OUR TOWN HALL

PROJECT





STAGE 5

LEVEL GF - INTERNAL REPAIR SCHEDULES

OTH-PUR-TH-GF-SCH-A-5901

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-GF-SCH-A-5901	-	For Review & Comment	20/12/19	RB	JC	
OTH-PUR-TH-GF-SCH-A-5901	01	For Tender	18/06/21	MS	RB	Updated Following Descoping
OTH-PUR-TH-GF-SCH-A-5901	02	For Tender	30/07/21	MS	RB	Update to include revised specification references and quantities
OTH-PUR-TH-GF-SCH-A-5901	03	For Construction	22/10/21	MS	RB	Issued for Construction
OTH-PUR-TH-GF-SCH-A-5901	04	For Construction	13/06/23	AB	AB	Finishes to timber panelling updated generally
OTH-PUR-TH-GF-SCH-A-5901	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 GF Internal Repair Schedules

3.0 APPENDIX

- 3.01 Level GF 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 GF Internal Repair Schedules

Level GF: Room GF-001 (A1.53a)

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: **10/06/2021**
SURVEYED BY: **KGF**
GENERAL NOTES: **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.	6 m^2	Above 3.5m	Essential	M20-566 M23-300*	Identified defective plaster only in areas where tap test has been carried out from the MEWP. Inspection carried out in 4
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.2 Repair cracks in plaster.	9 lin m	Above 3.5m	Essential	M20-310B M20-311B	9no. Cracks @ 1 lin metres each average
~~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.~~	~~22.56m²~~	~~Above 3.5m~~	~~Essential~~	~~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	100no.	Above 3.5m	Essential	M20-742 M23-540	Following MEP strip out.
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.	3m^2	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.~~	~~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~~	~~M23-593B M23-535~~	~~10 no. Cracks @ 0.4lin metres each~~
~~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 / repaired~~	~~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.	4 lin m	Above 3.5m	Essential	M23-570*	Heavily covered in services
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	28no. Cracks @ 0.4 lin metres each
~~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	9 lin m	All	Essential	M20-310B M20-311B	16 no. Cracks @ length varies of each crack
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~39.58m²~~	~~All~~	~~Essential~~	~~M60-505* M60-507*~~	

Level GF: Room GF-001 (A1.53a)

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: **10/06/2021**
SURVEYED BY: **KGF**
GENERAL NOTES: **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	2.4 Plaster on masonry walls	Repair	2.4.11 Fill hole in plaster (up to 25mm) and make good finishing coat	5-10 no.	All	Essential	M20-742 M23-540	
~~WALLS~~	~~2.13 Profiled timber skirting~~	~~Repair~~	~~2.13.5 Prepare and decorate existing skirting~~	~~All areas except areas being replaced~~	~~Up to 2m~~	~~Necessary~~	~~P20-110~~	~~Heavil covered in services party wall to room GF-002~~ 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 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.	1 no.	Above 3.5m	Essential	C50-342B	Floral 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	10 lin m	Above 3.5m		M23-591B M23-593B	party wall to room GF-002
WALLS	2.28 Decorative run plaster moulding to walls	Repair	2.28.3 Repair cracks in plaster.	10.8 lin m	Above 3.5m	Necessary	M23-591B, M23-593B	27no. Cracks @ 0.4 lin metres each
~~WALLS~~	~~2.35 Cast iron grills to Historic Perimeter Boxing~~	~~Repair~~	~~2.35.3 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 existing location. Install black pe insect mesh to rear of grille.~~	~~All areas except areas being replaced~~	~~Up to 2m~~	~~Necessary~~	~~M60-505 M60-539 M60-540~~	
WALLS	2.35 Cast iron grills to Historic Perimeter Boxing	Repair	2.35.4 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.	18 no .	Up to 2m	Necessary	C50-342B	Covered by protection. 18 no. grilles set in groups of 3 per panel per window. Allowance. Each grille approx 400 x 200.
~~WALLS~~	~~2.37 Historic In-built joinery~~	~~Repair~~	~~2.37.7 Provide new in-built joinery to match existing~~	~~2no. Door panels~~	~~Up to 2m~~	~~Necessary~~	~~C51-XXX~~	~~2no. door panels are missing.~~
~~FLOORS~~	~~3.3 Removal of floor finishes~~	~~Repair~~	~~3.3.8 Remove carpet and underlay~~	~~100%~~	~~Up to 2m~~	~~Necessary~~	~~C90-XXX~~	

Level GF: Room GF-002 (136)

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: **High**

SURVEY DATE: **08/06/2021**
SURVEYED BY: **KGF**
GENERAL NOTES: **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	1.11 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	6.1m x 8.6m	Above 3.5m	Essential	M20-566 M23-300*	Full ceiling is defective
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.1 Replacement of full run profile of plaster cornice where missing/defective.~~	~~31 lin / m approx~~	~~Above 3.5m~~	~~Essential~~	~~M23-570*~~	~~All cornices are defective~~
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	
~~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.~~	~~62.56m²~~	~~Above 3.5m~~	~~Essential~~	~~M60-505* M60-507*~~	
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.3 Repair Cracks in plaster, prepare and decorate~~	2 lin m	~~Above 3.5m~~	~~Essential~~	~~M20-310B M20-311B~~	~~5no. cracks in spot locations~~
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.3 Repair Cracks in plaster, prepare and decorate~~	~~1.5 lin m~~	~~Up to 2m~~	~~Essential~~	~~M20-310B M20-311B~~	~~4no. cracks in spot locations~~
~~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.~~	~~40.77m²~~	~~All~~	~~Essential~~	~~M60-505* M60-507*~~	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.18 Remove areas of peeling or loose paint layers from plaster.	4m²	Up to 3.5m	Essential	M60-510	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.11 Fill hole in plaster (up to 25mm) and make good finishing coat	50 no.	All	Essential	M20-742 M23-540	
~~WALLS~~	~~2.13 Profiled timber skirting~~	~~Repair~~	~~2.13.2 Remove defective/non matching/ missing section and splice in new section of profiled timber skirting~~	~~1 lin m~~	~~Up to 2m~~	~~Necessary~~	~~P20-110~~	
~~WALLS~~	~~2.13 Profiled timber skirting~~	~~Repair~~	~~2.13.5 Prepare and decorate existing skirting~~	~~All areas except areas being replaced~~	~~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~~	~~Essential~~	~~M60-505 M60-539 M60-540 I30-165~~	

