Remove defective section and splice in new section of profiled timber dado rail, prepare and decorate~~	~~0.2 lin m~~	~~Up to 2m~~	~~Necessary~~	~~C51-270~~	~~Over non original fireplace 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~~	~~3.3 lin m~~	~~Up to 2m~~	~~Necessary~~	~~P20-110A, C93-308B~~	~~To bay and beside fireplace~~ For skirting repairs, refer to reports issued to **Purcell-EWN-001349**
~~WALLS~~	~~2.19 Cast iron vents to internal walls~~	~~Repair~~	~~2.19.7 Conduct paint analysis to establish paint archaeology. Following validation of paint archaeology to architect's approval remove all paint back to metal. Conduct metal repairs and redecorate (allow for polished metal finish). Grille to be removed, work carried out in workshop and reinstated to existinglocation. Install black pc insect mesh to rear of grille.~~	~~1 no.~~	~~All~~	~~Necessary~~	~~M60-505 M60-539 M60-540 I*30-165~~	
WALLS	2.19 Cast iron vents to internal walls	Repair	2.19.8 Remove grille leaving frame in situ, lay infill recessed replacement brickwork and paint face black, re-fix grille, brush down loose paint in preparation for decoration.	1 no.	All	Essential	C50-342B	In good condition; decorrative type.

Level 1: Room 01-014 (208)

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

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

SURVEY DATE: **02/06/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **Changes for 05/09/25, highlighed in light blue. Changes for "13/06/23 Issue" highlighted in pink. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
WALLS	2.28 Decorative run plaster moulding to walls	Repair	2.28.8 Replace defective/missing section of flush run plaster dado.	2 lin m	Up to 2m	Necessary	M23-570*	To repair high level cracks
WALLS	2.33 Metal picture hook	Repair	2.33.1 Remove picture hook, repair, remove paint layers, prepare and decorate.	6 no.	Above 3.5m	Necessary	C93-240	Removed at time of survey
WALLS	2.34 Metal picture rail	Repair	2.34.1 Remove picture rail, repair, remove paint layers, prepare and decorate.	7 lin m	Above 3.5m	Necessary	C93-240	Reinstate picture rail
~~FLOORS~~	~~3.2 Timber floor boards to suspended timber floors~~	~~Repair~~	~~3.2.2 Remove defective missing sections of floorboards and renew with butt jointed timber boarding to match the existing.~~	~~10%~~	~~Up to 2m~~	~~Essential~~	~~K20-110A~~	~~TBC following soft strip~~

Level 1: Room 01-015 (209&210)

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

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: **02/06/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **Changes for 05/09/25, highlighed in light blue. Changes for "13/06/23 Issue" highlighted in pink. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.1 Removal of defective/ missing area of plaster, renew with traditional two coat plaster	2m²	Above 3.5m	Essential	M20-566* M23-300*	
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.2 Repair cracks in plaster and prepare.	4 lin m	Above 3.5m	Essential	M20-310B M20-311B	
~~CEILING~~	~~1.12 Plaster to the underside of concrete jack arches~~	~~Repair~~	~~1.12.4 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~0.6m²~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505*~~ ~~M60-507*~~	
CEILING	1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction) **i.e. SMALL BEAM CASING**	Repair	1.13.4 Repair cracks in lath and plaster and prepare.	1 lin m	Above 3.5m	Essential	M20-310B, M20-311B, M23-535*	
~~CEILING~~	~~1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction) **i.e. SMALL BEAM CASING**~~	~~Repair~~	~~1.13.6 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505 M60-507*~~	
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.3 Fill cracks to cornice.	5 lin m	Above 3.5m	Essential	M23-593B M23-535*	
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of cornice being removed~~	~~Above 3.5m~~	~~Essential~~	~~M60 505*~~ ~~M60 507*~~	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.3 Repair Cracks in plaster, prepare and decorate	10 lin m	All	Essential	M20-310B M20-311B	
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~0.83m²~~	~~All~~	~~Essential~~	~~M60-505*~~ ~~M60-507*~~	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.4 Remove peeling paint layers from plaster, prepare and decorate (part area)	1m²	All	Essential	M60-510	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	75 no.	All	Essential	M23-540*	

Level 1: Room 01-015 (209&210)

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

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: **02/06/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **Changes for 05/09/25, highlighed in light blue. Changes for "13/06/23 Issue" highlighted in pink. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
~~WALLS~~	~~2.13 Profiled timber skirting~~	~~Repair~~	~~2.13.2 Remove defective/non matching/ missing section and splice in new section of profiled timber skirting~~	~~0.95 lin m~~	~~Up to 2m~~	~~Necessary~~	~~P20 110A, C93 308B~~	For skirting repairs, refer to reports issued to **Purcell-EWN-001349**
WALLS	2.28 Decorative run plaster moulding to walls	Repair	2.28.3 Repair cracks in plaster.	4 lin m	Above 3.5m	Necessary	M23-591B, M23-593B M20-697	Indented run at picture rail height
~~FLOORS~~	~~3.2 Timber floor boards to suspended timber floors~~	~~Repair~~	~~3.2.2 Remove defective missing sections of floorboards and renew with butt jointed timber boarding to match the existing.~~	~~10%~~	~~n/a~~	~~Essential~~	~~K20 110A~~	~~TBC following soft strip~~

Level 1: Room 01-016&C02e (212)

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

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: **02/06/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **Changes for 05/09/25, highlighed in light blue. Changes for "13/06/23 Issue" highlighted in pink. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.1 Removal of defective/ missing area of plaster, renew with traditional two coat plaster	1m²	Above 3.5m	Essential	M20-566* M23-300*	
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.2 Repair cracks in plaster and prepare.	2 lin m	Above 3.5m	Essential	M20-310B M20-311B	
~~CEILING~~	~~1.12 Plaster to the underside of concrete jack arches~~	~~Repair~~	~~1.12.4 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505*~~ ~~M60-507*~~	
CEILING	1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction) **i.e. SMALL BEAM CASING**	Repair	1.13.1 Removal of defective /missing areas and replacement with new studwork to match, renew lath and run plaster.	1 lin m	Above 3.5m	Essential	M20-566*, M23-300*	Extracted soft strip beam
CEILING	1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction) **i.e. SMALL BEAM CASING**	Repair	1.13.4 Repair cracks in lath and plaster and prepare.	2 lin m	Above 3.5m	Essential	M20-310B, M20-311B, M23-535*	
~~CEILING~~	~~1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction) **i.e. SMALL BEAM CASING**~~	~~Repair~~	~~1.13.6 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505~~ ~~M60-507*~~	
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.3 Fill cracks to cornice.	5 lin m	Above 3.5m	Essential	M23-593B M23-535*	
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of cornice being removed~~	~~Above 3.5m~~	~~Essential~~	~~M60-505*~~ ~~M60-507*~~	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.3 Repair Cracks in plaster, prepare and decorate	10 lin m	All	Essential	M20-310B M20-311B	
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~0.834m²~~	~~All~~	~~Essential~~	~~M60-505*~~ ~~M60-507*~~	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.4 Remove peeling paint layers from plaster, prepare and decorate (part area)	1m²	All	Essential	M60-510	Brush down flaking paint