Level GF: Room GF-002 (136)

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: **High**

SURVEY DATE: **08/06/2021**
SURVEYED BY: **KGF**
GENERAL NOTES: **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.	1 no.	Above 3.5m	Essential	C50-342B	Floral pattern.
WALLS	2.21 Timber panelling to walls (varnished)	Repair	2.21.2 General light clean to timber panelling	ALL	Up to 2m	Necessary	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~~	~~ALL~~	~~Up to 2m~~		~~M60-XXX, C51-758B~~	
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.	0.2 lin m	Up to 2m	Necessary	C51-276 (spec. 5901) M60-163 (spec. 5906)	In spot locations
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	
~~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~~	~~None~~	~~Above 3.5m~~		~~M23-591B M23-593B~~	
WALLS	2.28 Decorative run plaster moulding to walls	Repair	2.28.3 Repair cracks in plaster.	3.2 lin m	Above 3.5m	Necessary	M23-591B, M23-593B	16no. cracks @ 0.2m per crack
WALLS	2.35 Cast iron grills to Historic Perimeter Boxing	Repair	2.35.1 Remove defective and replace cast iron grille to Historic Perimeter Boxing to match the existing. Install black pc insect mesh to rear of grille.	1no.	Up to 2m	Necessary	C50*-330B	
~~WALLS~~	~~2.35 Cast iron grills to Historic Perimeter Boxing~~	~~Repair~~	~~2.35.3 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 existing location. Install black pc insect mesh to rear of grille.~~	~~5no.~~	~~Up to 2m~~	~~Necessary~~	~~M60-505 M60-539 M60-540~~	
WALLS	2.35 Cast iron grills to Historic Perimeter Boxing	Repair	2.35.4 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.	6 no .	Up to 2m	Necessary	C50-342B	Covered by protection. 6 no. grilles set in groups of 3 per panel per window. Allowance. Each grille approx 400 x 200.
~~FLOORS~~	~~3.3 Removal of floor finishes~~	~~Repair~~	~~3.3.8 Remove carpet and underlay~~	~~100%~~	~~Up to 2m~~		~~C90-XXX~~	

Level GF: Room GF-003 (137)

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: **08/06/2021**
SURVEYED BY: **KGF**
GENERAL NOTES: **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.~~	~~0m²~~	~~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.~~	~~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	1.12.12 Fill hole in plaster (up to 25mm) and make good finishing coat	35no.	Above 3.5m	Essential	M20-742 M23-540	Following MEP strip out.
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.	0.5m²	Above 3.5m	Essential	M50-610	
~~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.~~	~~3 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.~~	~~0.3 lin m%~~	~~Above 3.5m~~	~~Essential~~	~~M23*-535*~~	Paint 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~~	~~Essential~~	~~M20-310B M20-311B~~	
~~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 approx~~	~~Above 3.5m~~	~~Essential~~	~~M23-570*~~	~~All cornices are defective~~
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.3 Fill cracks to cornice.~~	~~1 lin m~~	~~Above 3.5m~~	~~Essential~~	~~M23-570*~~	Paint / 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*~~	
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.12 Fill hole in plaster (up to 50mm) and make good finishing coat	50no.	Above 3.5m	Essential	M23-540	Following MEP strip out.
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.3 Repair Cracks in plaster, prepare and decorate~~	~~1.5 lin m~~	~~Up to 2m~~	~~Essential~~	~~M20-310B M20-311B~~	~~4no. cracks in spot locations~~ Paint / hairline cracks.
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~All~~	~~Essential~~	~~M60-505* M60-507*~~	

Level GF: Room GF-003 (137)

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: **08/06/2021**
SURVEYED BY: **KGF**
GENERAL NOTES: **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	2.4 Plaster on masonry walls	Repair	2.4.11 Fill hole in plaster (up to 50mm) and make good finishing coat	150 no.	All	Essential	M20-742 M23-540	
~~WALLS~~	~~2.13 Profiled timber skirting~~	~~Repair~~	~~2.13.2 Remove defective/non matching/ missing section and splice in new section of profiled timber skirting~~	~~TBC~~	~~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.~~	~~1 no.~~	~~Above 3.5m~~	~~Essential~~	~~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.	1 no.	Above 3.5m	Essential	C50-342B	Floral pattern.
WALLS	2.21 Timber panelling to walls (varnished)	Repair	2.21.2 General light clean to timber panelling	ALL	Up to 2m	Necessary	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~~	~~5 lin m~~	~~Up to 2m~~	~~Essential~~	~~M60-650B~~	
~~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.~~	~~0.2 lin m~~	~~Up to 2m~~	~~Necessary~~	~~C51-276 (spec. 5901) M60-163 (spec. 5906)~~	~~In spot locations~~
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	~~Further survey to be undertaken following paint strip~~
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	0.1 m^2	Above 3.5m	Necessary	M23-591B, M23-593B	Chipped edges in spot locations
FLOORS	~~3.3 Removal of floor finishes~~	~~Repair~~	~~3.3.8 Remove carpet and underlay~~	~~100%~~	~~Up to 2m~~	~~Necessary~~	~~C90-XXX~~	

Level GF: GF-030 (124)