Level 1: Room 01-016&C02e (212)

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

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: **02/06/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **Changes for 05/09/25, highlighed in light blue. Changes for "13/06/23 Issue" highlighted in pink. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
WALLS	2.4 Plaster on masonry walls	Repair	2.4.11 Fill hole in plaster (up to 25mm) and make good finishing coat	175no.	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~~	~~0.3 lin m~~	~~Up to 2m~~	~~Necessary~~	~~P20-110A, C93-308B~~	For skirting repairs, refer to reports issued to **Purcell-EWN-001349**
~~WALLS~~	~~2.19 Cast iron vents to internal walls~~	~~Repair~~	~~2.19.7 Conduct paint analysis to establish paint archaeology. Following validation of paint archaeology to architect's approval remove all paint back to metal. Conduct metal repairs and redecorate (allow for polished metal finish). Grille to be removed, work carried out in workshop and reinstated to existinglocation. Install black pe insect mesh to rear of grille.~~	~~1 no.~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505 M60-539 M60-540 F30-165~~	
WALLS	2.19 Cast iron vents to internal walls	Repair	2.19.8 Remove grille leaving frame in situ, lay infill recessed replacement brickwork and paint face black, re-fix grille, brush down loose paint in preparation for decoration.	1 no.	Up to 3.5m	Essential	C50-342B	In good ocndition. Decorative type.
WALLS	2.28 Decorative run plaster moulding to walls	Repair	2.28.3 Repair cracks in plaster.	2 lin m	Above 3.5m	Necessary	M23-591B, M23-593B M20-697	
WALLS	2.34 Metal picture rail	Repair	2.34.1 Remove picture rail, repair, remove paint layers, prepare and decorate.	20.2 lin m	Above 3.5m	Necessary	C93-240	
~~FLOORS~~	~~3.2 Timber floor boards to suspended timber floors~~	~~Repair~~	~~3.2.2 Remove defective missing sections of floorboards and renew with butt jointed timber boarding to match the existing.~~	~~10%~~	~~n/a~~	~~Essential~~	~~K20-110A~~	~~TBC following soft strip~~

Level 1: Room 01-017 (214)

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

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

SURVEY DATE: **02/06/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **Changes for 05/09/25, highlighed in light blue. Changes for "13/06/23 Issue" highlighted in pink. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.1 Removal of defective/ missing area of plaster, renew with traditional two coat plaster	1m²	Above 3.5m	Essential	M20-566* M23-300*	Due to holes noted in central jack arch
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.3 Remove peeling paint layers from plaster, prepare and decorate (part area)	3m²	Above 3.5m	Essential	M60-510	1m² allowance per jack arch. Brush down with phosphur bronze brush
~~CEILING~~	~~1.12 Plaster to the underside of concrete jack arches~~	~~Repair~~	~~1.12.4 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~0.5m²~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505* M60-507*~~	
CEILING	1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction) **i.e. SMALL BEAM CASING**	Repair	1.13.4 Repair cracks in lath and plaster and prepare.	5 lin m	Above 3.5m	Essential	M20-310B, M20-311B, M23-535*	Allowance retained due to potential damage from partition wall removal
~~CEILING~~	~~1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction) **i.e. SMALL BEAM CASING**~~	~~Repair~~	~~1.13.6 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505 M60-507*~~	
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.1 Replacement of full run profile of plaster cornice where missing/defective and prepare.	1 lin m	Above 3.5m	Essential	M23-570*	
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.3 Fill cracks to cornice.	4 lin m	Above 3.5m	Essential	M23-593B M23-535*	
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of cornice being removed~~	~~Above 3.5m~~	~~Essential~~	~~M60-505* M60-507*~~	~~All areas except areas of cornice being removed~~
WALLS	2.4 Plaster on masonry walls	Repair	2.4.3 Repair Cracks in plaster, prepare and decorate	8 lin m	All	Essential	M20-310B M20-311B	All remaining plaster
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~1.01m²~~	~~All~~	~~Essential~~	~~M60-505* M60-507*~~	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.11 Fill hole in plaster (up to 25mm) and make good finishing coat	125no.	All	Essential	M23-540*	

Level 1: Room 01-017 (214)

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

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

SURVEY DATE: **02/06/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **Changes for 05/09/25, highlighed in light blue. Changes for "13/06/23 Issue" highlighted in pink. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
~~WALLS~~	~~2.19 Cast iron vents to internal walls~~	~~Repair~~	~~2.19.7 Conduct paint analysis to establish paint archaeology. Following validation of paint archaeology to architect's approval remove all paint back to metal. Conduct metal repairs and redecorate (allow for polished metal finish). Grille to be removed, work carried out in workshop and reinstated to existinglocation. Install black pe insect mesh to rear of grille.~~	~~1 no.~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505 M60-539 M60-540 F30-165~~	~~Missing section - greater repair to grille required~~
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 reasonable condition with minor damage. Small 8x2 grid area lacking dividing bars.
~~WALLS~~	~~2.28 Decorative run plaster moulding to walls~~	~~Repair~~	~~2.28.3 Repair cracks in plaster.~~	~~3 lin m~~	~~Above 3.5m~~	~~Necessary~~	~~M23-591B, M23-593B~~	~~1 lin m per decorative moulding above windows~~
WALLS	2.28 Decorative run plaster moulding to walls	Repair	2.28.8 Replace defective/missing section of flush run plaster dado.	2 lin m	Above 3.5m	Necessary	M23-591B, M23-593B, M20-697	Mainly to corridor
WALLS	2.34 Metal picture rail	Repair	2.34.1 Remove picture rail, repair, remove paint layers, prepare and decorate.	20 lin m	Above 3.5m	Necessary	C93-240	
~~FLOORS~~	~~3.2 Timber floor boards to suspended timber floors~~	~~Repair~~	~~3.2.2 Remove defective missing sections of floorboards and renew with butt jointed timber boarding to match the existing.~~	~~10%~~		~~Essential~~	~~K20-110A~~	~~TBC following soft strip~~