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

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

SURVEY DATE: **03/06/2021**
SURVEYED BY: **KGF**
GENERAL NOTES: **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.~~	~~none~~	~~Above 3.5m~~	~~Essential~~	~~M20-566 M23-300*~~	~~Majority of ceiling is being removed to insert new lift, inspection carried out to areas that~~
~~CEILING~~	~~1.12 Plaster to the underside of concrete jack arches~~	~~Repair~~	~~1.12.2 Repair cracks in plaster.~~	~~3 lin m~~	~~Above 3.5m~~	~~Essential~~	~~M20-310B M20-311B~~	~~Majority of ceiling is being removed to insert new lift, inspection carried out to areas that will remain~~
~~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.~~	~~22.26m^2~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505* M60-507*~~	~~Majority of ceiling is being removed to insert new lift, inspection carried out to areas that will remain~~
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.12 Fill hole in plaster (up to 25mm) and make good finishing coat	30no.	Above 3.5m	Essential	M20-742 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.	8 lin m	Above 3.5m	Essential	M20-566, M23-300*	
~~CEILING~~	~~1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction) i.e. SMALL BEAM CASING~~	~~Repair~~	~~1.13.6 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505 M60-507*~~	
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.1 Replacement of full run profile of plaster cornice where missing/defective.	0.5 lin m	Above 3.5m	Essential	M23-570*	Cornice length along chimney not surveyed as proposed new lift will cover this area up .
~~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~~	~~M23-570*~~	
~~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*~~	~~All areas except areas of plaster being removed~~
~~WALLS~~	~~2.7 Inserted stud partitions~~	~~Repair~~	~~2.7.6 Repair cracks in plaster.~~	~~1.7m (h) X 0.7m (w)~~	~~Up to 3.5m~~	~~Essential~~	~~M20-XXX~~	
~~WALLS~~	~~2.7 Inserted stud partitions~~	~~Repair~~	~~2.7.6 Repair cracks in plaster.~~	~~3 lin m~~	~~Up to 3.5m~~	~~Essential~~	~~M20-XXX~~	
~~WALLS~~	~~2.13 Profiled timber skirting~~	~~Repair~~	~~2.13.5 Prepare and decorate existing skirting~~	~~20lin m~~	~~Up to 2m~~	~~Necessary~~	~~M60-510~~	For skirting repairs, refer to reports issued to **Purcell-EWN-001349**

Level GF: GF-030 (124)

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

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

SURVEY DATE: **03/06/2021**
SURVEYED BY: **KGF**
GENERAL NOTES: **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~~	~~2.19.7 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 I30-165~~	~~Difficult to identify due to wallpaper~~
WALLS	2.19 Cast iron vents to internal walls	Repair	2.19.8 Remove grille leaving frame in situ, lay infill recessed replacement brickwork and paint face black, re-fix grille, brush down loose paint in preparation for decoration.	1 no.	Above 3.5m	Essential	C50-342B	Floral pattern.
~~FLOORS~~	~~3.3 Removal of floor finishes~~	~~Repair~~	~~3.3.8 Remove carpet and underlay~~	~~100%~~	~~Up to 2m~~		~~C90-XXX~~	

Level GF: GF-031(125)

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

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

SURVEY DATE: **03/06/2021**
SURVEYED BY: **KGF**
GENERAL NOTES: **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.~~	~~none~~	~~Above 3.5m~~	~~Essential~~	~~M20-566 M23-300*~~	~~Proposed new suspended ceiling for the room covers approx. 90% of the existing area~~
~~CEILING~~	~~1.12 Plaster to the underside of concrete jack arches~~	~~Repair~~	~~1.12.2 Repair cracks in plaster.~~	~~none~~	~~Above 3.5m~~	~~Essential~~	~~M20-310B M20-311B~~	~~Proposed new suspended ceiling for the room covers approx. 90% of the existing 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)	2 m^2	Above 3.5m	Essential	M60-505 M60-539 M60-540	Proposed new suspended ceiling for the room covers approx. 90% of the existing 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.~~	~~All areas except areas of plaster being removed~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505* M60-507*~~	~~Proposed new suspended ceiling for the room covers approx. 90% of the existing 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	55no.	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.~~	~~none~~	~~Above 3.5m~~	~~Essential~~	~~M20-566, M23-300*~~	~~2no. Small beam casings are proposed to be covered up by a new suspended ceiling, allowance to be reviewed~~
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.	1.5 lin m	Above 3.5m	Essential	M23-593B M23-535	2no. Small beam casings are proposed to be covered up by a new suspended ceiling, allowance to be reviewed. 6no cracks idenified @0.5 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~~	~~1.13.6 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~~	~~M23-570*~~	~~2no. Small beam casings are proposed to be covered up by a new suspended ceiling, allowance to be reviewed~~
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.1 Replacement of full run profile of plaster cornice where missing/defective.~~	~~0.1 m^2~~	~~Above 3.5m~~		~~M23-570*~~	~~Cornices will be covered up by new suspended ceiling , allowance to be reviewed~~
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	Cornices will be covered up by new suspended ceiling , allowance to be reviewed. 25 no cracks counted (approx. length 0.3 lin m each crack) Mostly paint / 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*~~	~~Cornices will be covered up by new suspended ceiling , allowance to be reviewed~~
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.12 Fill hole in plaster (up to 25mm) and make good finishing coat	70no.	Above 3.5m	Essential	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~~	~~Existing walls are proposed to lined with white rock, survey work carried out only to areas to be exposed~~

Level GF: GF-031(125)

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

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

SURVEY DATE: **03/06/2021**
SURVEYED BY: **KGF**
GENERAL NOTES: **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.~~	All areas except areas of plaster being removed	~~All~~	~~Essential~~	~~M60-505* M60-507*~~	
~~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 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.	1 no.	Above 3.5m	Essential	C50-342B	Covered up - unable to establish pattern type.
~~FLOORS~~	~~3.3 Removal of floor finishes~~	~~Repair~~	~~3.3.8 Remove carpet and underlay~~	~~100%~~	~~Up to 2m~~		~~C90-XXX~~	

Level GF: GF-032(126_1, 126_2)