Level 1: Room 01-018 (215)

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

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

SURVEY DATE: **02/06/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **Changes for 05/09/25, highlighed in light blue. Changes for "13/06/23 Issue" highlighted in pink. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.1 Removal of defective/ missing area of plaster, renew with traditional two coat plaster	3m²	Above 3.5m	Essential	M20-566* M23-300*	Particularly above window
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)	4m²	Above 3.5m	Essential	M60-510	above window
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.	4 lin m	Above 3.5m	Essential	M20-310B, M20-311B, M23-535*	
~~CEILING~~	~~1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction) **i.e. SMALL BEAM CASING**~~	~~Repair~~	~~1.13.6 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~1.7m²~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505 M60-507*~~	
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.3 Fill cracks to cornice.	3 lin m	Above 3.5m	Essential	M23-593B M23-535*	
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of cornice being removed~~	~~Above 3.5m~~	~~Essential~~	~~M60-505* M60-507*~~	
~~WALLS~~	~~2.2 Fair-faced Brick masonry~~	~~Repair~~	~~2.2.13 Retain lintel, block opening in brickwork to full thickness of wall (whole or half brick), coursed in with the existing in lime mortar~~	~~2.2m (h) x 1m (w)~~	~~Up to 3.5m~~	~~Essential~~	~~C20-600~~	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.3 Repair Cracks in plaster, prepare and decorate	6 lin m	All	Essential	M20-310B M20-311B	
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~All~~	~~Essential~~	~~M60-505* M60-507*~~	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.11 Fill hole in plaster (up to 25mm) and make good finishing coat	85no.	All	Essential	M23-540*	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.15 Strip modern wallpaper.	58m²	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 lin m~~	~~Up to 2m~~	~~Necessary~~	~~P20-110A, C93-308B~~	For skirting repairs, refer to reports issued to **Purcell-EWN-001349**

Level 1: Room 01-018 (215)

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

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

SURVEY DATE: **02/06/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **Changes for 05/09/25, highlighed in light blue. Changes for "13/06/23 Issue" highlighted in pink. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
WALLS	2.28 Decorative run plaster moulding to walls	Repair	2.28.3 Repair cracks in plaster.	1 lin m	Above 3.5m	Necessary	M23-591B, M23-593B M20-697	
~~FLOORS~~	~~3.2 Timber floor boards to suspended timber floors~~	~~Repair~~	~~3.2.2 Remove defective missing sections of floorboards and renew with butt jointed timber boarding to match the existing.~~	~~10%~~	~~n/a~~	~~Essential~~	~~K20-110A~~	~~TBC following soft strip~~

Level 1: Room 01-026 (A2.17)

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

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

SURVEY DATE: **02/06/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **Changes for 05/09/25, highlighed in light blue. Changes for "13/06/23 Issue" highlighted in pink. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
CEILING	1.11 Lath and plaster ceilings on joists below concrete jack arch ceilings	Repair	1.11.3 Repair cracks in lath and plaster, prepare and decorate	10 lin m	Above 3.5m	Essential	M20-310B M20-311B	
~~CEILING~~	~~1.11 Lath and plaster ceilings on joists below concrete jack arch ceilings~~	~~Repair~~	~~1.11.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~Above 3.5m~~	~~Necessary~~	~~M60 505* M60 507*~~	
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.3 Fill cracks to cornice.	12 lin m	Above 3.5m	Essential	M23-593B M23-535*	
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of cornice being removed~~	~~Above 3.5m~~	~~Essential~~	~~M60 505* M60 507*~~	
CEILING	1.18 Run profiled plaster strapwork to flat ceiling bed	Repair	1.18.3 Fill cracks to strapwork profile, prepare and decorate	4 lin m	Above 3.5m	Essential	M23-570*, M23-591B, M23-535*	
~~CEILING~~	~~1.18 Run profiled plaster strapwork to flat ceiling bed~~	~~Repair~~	~~1.18.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of strapwork being removed~~	~~Above 3.5m~~	~~Essential~~	~~M60 505* M60 507*~~	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.1 Removal of defective/ missing area of plaster, renew with traditional two coat plaster	n/a	n/a	Essential	M23-311 M20-566	TBC following soft strip
WALLS	2.4 Plaster on masonry walls	Repair	2.4.3 Repair Cracks in plaster, prepare and decorate	12 lin m	All	Essential	M20-310B M20-311B	
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~All~~	~~Essential~~	~~M60 505* M60 507*~~	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.11 Fill hole in plaster (up to 25mm) and make good finishing coat	0 - 5no.	All	Essential	M23-540*	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.15 Strip modern wallpaper	2.5m (h) x 1.05m (w)	All	Essential	M60-534B	To be replaced with lincrusta paper to match original
WALLS	2.4 Plaster on masonry walls	Repair	2.4.15 Strip modern wallpaper	2.5m (h) x 0.95m (w)	All	Essential	M60-534B	To be replaced with lincrusta paper to match original
WALLS	2.4 Plaster on masonry walls	Repair	2.4.15 Strip modern wallpaper	2.5m (h) x 0.9m (w)	All	Essential	M60-534B	To be replaced with lincrusta paper to match original

Level 1: Room 01-026 (A2.17)

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

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

SURVEY DATE: **02/06/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **Changes for 05/09/25, highlighed in light blue. Changes for "13/06/23 Issue" highlighted in pink. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