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

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

SURVEY DATE: **09/06/2021**
SURVEYED BY: **KGF**
GENERAL NOTES: **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.~~	~~none~~	~~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.~~	~~none~~	~~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)	1 m^2		Essential	M60-505 M60-539 M60-540	
~~CEILING~~	~~1.12 Plaster to the underside of concrete jack arches~~	~~Repair~~	~~1.12.4 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~13.25m^2~~	~~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	40no.	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.	0.5 m^2	Above 3.5m	Essential	M20-566, M23-300*	Repair required along the length of the beam where services have been removed
~~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~~	~~1 no 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~~	~~M23-570*~~	
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*	Most defects are above the windows
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.3 Fill cracks to cornice.~~	~~3.6 lin m~~	~~Above 3.5m~~	~~Essential~~	~~M23-593B M23-535~~	~~12 no cracks counted (approx. length 0.3 lin m each crack)~~ Paint / 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	8 lin m	All	Essential	M20-310B M20-311B	Arch shaped crack.
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~119.25m^2~~	~~All~~	~~Essential~~	~~M60-505* M60-507*~~	~~All areas except areas of plaster being removed~~
WALLS	2.4 Plaster on masonry walls	Repair	2.4.11 Fill hole in plaster (up to 25mm) and make good finishing coat	70no.	All	Essential	M20-742 M23-540	

Level GF: GF-032(126_1, 126_2)

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

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

SURVEY DATE: **09/06/2021**
SURVEYED BY: **KGF**
GENERAL NOTES: **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~~	~~2.13 Profiled timber skirting~~	~~Repair~~	~~2.13.2 Remove defective/non matching/ missing section and splice in new section of profiled timber skirting~~	~~none~~	~~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.~~	~~none~~	~~Above 3.5m~~	~~Essential~~	~~M60-505 M60-539 M60-540 I30-165~~	~~Difficult to identify due to wallpaper~~
~~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~~	~~none~~	~~Above 3.5m~~	~~Necessary~~	~~M23-591B M23-593B~~	
~~WALLS~~	~~2.28 Decorative run plaster moulding to walls~~	~~Repair~~	~~2.28.3 Repair cracks in plaster.~~	~~none~~	~~Above 3.5m~~	~~Necessary~~	~~M23-591B, M23-593B~~	
~~FLOORS~~	~~3.3 Removal of floor finishes~~	~~Repair~~	~~3.3.8 Remove carpet and underlay~~	~~100%~~	~~Up to 2m~~	~~Necessary~~	~~C90-XXX~~	
~~FLOORS~~	~~3.3 Removal of floor finishes~~	~~Repair~~	~~3.3.8 Remove carpet and underlay~~	~~100%~~	~~Up to 2m~~	~~Necessary~~	~~C90-XXX~~	

Level GF: GF-033 (127, 128, 130, 131)

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: **03/06/2021**
SURVEYED BY: **KGF**
GENERAL NOTES: **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	1.11 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	6m²	Above 3.5m	Desirable	M20-566 M23-300	28no. minor defects located. 3no. Holes identified where paint analysis has been undertaken.
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	8 lin m	Above 3.5m	Essential	M20-310B M20-311B	28no. Cracks identified, lengths vary. 3no. of these cracks are 1 linear metre each.
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	30no.	Above 3.5m	Essential	M20-310B M20-311B	Holes appeared following MEP strip out.
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	40m²	Above 3.5m	Necessary	M60-510	
~~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~~	~~12 lin m approx.~~	~~Above 3.5m~~	~~Essential~~	~~M20-566 M23-300*~~	~~Numerous chips to the plaster and crack in the paintwork.~~
~~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~~	~~4.5 lin m~~	~~Above 3.5m~~	~~Essential~~	~~M23-593B M23-535~~	~~9no. Cracks @ 0.5 linear metre per crack.~~ Paint 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.~~	~~0.12m²~~	~~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.~~	~~0.5 lin m~~	~~Above 3.5m~~		~~M23-570*~~	~~1no. Crack @ 0.5 linear metres Also, 3no. holes identified where paint analysis has been carried out.~~
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.3 Fill cracks to cornice.~~	~~15.4 lin m~~	~~Above 3.5m~~	~~Essential~~	~~M23-593B M23-535~~	~~77 no. cracks counted (approx. length 0.2 lin m each crack). Most of the cracks are in thjc paintwork.~~ Paint / 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*~~	
CEILING	1.18 Run profiled plaster strapwork to flat ceiling bed	Repair	1.18.1 Replacement of full run strapwork plaster profile where missing/defective, prepare and decorate	0.6m²	Above 3.5m	Essential	M23-593B M23-535	5no. defects identified plus 1no. hole where pain analysis has been carried out.
CEILING	1.18 Run profiled plaster strapwork to flat ceiling bed	Repair	1.18.3 Fill cracks to strapwork profile, prepare and decorate	1.3 lin m	Above 3.5m	Essential	M23-593B M23-535	13no. Cracks @ 0.1 linear metre.
CEILING	1.18 Run profiled plaster strapwork to flat ceiling bed	Repair	1.18.3 Fill cracks to strapwork profile, prepare and decorate	30no.	Above 3.5m	Essential	M23-540	Holes appeared following MEP strip out.
~~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.~~	~~50.46m²~~	~~Above 3.5m~~	~~Essential~~	~~M60 505* M60 507*~~	

Level GF: GF-033 (127, 128, 130, 131)