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WALLS	2.4 Plaster on masonry walls	Repair	2.4.15 Strip modern wallpaper	2.5m (h) x 0.89m (w)	All	Essential	M60-534B	To be replaced with lincrusta paper to match original
WALLS	2.4 Plaster on masonry walls	Repair	2.4.16 Repair areas of Historic wallpaper	1.2m (h) x 0.7m (w)	Up to 3.5m	Essential	M60-670*	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.16 Repair areas of Historic wallpaper	1.1m (h) x 0.85m (w)	Up to 3.5m	Essential	M60-670*	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.16 Repair areas of Historic wallpaper	50mm (h) x 25mm (w)	Up to 3.5m	Essential	M60-670*	Border - needs repair in corner adjacent to door to CAT-01
WALLS	2.4 Plaster on masonry walls	Repair	2.4.16 Repair areas of Historic wallpaper	0.2m (h) x 0.7m (w)	Up to 3.5m	Essential	M60-670*	Decorative border
WALLS	2.12 Profiled timber dado rail	Repair	2.12.2 Remove defective section and splice in new section of profiled timber dado rail, prepare and decorate	0.2 lin m	Up to 2m	Necessary	C51-270	
WALLS	2.12 Profiled timber dado rail	Repair	2.12.7 Dado rail to be refixed flush to wall with slotted brass screws as used elsewhere in 01-026	2 lin m	Up to 2m	Necessary	C93-250	
~~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~~	~~3.5 lin m~~	~~Up to 2m~~	~~Necessary~~	~~P20-110A, C93-308B~~	For skirting repairs, refer to reports issued to **Purcell-EWN-001349**
~~WALLS~~	~~2.13 Profiled timber skirting~~	~~Repair~~	~~2.13.12 Existing timber to be re-fixed flush to the wall.~~	~~5 lin m~~	~~Up to 2m~~	~~Necessary~~	~~P20-110A, C93-308B~~	For skirting repairs, refer to reports issued to **Purcell-EWN-001349**
~~WALLS~~	~~2.19 Cast iron vents to internal walls~~	~~Repair~~	~~2.19.7 Conduct paint analysis to establish paint archaeology. Following validation of paint archaeology to architect's approval remove all paint back to metal. Conduct metal repairs and redecorate (allow for polished metal finish). Grille to be removed, work carried out in workshop and reinstated to existinglocation. Install black pe insect mesh to rear of grille.~~	~~1 no.~~		~~Essential~~	~~M60-505 M60-539 M60-540 F30-165~~	Large aperture when vent must have been removed. Grille to be replaced. Removal of boxing TBC following soft strip
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.		Essential	C50-342B	No grille. Boxing out to sides still present and to be removed.

Level 1: Room 01-026 (A2.17)

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

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

SURVEY DATE: **02/06/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **Changes for 05/09/25, highlighed in light blue. Changes for "13/06/23 Issue" highlighted in pink. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
WALLS	2.21 Timber panelling to walls (varnished)	Clean	2.21.2 General light clean to timber panelling	100%	Up to 2m	Essential	C51-771B	
~~WALLS~~	~~2.21 Timber panelling to walls (varnished)~~	~~Repair~~	~~2.21.3 Carefully remove over layers of varnish to timber panelling and conserve original finish~~	~~20m²~~	~~Up to 2m~~	~~Necessary~~	~~M60-575B, C51-755B~~	
WALLS	2.21 Timber panelling to walls (varnished)	Repair	2.21.6 Splice in section of horizontal rail and vertical muntins to replace defective/ missing section, prepare and decorate.	870mm (h) x 70mm (w)	Up to 2m	Necessary	C51-276 (spec. 5901) M60-163 (spec. 5906)	By windows
WALLS	2.21 Timber panelling to walls (varnished)	Repair	2.21.6 Splice in section of horizontal rail and vertical muntins to replace defective/ missing section, prepare and decorate.	870mm (h) x 70mm (w)	Up to 2m	Necessary	C51-276 (spec. 5901) M60-163 (spec. 5906)	
WALLS	2.21 Timber panelling to walls (varnished)	Repair	2.21.6 Splice in section of horizontal rail and vertical muntins to replace defective/ missing section, prepare and decorate.	70mm (h) x 50mm (w)	Up to 2m	Necessary	C51-276 (spec. 5901) M60-163 (spec. 5906)	Exposed corners to bay windows
WALLS	2.21 Timber panelling to walls (varnished)	Repair	2.21.6 Splice in section of horizontal rail and vertical muntins to replace defective/ missing section, prepare and decorate.	70mm (h) x 50mm (w)	Up to 2m	Necessary	C51-276 (spec. 5901) M60-163 (spec. 5906)	Exposed corners to bay windows
WALLS	2.21 Timber panelling to walls (varnished)	Repair	2.21.6 Splice in section of horizontal rail and vertical muntins to replace defective/ missing section, prepare and decorate.	70mm (h) x 50mm (w)	Up to 2m	Necessary	C51-276 (spec. 5901) M60-163 (spec. 5906)	Exposed corners to bay windows
WALLS	2.21 Timber panelling to walls (varnished)	Repair	2.21.6 Splice in section of horizontal rail and vertical muntins to replace defective/ missing section, prepare and decorate.	70mm (h) x 50mm (w)	Up to 2m	Necessary	C51-276 (spec. 5901) M60-163 (spec. 5906)	Exposed corners to bay windows
WALLS	2.21 Timber panelling to walls (varnished)	Repair	2.21.6 Splice in section of horizontal rail and vertical muntins to replace defective/ missing section, prepare and decorate.	870mm (h) x 85mm (w)	Up to 2m	Necessary	C51-276 (spec. 5901) M60-163 (spec. 5906)	Further investigation needed to establish extent of repairs to panelling and boxing below windows
WALLS	2.21 Timber panelling to walls (varnished)	Repair	2.21.6 Splice in section of horizontal rail and vertical muntins to replace defective/ missing section, prepare and decorate.	870mm (h) x 85mm (w)	Up to 2m	Necessary	C51-276 (spec. 5901) M60-163 (spec. 5906)	

Level 1: Room 01-026 (A2.17)

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

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

SURVEY DATE: **02/06/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **Changes for 05/09/25, highlighed in light blue. Changes for "13/06/23 Issue" highlighted in pink. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
WALLS	2.21 Timber panelling to walls (varnished)	Repair	2.21.7 Splice in new section of plain panel/fill cracks, prepare and decorate	190mm (h) x 140mm (w)	Up to 2m	Necessary	C51-274 (spec 5901) M60-163 (spec 5906)	Below bay windows
WALLS	2.21 Timber panelling to walls (varnished)	Repair	2.21.7 Splice in new section of plain panel/fill cracks, prepare and decorate	190mm (h) x 140mm (w)	Up to 2m	Necessary	C51-274 (spec 5901) M60-163 (spec 5906)	Below bay windows
WALLS	2.21 Timber panelling to walls (varnished)	Repair	2.21.13 Fill hole in timber panelling /cosmetic repair of panelling, colour matched to timber, prepare and decorate.	50mm (h) x 200mm (w)	Up to 2m	Necessary	C51-271B	from historic bell push mechanism. Button hole to be filled with solid oak dowel to be left proud of the surface to match height of existing buttons
WALLS	2.21 Timber panelling to walls (varnished)	Repair	Remove redundant MEP panel and cabling without disturbing further panelling. New raised and fielded panel infill to match adjacent design and finish to be reinstated and fixed in place.	400mm (h) x 200mm (w)	Up to 2m	Necessary	C51-370	
WALLS	2.28 Decorative run plaster moulding to walls	Repair	2.28.3 Repair cracks in plaster.	1 lin m	Above 3.5m	Necessary	M23-591B, M23-593B M20-697	
WALLS	2.34 Metal Picture rail	Repair	2.34.1 Remove picture rail, repair, remove paint layers, prepare and decorate.	26.1 lin m	Above 3.5m	Necessary	C93-240	
~~FLOORS~~	~~3.2 Timber floor boards to suspended timber floors~~	~~Repair~~	~~3.2.2 Remove defective missing sections of floorboards and renew with butt jointed timber boarding to match the existing.~~	~~10%~~	~~n/a~~	~~Essential~~	~~K20-110A~~	~~TBC following soft strip~~