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: **03/06/2021**
SURVEYED BY: **KGF**
GENERAL NOTES: **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	1.31 Cast iron vents to ceilings	Repair	1.31.9 Remove cast iron grille and frame and carefully set aside and store for re-use elsewhere	1no.	Above 3.5m	Essential	C50-342B	Currently blocked up.
~~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.~~	~~3no.~~			~~M60-505 M60-539 M60-540~~	~~Currently blocked up.~~
WALLS	2.15 Freestanding stone column, capital and base	Repair	2.15.2 Clean of dirtied areas of internal ashlar dressings (thermatech clean versus poulticing)	30m^2	Up to 2m	Essential	C41-201B C41-203B	4no. Columns in total.
WALLS	2.15 Freestanding stone column, capital and base	Repair	2.15.4 Rake out missing/defective joints and repoint fine joints with lime mortar/putty	10lin m	Up to 2m	Essential	C41-509 C41-516 C41-518 C41-519B	
WALLS	2.15 Freestanding stone column, capital and base	Repair	2.15.6 Cosmetic in situ repair in coloured mortar to match (less than 25mm dia)	12no.	Up to 2m	Essential	C41-509 C41-516 C41-518 C41-519B	
~~WALLS~~	~~2.15 Freestanding stone column, capital and base~~	~~Repair~~	~~2.15.11 Defrass stonework~~	~~None~~	~~Up to 2m~~	~~Essential~~	~~C40-XXX~~	~~No efflorescence visible.~~
WALLS	2.4 Plaster on masonry walls	Repair	2.4.3 Repair Cracks in plaster, prepare and decorate	2 lin m	Above 3.5m	Essential	M20-310B M20-311B	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.3 Repair Cracks in plaster, prepare and decorate	2 lin m	Above 3.5m	Essential	M20-310B M20-311B	4no. Cracks identified.
WALLS	2.4 Plaster on masonry walls	Repair	2.4.3 Repair Cracks in plaster, prepare and decorate	3.6 lin m	Above 3.5m	Essential	M20-310B M20-311B	4no. Cracks identified in total in various lengths: 1no. @ 1 linear metres 1no. @ 2 linear metres 2no. @ 0.3 linear metres
~~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.~~	~~93.1m^2~~	~~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	70no.	Above 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~~	~~0.8 lin m~~	~~Up to 2m~~	~~Necessary~~	~~P20-110A~~	~~In 4no. spot locations.~~ For skirting repairs, refer to reports issued to **Purcell-EWN-001349**

Level GF: GF-033 (127, 128, 130, 131)

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: **03/06/2021**
SURVEYED BY: **KGF**
GENERAL NOTES: **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	2.19.2 Remove defective and replace cast iron vent to match the existing, install black pc insect mesh and intumescent collar, prepare and decorate.	4no.	Above 3.5m	Essential	M60-505 M60-539 M60-540 F30-165	
~~WALLS~~	~~2.19 Cast iron vents to internal walls~~	~~Repair~~	~~2.19.7 Conduct paint analysis to establish paint archaeology. Following validation of paint archaeology to architect's approval remove all paint back to metal. Conduct metal repairs and redecorate (allow for polished metal finish). Grille to be removed, work carried out in workshop and reinstated to existinglocation. Install black pc insect mesh to rear of grille.~~	~~2no.~~	~~Above 3.5m~~	~~Essential~~	~~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.	2 no.	Above 3.5m	Essential	C50-342B	1no. covered up - unable to establish pattern type. 1no. Missing grille, opening only.
~~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~~	~~None~~	~~Above 3.5m~~	~~Necessary~~	~~M23-591B M23-593B~~	
WALLS	2.28 Decorative run plaster moulding to walls	Repair	2.28.3 Repair cracks in plaster.	0.2 lin m	Above 3.5m	Necessary	M23-591B, M23-593B	1no. crack @ 0.2m.
~~WALLS~~	~~2.35 Cast iron grills to Historic Perimeter Boxing~~	~~Repair~~	~~2.35.3 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 existing location. Install black pc insect mesh to rear of grille.~~	~~100%~~	~~Up to 2m~~	~~Necessary~~	~~C40-XXX~~	
WALLS	2.35 Cast iron grills to Historic Perimeter Boxing	Repair	2.35.4 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.	33 no .	Up to 2m	Necessary	C50-342B	Covered by protection in two instances. 33 no. grilles set in groups of 3 per panel per window. Allowance. Each grille approx 400 x 200.

Level GF: Room GF-C04c, GF-035,GF-036,GF-037 (132, 133)

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

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

SURVEY DATE: **09/06/2021**
SURVEYED BY: **KGF**
GENERAL NOTES: **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	1.11 Lath and plaster ceilings on joists below concrete jack arch ceilings	Repair	1.11.3 Repair cracks in lath and plaster, prepare and decorate	None	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	50m^2	Above 3.5m	Necessary	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.	none		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	17no.	Above 3.5m	Essential	M20-310B M20-311B	Holes appeared following MEP strip out.
~~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~~		~~Essential~~	~~M23-593B M23-535~~	~~5 no cracks 0.4~~
~~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 / repaired~~		~~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	1m^2		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~~	~~2 lin m~~		~~Essential~~	~~M23-570*~~	~~2no. Cracks @ 1 linear metre per crack~~ Unable to locate.
~~CEILING~~	~~1.14 Profiled lath and run plaster on timber studwork around steel floor girders (downstand beams to jack arch construction) i.e. LARGE BEAM CASING~~	~~Repair~~	~~1.14.6 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed / repaired~~		~~Necessary~~	~~M60-505 M60-507*~~	
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.3 Fill cracks to cornice.~~	~~4.5m~~	~~Above 3.5m~~	~~Essential~~	~~M23-593B M23-535~~	~~15 no cracks counted (approx. length 0.3 lin m each crack)~~
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster 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	2no.	Above 3.5m	Essential	M20-742 M23-540	Following MEP strip out.
~~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*~~	~~All areas except areas of plaster being removed~~
WALLS	2.4 Plaster on masonry walls	Repair	2.4.11 Fill hole in plaster (up to 25mm) and make good finishing coat	20no.	All	Essential	M20-742 M23-540	Plaster hacked off some of the walls. Holes are at high level.

Level GF: Room GF-C04c, GF-035,GF-036,GF-037 (132, 133)

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

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

SURVEY DATE: **09/06/2021**
SURVEYED BY: **KGF**
GENERAL NOTES: **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~~	~~None~~	~~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.~~	~~1 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.	1 no.	Above 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	Above 3.5m	Necessary	M23-591B, M23-593B	
WALLS	2.28 Decorative run plaster moulding to walls	Repair	2.28.3 Repair cracks in plaster.	0.2 lin m	Above 3.5m	Necessary	M23-591B, M23-593B	1no crack previous crack repair done badly
WALLS	2.28 Decorative run plaster moulding to walls	Repair	2.28.3 Repair cracks in plaster.	6 liin m	Above 3.5m	Necessary	M23-591B, M23-593B	24 cracks 0.25 lin m per crack approx.
~~FLOORS~~	~~3.3 Removal of floor finishes~~	~~Repair~~	~~3.3.8 Remove carpet and underlay~~	~~100%~~	~~Up to 2m~~	~~Necessary~~	~~C90-XXX~~	

Level GF: Room GF-038 (138, 139, 140, 141, 142, 143)

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

PROPOSED ROOM USES: **Visitor Centre**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **VIS - 01**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP-OUT: **Medium**

SURVEY DATE: **09/06/2021**
SURVEYED BY: **KGF**
GENERAL NOTES: **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~~	~~Above 3.5m~~	~~Essential~~	~~M20-566 M23-300*~~	~~Not visible for inspection due to inserted suspended ceiling.~~
~~CEILING~~	~~1.12 Plaster to the underside of concrete jack arches~~	~~Repair~~	~~1.12.2 Repair cracks in plaster.~~	~~TBC~~	~~Above 3.5m~~	~~Essential~~	~~M20-310B M20-311B~~	~~Not visible for inspection due to inserted suspended 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*~~	~~Not visible for inspection due to inserted suspended ceiling.~~
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.	3 lin m	Above 3.5m	Essential	M20-566, M23-300*	Not visible for inspection due to inserted suspended ceiling.
~~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.~~	~~TBC~~	~~Above 3.5m~~	~~Essential~~	~~M23-593B M23-535~~	~~Not visible for inspection due to inserted suspended ceiling.~~
~~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.~~	~~TBC~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505 M60-507*~~	~~Not visible for inspection due to inserted suspended ceiling.~~
CEILING	1.14 Profiled lath and run plaster on timber studwork around steel floor joists (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	0.5 lin m	Above 3.5m	Necessary	M20-566 M23-300*	Not visible for inspection due to inserted suspended ceiling.
CEILING	1.14 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction) i.e. LARGE BEAM	Repair	1.14.4 Repair cracks in lath and plaster, prepare and decorate	1 lin m	Above 3.5m	Necessary	M20-310B M20-311B	
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.1 Replacement of full run profile of plaster cornice where missing/defective.~~	~~None~~	~~Above 3.5m~~	~~Essential~~	~~M23-570*~~	~~Not fully visible for inspection due to inserted suspended ceiling.~~
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	Not fully visible for inspection due to inserted suspended ceiling. 9no. Cracks @ 0.3m.
~~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*~~	~~Not fully visible for inspection due to inserted suspended ceiling.~~
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.12 Fill hole in plaster (up to 25mm) and make good finishing coat	2no.	Above 3.5m	Essential	M23-593B M23-535	
~~WALLS~~	~~2.1 Masonry (stone ashlar)~~	~~Repair~~	~~2.1.14 Remove paint from ashlar~~	~~100%~~	~~Above 3.5m~~	~~Essential~~	~~M60-505* M60-507*~~	~~3no. Window surrounds require paint strip then further survey.~~
WALLS	2.4 Plaster on masonry walls	Repair	2.4.1 Removal of defective/ missing area of plaster, renew with traditional two coat plaster	2.0m (h) x 0.5m (w)	Up to 2m	Essential	M23-311 M20-566	

Level GF: Room GF-038 (138, 139, 140, 141, 142, 143)

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

PROPOSED ROOM USES: **Visitor Centre**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **VIS - 01**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP-OUT: **Medium**

SURVEY DATE: **09/06/2021**
SURVEYED BY: **KGF**
GENERAL NOTES: **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	2.4.3 Repair Cracks in plaster, prepare and decorate	2 lin m	Above 3.5m	Essential	M20-310B M20-311B	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.3 Repair Cracks in plaster, prepare and decorate	2 lin m	Up to 2m	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 100mm) and make good finishing coat	80no.	All	Essential	M23-540	
~~WALLS~~	~~2.13 Profiled timber skirting~~	~~Repair~~	~~2.13.5 Prepare and decorate existing skirting~~	~~30lin m~~	~~Up to 2m~~	~~Necessary~~	~~M60-460~~	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 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.	1 no.	Above 3.5m	Essential	C50-342B	Floral 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~~	~~None~~	~~Above 3.5m~~	~~Essential~~	~~M23-591B, M23-593B~~	~~Not fully visible for inspection due to inserted suspended ceiling.~~
WALLS	2.28 Decorative run plaster moulding to walls	Repair	2.28.3 Repair cracks in plaster.	0.9 lin m	Above 3.5m	Necessary	M23-591B, M23-593B	Not fully visible for inspection due to inserted suspended ceiling. 3no. Cracks @.0.3m.
~~FLOORS~~	~~3.3 Removal of floor finishes~~	~~Repair~~	~~3.3.6 Remove sheet vinyl and backing (generally ply or hardboard), along with any radiused coving.~~	~~100%~~	~~Up to 2m~~	~~Necessary~~	~~C90-XXX~~	

Level GF: Room GF-039 (138, 139, 140, 141, 142, 143)

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

PROPOSED ROOM USES: **Visitor Centre**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **VIS - 01**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP-OUT: **Medium**