Level 1: Room 01-027 (A2.16)

REVISION: 5
STATUS: FOR CONSTRUCTION
DATE ISSUED: 05/09/2025
PROPOSED ROOM USES: **Unique Purpose Rooms**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **UPR-01**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP OUT: **Medium**

SURVEY DATE: **02/06/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **Changes for 05/09/25, highlighed in light blue. Changes for "13/06/23 Issue" highlighted in pink. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
CEILING	1.11 Lath and plaster ceilings on joists below concrete jack arch ceilings	Repair	1.11.3 Repair cracks in lath and plaster, prepare and decorate	5 lin m	Above 3.5m	Essential	M20-310B M20-311B	
~~CEILING~~	~~1.11 Lath and plaster ceilings on joists below concrete jack arch ceilings~~	~~Repair~~	~~1.11.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505* M60-507*~~	
CEILING	1.11 Lath and plaster ceilings on joists below concrete jack arch ceilings	Repair	1.11.4 Remove peeling paint layers from lath and plaster, prepare and decorate (part area)	1m²	Above 3.5m	Essential	M60-510	Some small areas of peeling paint
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.3 Fill cracks to cornice.	2.5 lin m	Above 3.5m	Essential	M23-593B M23-535*	
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of cornice being removed~~	~~Above 3.5m~~	~~Essential~~	~~M60-505* M60-507*~~	
CEILING	1.18 Run profiled plaster strapwork to flat ceiling bed	Repair	1.18.3 Fill cracks to strapwork profile, prepare and decorate	4 lin m	Above 3.5m	Essential	M23-570*, M23-591B	
~~CEILING~~	~~1.18 Run profiled plaster strapwork to flat ceiling bed~~	~~Repair~~	~~1.18.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of strapword being removed~~	~~All~~	~~Essential~~	~~M60-505* M60-507*~~	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.1 Removal of defective/ missing area of plaster, renew with traditional two coat plaster	2.4m (h) x 0.8m (w)	Above 3.5m	Essential	M23-311 M20-566	Only high level plaster exposed, Allowance for area behind damaged wallpaper
WALLS	2.4 Plaster on masonry walls	Repair	2.4.3 Repair Cracks in plaster, prepare and decorate	12 lin m	All	Essential	M20-310B M20-311B	
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~All~~	~~Essential~~	~~M60-505* M60-507*~~	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.11 Fill hole in plaster (up to 25mm) and make good finishing coat	0 - 5no.	All	Essential	M23-540*	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.16 Repair areas of Historic wallpaper	2.4m (h) x 0.7m (w)	Up to 3.5m	Essential	M60-670*	Adjacent to left hand window
WALLS	2.4 Plaster on masonry walls	Repair	2.4.16 Repair areas of Historic wallpaper	0.7m (h) x 0.1m (w)	Up to 3.5m	Essential	M60-670*	Adjacent to right hand window
WALLS	2.12 Profiled timber dado rail	Repair	2.12.2 Remove defective section and splice in new section of profiled timber dado rail, prepare and decorate	0.4 lin m	Up to 2m	Necessary	C51-270	
~~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~~	~~2.45 lin m~~	~~Up to 2m~~	~~Necessary~~	~~P20-110A, C93-308B~~	For skirting repairs, refer to reports issued to **Purcell-EWN-001349**
~~WALLS~~	~~2.19 Cast iron vents to internal walls~~	~~Repair~~	~~2.19.7 Conduct paint analysis to establish paint archaeology. Following validation of paint archaeology to architect's approval remove all paint back to metal. Conduct metal repairs and redecorate (allow for polished metal finish). Grille to be removed, work carried out in workshop and reinstated to existinglocation. Install black pe insect mesh to rear of grille.~~	~~2 no.~~	~~Above 3.5m~~	~~Essential~~	~~M60-505 M60-539 M60-540 P30-165~~	
WALLS	2.19 Cast iron vents to internal walls	Repair	2.19.8 Remove grille leaving frame in situ, lay infill recessed replacement brickwork and paint face black, re-fix grille, brush down loose paint in preparation for decoration.	2no.	Up to 3.5m	Essential	C50-342B	Both in good condition. Both decorative design.
~~WALLS~~	~~2.21 Timber panelling to walls (varnished)~~	~~Repair~~	~~2.21.3 Carefully remove over layers of varnish to timber panelling and conserve original finish~~	~~24m²~~	~~Up to 2m~~	~~Necessary~~	~~M60-575B, C51-755B~~	
WALLS	2.21 Timber panelling to walls (varnished)	Clean	2.21.2 General light clean to timber panelling	100%	Up to 2m	Essential	C51-770B	
WALLS	2.21 Timber panelling to walls (varnished)	Repair	2.21.6 Splice in section of horizontal rail and vertical muntins to replace defective/ missing section, prepare and decorate.	870mm (h) x 40mm (w)	Up to 2m	Necessary	C51-276 (spec. 5901) M60-163 (spec. 5906)	Vertical muntin to end of panel/corner
WALLS	2.21 Timber panelling to walls (varnished)	Repair	2.21.6 Splice in section of horizontal rail and vertical muntins to replace defective/ missing section, prepare and decorate.	870mm (h) x 70mm (w)	Up to 2m	Necessary	C51-276 (spec. 5901) M60-163 (spec. 5906)	Vertical muntin to end of panel/corner
WALLS	2.21 Timber panelling to walls (varnished)	Repair	2.21.6 Splice in section of horizontal rail and vertical muntins to replace defective/ missing section, prepare and decorate.	870mm (h) x 50mm (w)	Up to 2m	Necessary	C51-276 (spec. 5901) M60-163 (spec. 5906)	Vertical muntin to end of panel/corner
WALLS	2.21 Timber panelling to walls (varnished)	Repair	2.21.6 Splice in section of horizontal rail and vertical muntins to replace defective/ missing section, prepare and decorate.	870mm (h) x 70mm (w)	Up to 2m	Necessary	C51-276 (spec. 5901) M60-163 (spec. 5906)	Vertical muntin to end of panel/corner
WALLS	2.21 Timber panelling to walls (varnished)	Repair	2.21.6 Splice in section of horizontal rail and vertical muntins to replace defective/ missing section, prepare and decorate.	870mm (h) x 50mm (w)	Up to 2m	Necessary	C51-276 (spec. 5901) M60-163 (spec. 5906)	Vertical muntin to end of panel/corner
WALLS	2.21 Timber panelling to walls (varnished)	Repair	2.21.6 Splice in section of horizontal rail and vertical muntins to replace defective/ missing section, prepare and decorate.	870mm (h) x 60mm (w)	Up to 2m	Necessary	C51-276 (spec. 5901) M60-163 (spec. 5906)	Vertical muntin to end of panel/corner
WALLS	2.21 Timber panelling to walls (varnished)	Repair	2.21.6 Splice in section of horizontal rail and vertical muntins to replace defective/ missing section, prepare and decorate.	870mm (h) x 50mm (w)	Up to 2m	Necessary	C51-276 (spec. 5901) M60-163 (spec. 5906)	Vertical muntin to end of panel/corner
WALLS	2.21 Timber panelling to walls (varnished)	Repair	2.21.6 Splice in section of horizontal rail and vertical muntins to replace defective/ missing section, prepare and decorate.	870mm (h) x 60mm (w)	Up to 2m	Necessary	C51-276 (spec. 5901) M60-163 (spec. 5906)	Vertical muntin to end of panel/corner
WALLS	2.21 Timber panelling to walls (varnished)	Repair	2.21.6 Splice in section of horizontal rail and vertical muntins to replace defective/ missing section, prepare and decorate.	870mm (h) x 50mm (w)	Up to 2m	Necessary	C51-276 (spec. 5901) M60-163 (spec. 5906)	Vertical muntin to end of panel/corner
WALLS	2.21 Timber panelling to walls (varnished)	Repair	2.21.6 Splice in section of horizontal rail and vertical muntins to replace defective/ missing section, prepare and decorate.	870mm (h) x 50mm (w)	Up to 2m	Necessary	C51-276 (spec. 5901) M60-163 (spec. 5906)	Vertical muntin to end of panel/corner