SURVEY DATE: **09/06/2021**
SURVEYED BY: **KGF**
GENERAL NOTES: **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.~~	~~TBC~~	~~Above 3.5m~~	~~Essential~~	~~M20-566 M23-300*~~	~~Not visible for inspection due to inserted suspended ceiling.~~
~~CEILING~~	~~1.12 Plaster to the underside of concrete jack arches~~	~~Repair~~	~~1.12.2 Repair cracks in plaster.~~	~~TBC~~	~~Above 3.5m~~	~~Essential~~	~~M20-310B M20-311B~~	~~Not visible for inspection due to inserted suspended 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.~~	~~3.12m²~~	~~Above 3.5m~~	~~Essential~~	~~M60-505* M60-507*~~	~~Not visible for inspection due to inserted suspended 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	60no.	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.~~	~~TBC~~	~~Above 3.5m~~	~~Essential~~	~~M20-566, M23-300*~~	~~Not visible for inspection due to inserted suspended ceiling.~~
~~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.~~	~~TBC~~	~~Above 3.5m~~	~~Essential~~	~~M23-593B M23-535~~	~~Not visible for inspection due to inserted suspended ceiling.~~
~~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.~~	~~1.32m²~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505 M60-507*~~	~~Not visible for inspection due to inserted suspended ceiling.~~
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.1 Replacement of full run profile of plaster cornice where missing/defective.~~	0.25 lin m	~~Above 3.5m~~	~~Essential~~	~~M23-570*~~	25% of the cornice length not visible due to inserted partitions
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.3 Fill cracks to cornice.~~	~~none~~	~~Above 3.5m~~	~~Essential~~	~~M23-593B M23-535~~	~~25% of the cornice length not visible due to inserted partitions 8no. Cracks @ 0.3m~~
~~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*~~	~~Not fully visible for inspection due to inserted suspended ceiling.~~
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.3 Repair Cracks in plaster, prepare and decorate~~	~~none~~	~~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 100mm) and make good finishing coat	50no.	All	Essential	M20-742 M23-540	
~~WALLS~~	~~2.13 Profiled timber skirting~~	~~Repair~~	~~2.13.5 Prepare and decorate existing skirting~~	~~30lin m~~	~~Up to 2m~~	~~Necessary~~	~~M60-460~~	For skirting repairs, refer to reports issued to **Purcell-EWN-001349**

Level GF: Room GF-039 (138, 139, 140, 141, 142, 143)

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

PROPOSED ROOM USES: **Visitor Centre**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **VIS - 01**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP-OUT: **Medium**

SURVEY DATE: **09/06/2021**
SURVEYED BY: **KGF**
GENERAL NOTES: **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~~	~~TBC~~	~~Above 3.5m~~	~~Essential~~	~~M60-505 M60-539 M60-540 F30-165~~	~~Re- inspect following removal of suspended ceiling.~~
WALLS	2.19 Cast iron vents to internal walls	Repair	2.19.8 Remove grille leaving frame in situ, lay infill recessed replacement brickwork and paint face black, re-fix grille, brush down loose paint in preparation for decoration.	2 no.	Above 3.5m	Essential	C50-234B	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~~	~~None~~	~~Above 3.5m~~	~~Essential~~	~~M23-591B M23-593B~~	~~Not fully visible for inspection due to inserted suspended ceiling.~~
WALLS	2.28 Decorative run plaster moulding to walls	Repair	2.28.3 Repair cracks in plaster.	0.5 lin m	Above 3.5m	Necessary	M23-591B, M23-593B	Not fully visible for inspection due to inserted suspended ceiling. 2no. Cracks @.0.3m.
~~FLOORS~~	~~3.3 Removal of floor finishes~~	~~Repair~~	~~3.3.8 Remove carpet and underlay~~	~~100%~~	~~Up to 2m~~	~~Necessary~~	~~C90-XXX~~	

Level GF: Room GF-040 (138, 139, 140, 141, 142, 143)

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

PROPOSED ROOM USES: **Visitor Centre**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **VIS - 01**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP-OUT: **Medium**

SURVEY DATE: **09/06/2021**
SURVEYED BY: **KGF**
GENERAL NOTES: **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~~	~~Above 3.5m~~	~~Essential~~	~~M20-566 M23-300*~~	~~Not visible for inspection due to inserted suspended ceiling.~~
~~CEILING~~	~~1.12 Plaster to the underside of concrete jack arches~~	~~Repair~~	~~1.12.2 Repair cracks in plaster.~~	~~TBC~~	~~Above 3.5m~~	~~Essential~~	~~M20-310B M20-311B~~	~~Not visible for inspection due to inserted suspended ceiling.~~
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.3 Remove peeling paint layers from plaster, prepare and decorate (part area)	4m²	Above 3.5m	Essential	M50-610	
~~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*~~	~~Not visible for inspection due to inserted suspended 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	270no.	Above 3.5m	Essential	M20-742 M23-540	Following MEP strip out.
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.	8 lin m	Above 3.5m	Essential	M20-566, M23-300*	Not visible for inspection due to inserted suspended ceiling.
~~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.~~	~~TBC~~	~~Above 3.5m~~	~~Essential~~	~~M23-593B M23-535~~	~~Not visible for inspection due to inserted suspended ceiling.~~ 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	1.13.5 Remove peeling paint layers from plaster (part area).	2m²	Above 3.5m	Essential	M50-610	
~~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.~~	~~TBC~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505 M60-507*~~	~~Not visible for inspection due to inserted suspended ceiling.~~
CEILING	1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction) i.e. SMALL BEAM CASING	Repair	1.13.12 Fill hole in plaster (up to 25mm) and make good finishing coat	15no.	Above 3.5m	Necessary	M20-742 M23-540	Following MEP strip out.
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.1 Replacement of full run profile of plaster cornice where missing/defective.	0.25 m²	Above 3.5m	Essential	M23-570*	Approx. 5% of the total cornice length was visible to survey
~~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~~	~~8 no. cracks @ 0.4 lin m.~~ Paint / 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.~~	~~4.1m²~~	~~Above 3.5m~~	~~Essential~~	~~M60-505* M60-507*~~	~~Not fully visible for inspection due to inserted suspended ceiling.~~

Level GF: Room GF-040 (138, 139, 140, 141, 142, 143)