Level 1: Room 01-027 (A2.16)

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

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

SURVEY DATE: **02/06/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **Changes for 05/09/25, highlighed in light blue. Changes for "13/06/23 Issue" highlighted in pink. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
WALLS	2.21 Timber panelling to walls (varnished)	Repair	2.21.6 Splice in section of horizontal rail and vertical muntins to replace defective/ missing section, prepare and decorate.	870mm (h) x 50mm (w)	Up to 2m	Necessary	C51-276 (spec. 5901) M60-163 (spec. 5906)	Vertical muntin to end of panel/corner
WALLS	2.21 Timber panelling to walls (varnished)	Repair	2.21.6 Splice in section of horizontal rail and vertical muntins to replace defective/ missing section, prepare and decorate.	870mm (h) x 35mm (w)	Up to 2m	Necessary	C51-276 (spec. 5901) M60-163 (spec. 5906)	Vertical muntin to end of panel/corner
WALLS	2.21 Timber panelling to walls (varnished)	Repair	Remove redundant MEP panel and cabling without disturbing further panelling. Splice in timber repair to hole, to be refinished to match existing.	400mm (h) x 200mm (w)	Up to 2m	Necessary	-	Door to remain in place and operational.
WALLS	2.34 Metal picture rail	Repair	2.34.1 Remove picture rail, repair, remove paint layers, prepare and decorate.	26.1 lin m	Above 3.5m	Necessary	C93-240	
~~FLOORS~~	~~3.2 Timber floor boards to suspended timber floors~~	~~Repair~~	~~3.2.2 Remove defective missing sections of floorboards and renew with butt jointed timber boarding to match the existing.~~	~~10%~~	~~n/a~~	~~Essential~~	~~K20-110A~~	~~TBC following soft strip~~

Level 1: Room 01-028 (A2.13)

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

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

SURVEY DATE: **02/06/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **Changes for 05/09/25, highlighed in light blue. Changes for "13/06/23 Issue" highlighted in pink. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
CEILING	1.11 Lath and plaster ceilings on joists below concrete jack arch ceilings	Repair	1.11.1 Removal of defective/ missing area and replacement with traditional lath and plaster, prepare and decorate	3m²	Above 3.5m	Essential	M20-566* M23-300*	
CEILING	1.11 Lath and plaster ceilings on joists below concrete jack arch ceilings	Repair	1.11.3 Repair cracks in lath and plaster, prepare and decorate	9 lin m	Above 3.5m	Essential	M20-310B M20-311B	
~~CEILING~~	~~1.11 Lath and plaster ceilings on joists below concrete jack arch ceilings~~	~~Repair~~	~~1.11.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505*~~ ~~M60-507*~~	
CEILING	1.11 Lath and plaster ceilings on joists below concrete jack arch ceilings	Repair	1.11.4 Remove peeling paint layers from lath and plaster, prepare and decorate (part area)	2m²	Above 3.5m	Essential	M60-510	Brush off flaking paint
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.3 Fill cracks to cornice.	10 lin m	Above 3.5m	Essential	M23-593B M23-535*	
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of cornices being removed~~	~~Above 3.5m~~	~~Essential~~	~~M60 505*~~ ~~M60 507*~~	
CEILING	1.18 Run profiled plaster strapwork to flat ceiling bed	Repair	1.18.2 Making good damage to partial plaster strapwork profile where damaged or missing, prepare and decorate	0.7 lin m	Above 3.5m	Essential	M23-570* M23-591B M23-535*	
CEILING	1.18 Run profiled plaster strapwork to flat ceiling bed	Repair	1.18.3 Fill cracks to strapwork profile, prepare and decorate	7 lin m	Above 3.5m	Essential	M23-570*, M23-591B	
~~CEILING~~	~~1.18 Run profiled plaster strapwork to flat ceiling bed~~	~~Repair~~	~~1.18.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~Above 3.5m~~	~~Essential~~	~~M60 505*~~ ~~M60 507*~~	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.1 Removal of defective/ missing area of plaster, renew with traditional two coat plaster	2.9m (h) x 3.8m (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	1.3m (h) x 1.4m (w)	Above 3.5m	Essential	M23-311 M20-566	

Level 1: Room 01-028 (A2.13)

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

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

SURVEY DATE: **02/06/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **Changes for 05/09/25, highlighed in light blue. Changes for "13/06/23 Issue" highlighted in pink. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
WALLS	2.4 Plaster on masonry walls	Repair	2.4.1 Removal of defective/ missing area of plaster, renew with traditional two coat plaster	2.9m (h) x 2.2m (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	2.9m (h) x 8.2m (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	2.9m (h) x 6.4m (w)	All	Essential	M23-311 M20-566	Window 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	2.9m (h) x 0.85m (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	2.9m (h) x 0.85m (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	2.9m (h) x 7.3m (w)	All	Essential	M23-311 M20-566	
WALLS	2.12 Profiled timber dado rail	Repair	2.12.2 Remove defective section and splice in new section of profiled timber dado rail, prepare and decorate	0.1 lin m	Up to 2m	Necessary	C51-270	
WALLS	2.12 Profiled timber dado rail	Repair	2.12.7 Reset timber dado to be fixed flush to the wall	2.4 lin m	Up to 2m	Necessary	C93-250	
~~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~~	~~13.85 lin m~~	~~Up to 2m~~	~~Necessary~~	~~P20-110A, C93-308B~~	For skirting repairs, refer to reports issued to **Purcell-EWN-001349**
~~WALLS~~	~~2.19 Cast iron vents to internal walls~~	~~Repair~~	~~2.19.7 Conduct paint analysis to establish paint archaeology. Following validation of paint archaeology to architect's approval remove all paint back to metal. Conduct metal repairs and redecorate (allow for polished metal finish). Grille to be removed, work carried out in workshop and reinstated to existinglocation. Install black pe insect mesh to rear of grille.~~	~~1no.~~	~~Above 3.5m~~	~~Essential~~	~~M60-505 M60-539 M60-540 F30-165~~	
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	Modern vent grille.

Level 1: Room 01-028 (A2.13)

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

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

SURVEY DATE: **02/06/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **Changes for 05/09/25, highlighed in light blue. Changes for "13/06/23 Issue" highlighted in pink. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
WALLS	2.21 Timber panelling to walls (varnished)	Clean	2.21.2 General light clean to timber panelling	100%	Up to 2m	Essential	C51-770B	
~~WALLS~~	~~2.21 Timber panelling to walls (varnished)~~	~~Repair~~	~~2.21.3 Carefully remove over layers of varnish to timber panelling and conserve original finish~~	~~22m²~~	~~Up to 2m~~	~~Necessary~~	~~M60-575B, C51-755B~~	
WALLS	2.21 Timber panelling to walls (varnished)	Repair	2.21.6 Splice in section of horizontal rail and vertical muntins to replace defective/ missing section, prepare and decorate.	870mm (h) x 10mm (w)	Up to 2m	Necessary	C51-276 (spec. 5901) M60-163 (spec. 5906)	Corners
WALLS	2.21 Timber panelling to walls (varnished)	Repair	2.21.6 Splice in section of horizontal rail and vertical muntins to replace defective/ missing section, prepare and decorate.	870mm (h) x 50mm (w)	Up to 2m	Necessary	C51-276 (spec. 5901) M60-163 (spec. 5906)	Corners
WALLS	2.21 Timber panelling to walls (varnished)	Repair	2.21.6 Splice in section of horizontal rail and vertical muntins to replace defective/ missing section, prepare and decorate.	870mm (h) x 50mm (w)	Up to 2m	Necessary	C51-276 (spec. 5901) M60-163 (spec. 5906)	Corners
WALLS	2.21 Timber panelling to walls (varnished)	Repair	2.21.6 Splice in section of horizontal rail and vertical muntins to replace defective/ missing section, prepare and decorate.	870mm (h) x 50mm (w)	Up to 2m	Necessary	C51-276 (spec. 5901) M60-163 (spec. 5906)	Corners
~~WALLS~~	~~2.28 Decorative run plaster moulding to walls~~	~~Repair~~	~~2.28.3 Repair cracks in plaster.~~	~~3 lin m~~	~~Above 3.5m~~	~~Necessary~~	~~M23-591B, M23-593B~~	Removed
WALLS	2.33 Metal picture hook	Repair	2.33.1 Remove picture hook, repair, remove paint layers, prepare and decorate.	18 no.	Above 3.5m	Necessary	C93-240	
WALLS	2.34 Metal picture rail	Repair	2.34.1 Remove picture rail, repair, remove paint layers, prepare and decorate.	25 lin m	Above 3.5m	Necessary	C93-240	Picture rail is missing
~~FLOORS~~	~~3.2 Timber floor boards to suspended timber floors~~	~~Repair~~	~~3.2.2 Remove defective missing sections of floorboards and renew with butt jointed timber boarding to match the existing.~~	~~10%~~	~~n/a~~	~~Essential~~	~~K20-110A~~	~~TBC following soft strip~~

Level 1: Room 01-C02b (201a)

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

PROPOSED ROOM USES: **Kitchen - Food Prep**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **CAT-01**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP OUT: **Medium**

SURVEY DATE: **02/06/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **Changes for 05/09/25, highlighed in light blue. Changes for "13/06/23 Issue" highlighted in pink. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.2 Repair cracks in plaster and prepare.	6 lin m	Above 3.5m	Essential	M20-310B M20-311B	
~~CEILING~~	~~1.12 Plaster to the underside of concrete jack arches~~	~~Repair~~	~~1.12.4 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505*~~ ~~M60-507*~~	
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.1 Replacement of full run profile of plaster cornice where missing/defective and prepare.	1 lin m	Above 3.5m	Essential	M23-570*	Corridor left corner and above door to room 01-007 (201). Could be repaired, rather than replaced
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.3 Fill cracks to cornice.	3 lin m	Above 3.5m	Essential	M23-593B M23-535*	Approx 10 x 300mm lin cracks
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of cornice being removed~~	~~Above 3.5m~~	~~Essential~~	~~M60-505*~~ ~~M60-507*~~	
~~WALLS~~	~~2.1 Masonry (stone ashlar)~~	~~Repair~~	~~2.1.14 Remove paint from ashlar~~	~~100%~~	~~Up to 3.5m~~	~~Necessary~~	~~M60-505*~~ ~~M60-507*~~	No flaking paint
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	
~~WALLS~~	~~2.5 Lath and plaster on timber studs~~	~~Repair~~	~~2.5.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~All~~	~~Necessary~~	~~M60-505*~~ ~~M60-507*~~	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.11 Fill hole in plaster (up to 25mm) and make good finishing coat	100no.	Up to 3.5m	Essential	M23-540*	
~~WALLS~~	~~2.12 Profiled timber dado rail~~	~~Repair~~	~~2.12.2 Remove defective section and splice in new section of profiled timber dado rail, prepare and decorate~~	~~0.15 lin m~~	~~Up to 2m~~	~~Necessary~~	~~C51-270~~	~~Next to door of mayor staircase~~
~~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~~	~~0.2 lin m~~	~~Up to 2m~~	~~Necessary~~	~~P20-110A,~~ ~~C93-308B~~	~~Strip paint~~ For skirting repairs, refer to reports issued to **Purcell-EWN-001349**
WALLS	2.28 Decorative run plaster moulding to walls	Repair	2.28.3 Repair cracks in plaster.	0.5 lin m	Up to 2m	Necessary	M23-591B, M23-593B M20-697	

Level 1: Room 01-C02b (201a)

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

PROPOSED ROOM USES: **Kitchen - Food Prep**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **CAT-01**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP OUT: **Medium**

SURVEY DATE: **02/06/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **Changes for 05/09/25, highlighed in light blue. Changes for "13/06/23 Issue" highlighted in pink. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
~~FLOORS~~	~~3.15 Mosaic floor on screed on solid construction (plain, geometric, decorative)~~	~~Repair~~	~~n/a~~	~~n/a~~	~~n/a~~	~~n/a~~	~~n/a~~	~~For commentary on mosaic floor, refer to mosaic repair package~~

Level 1: Room 01-C02d (207a) corridor only

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

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

SURVEY DATE: **02/06/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **Changes for 05/09/25, highlighed in light blue. Changes for "13/06/23 Issue" highlighted in pink. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.1 Removal of defective/ missing area of plaster, renew with traditional two coat plaster	1m²	Above 3.5m	Essential	M20-566* M23-300*	Central Jack Arch
~~CEILING~~	~~1.12 Plaster to the underside of concrete jack arches~~	~~Repair~~	~~1.12.2 Repair cracks in plaster and prepare.~~	~~1 lin m~~	~~Above 3.5m~~	~~Essential~~	~~M20-310B~~ ~~M20-311B~~	~~No visible cracking, allowance retained~~
~~CEILING~~	~~1.12 Plaster to the underside of concrete jack arches~~	~~Repair~~	~~1.12.4 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505*~~ ~~M60-507*~~	
~~CEILING~~	~~1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction) **i.e. SMALL BEAM CASING**~~	~~Repair~~	~~1.13.4 Repair cracks in lath and plaster and prepare.~~	~~1 lin m~~	~~Above 3.5m~~	~~Essential~~	~~M23-593B~~ ~~M23-535~~	~~No visible cracking. Allowance~~
~~CEILING~~	~~1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction) **i.e. SMALL BEAM CASING**~~	~~Repair~~	~~1.13.6 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505~~ ~~M60-507*~~	
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.3 Fill cracks to cornice.	1 lin m	Above 3.5m	Essential	M23-593B M23-535*	Fill missing behind services
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of cornice being removed~~	~~Above 3.5m~~	~~Essential~~	~~M60-505*~~ ~~M60-507*~~	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.3 Repair Cracks in plaster, prepare and decorate	1 lin m	All	Essential	M20-310B M20-311B	
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~All~~	~~Essential~~	~~M60-505*~~ ~~M60-507*~~	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.11 Fill hole in plaster (up to 25mm) and make good finishing coat	60no.	All	Essential	M23-540*	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.15 Strip modern wallpaper.	11m²	All	Essential	M60-534B	
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	

Level 1: Room 01-C02d (207a) corridor only

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

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

SURVEY DATE: **02/06/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **Changes for 05/09/25, highlighed in light blue. Changes for "13/06/23 Issue" highlighted in pink. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
~~WALLS~~	~~2.5 Lath and plaster on timber studs~~	~~Repair~~	~~2.5.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~All~~	~~Necessary~~	~~M60 505* M60 507*~~	
~~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~~	~~0.2 lin m~~	~~Up to 2m~~	~~Necessary~~	~~P20 110A, C93 308B~~	For skirting repairs, refer to reports issued to **Purcell-EWN-001349**
~~WALLS~~	~~2.13 Profiled timber skirting~~	~~Repair~~	~~2.13.10 Fill cracks in skirting/cosmetic repair, colour matched to timber, prepare and decorate.~~	~~2.75 lin m~~	~~Up to 2m~~	~~Necessary~~	~~P20 110A, C93 308B, C93 280~~	For skirting repairs, refer to reports issued to **Purcell-EWN-001349**
~~FLOORS~~	~~3.2 Timber floor boards to suspended timber floors~~	~~Repair~~	~~3.2.2 Remove defective missing sections of floorboards and renew with butt jointed timber boarding to match the existing.~~	~~n/a~~	~~Up to 2m~~	~~Essential~~	~~K20 110A~~	~~TBC following soft strip~~

APPENDIX

3.0 APPENDIX

- 3.01 Level 01 Internal Repair Room Type reference plan



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

Proposed Fit Out & Repair Plan - 01a

1 : 200

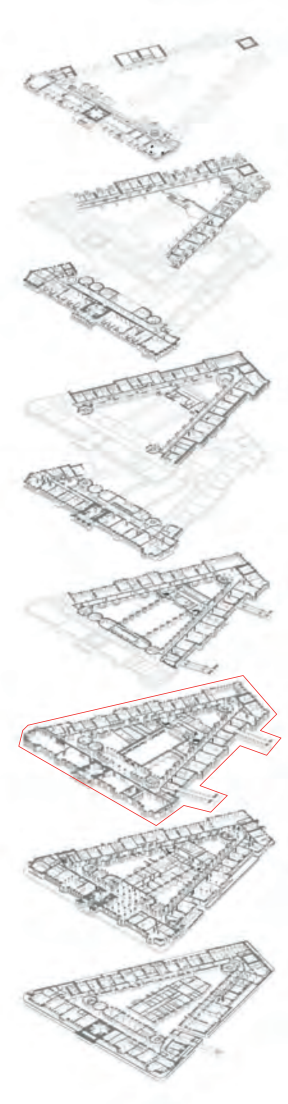
Scale Bars to be used as guidance only - refer to sheet size below

1:100	mm	1000	3000	5000	7000				
1:200	mm	5000	8000	12000	16000				
1:500	M	5	15	25	35				
1:1250	M	10	30	50	70	90			

Notes:

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

Key Plan



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

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 01
SIZE & SCALE	A1: As indicated
DRAWING STATUS	For Review and Comment
JOB NUMBER	236959
DRAWING NO.	OTH-PUR-TH-01-DWG-A-5122
REV	-

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