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

PROPOSED ROOM USES: **Visitor Centre**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **VIS - 01**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP-OUT: **Medium**

SURVEY DATE: **09/06/2021**
SURVEYED BY: **KGF**
GENERAL NOTES: **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	1.17.12 Fill hole in plaster (up to 25mm) and make good finishing coat	100no.	Above 3.5m	Necessary	M20-742 M23-540	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.3 Repair Cracks in plaster, prepare and decorate	10 lin m	Up 2m	Essential	M20-310B M20-311B	7no. Cracks @.0.3m
~~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.~~	~~43.07m^2~~	~~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	10-20no.	All	Essential	M20-742 M23-540	
~~WALLS~~	~~2.13 Profiled timber skirting~~	~~Repair~~	~~2.13.2 Remove defective/ missing section and splice in new section of profiled timber skirting.~~	~~17 lin m~~	~~Up to 2m~~	~~Necessary~~	~~P20-110~~	~~In several locations~~
~~WALLS~~	~~2.13 Profiled timber skirting~~	~~Repair~~	~~2.13.5 Prepare and decorate existing skirting~~	~~60 lin m~~		~~Necessary~~	~~M60-460~~	For skirting repairs, refer to reports issued to **Purcell-EWN-001349**
WALLS	2.15 Freestanding stone column, capital and base	Repair	2.15.2 Clean of dirtied areas of internal ashlar dressings	5m^2	Above 3.5m	Necessary	C41-201B C41-203B	
WALLS	2.15 Freestanding stone column, capital and base	Repair	2.15.4 Rake out missing/defective joints and repoint fine joints with lime mortar/putty	1.5lin m	Above 3.5m	Necessary	C41-509 C41-516 C41-518 C41-519B	
WALLS	2.15 Freestanding stone column, capital and base	Repair	2.15.6 Cosmetic in situ repair in coloured mortar to match (less than 25mm dia)	30no. chips/small holes	Above 3.5m	Necessary	C41-509 C41-516 C41-518 C41-519B	Approx. 30no chips/holes that require in situ repair
WALLS	2.15 Freestanding stone column, capital and base	Repair	2.15.11 Defrass stonework	5m^2	Above 3.5m	Necessary	C40-200B	
~~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.~~	~~TBC~~	~~Above 3.5m~~	~~Essential~~	~~M60-505 M60-539 M60-540 I30-165~~	~~Not fully visible for inspection due to inserted suspended ceiling.~~

Level GF: Room GF-040 (138, 139, 140, 141, 142, 143)

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

PROPOSED ROOM USES: **Visitor Centre**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **VIS - 01**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP-OUT: **Medium**

SURVEY DATE: **09/06/2021**
SURVEYED BY: **KGF**
GENERAL NOTES: **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.	2 no.	Above 3.5m	Essential	C50-342B	2no. covered up - unable to establish pattern type.
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	0.2m²	Above 3.5m	Necessary	M23-591B, M23-593B	
WALLS	2.28 Decorative run plaster moulding to walls	Repair	2.28.3 Repair cracks in plaster.	1.2 lin m	Above 3.5m	Necessary	M23-591B, M23-593B	2no. Cracks @.0.3m 1no. Cracks @.0.5m
~~FLOORS~~	~~3.3 Removal of floor finishes~~	~~Repair~~	~~3.3.8 Remove carpet and underlay~~	~~100%~~	~~Up to 2m~~	~~Necessary~~	~~C90-XXX~~	

Ground Floor: Room GF-041

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

PROPOSED ROOM USES: **Visitor Centre - Shell & Core**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **VIS-01**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP OUT: **Medium**

SURVEY DATE: **09/06/2021**
SURVEYED BY: **KGF**
GENERAL NOTES: **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	25m²	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.~~	~~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 except areas of plaster to be removed~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505* M60-507*~~	
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.12 Fill hole in plaster (up to 25mm) and make good finishing coat	80no.	Above 3.5m	Essential	M23-540*	
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.	1m²	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.	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.~~	~~5 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.~~	~~1.2m²~~	~~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.	5 lin m	Above 3.5m	Essential	M23-570*	TBC following soft strip of suspended ceiling
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	TBC following soft strip of suspended ceiling
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All except areas of cornice to be removed~~	~~Above 3.5m~~	~~Essential~~	~~M60-505* M60-507*~~	
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.3 Repair Cracks in plaster, prepare and decorate~~	~~12 lin m~~	~~All~~	~~Essential~~	~~M20-310B M20-311B~~	~~Allowance retained - TBC following soft strip~~

Ground Floor: Room GF-041

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

PROPOSED ROOM USES: **Visitor Centre - Shell & Core**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **VIS-01**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP OUT: **Medium**

SURVEY DATE: **09/06/2021**
SURVEYED BY: **KGF**
GENERAL NOTES: **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.~~	~~2.48m^2~~	~~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~~	~~2.13 Profiled timber skirting~~	~~Repair~~	~~2.13.2 Remove defective/non matching/ missing section and splice in new section of profiled timber skirting~~	~~30 lin m~~	~~Up to 2m~~	~~Necessary~~	~~P20-110~~	~~Entire perimeter~~ 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.~~	~~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.	4 no.	Above 3.5m	Essential	C50-342B	3no. regular pattern. 1no. floral pattern - partially covered up.
~~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~~	
~~WALLS~~	~~2.32 Profiled plaster dado rail~~	~~Repair~~	~~2.32.1 Replacement of full run profile of plaster dado rail~~	~~TBC~~	~~Above 3.5m~~	~~Essential~~	~~C51-XXX~~	~~TBC following soft strip of suspended ceiling~~
~~WALLS~~	~~2.32 Profiled plaster dado rail~~	~~Repair~~	~~2.32.3 Fill cracks to plaster dado rail~~	~~TBC~~	~~Above 3.5m~~	~~Essential~~	~~C51-XXX~~	~~TBC following soft strip of suspended ceiling~~
~~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.~~	~~0.1~~	~~n/a~~	~~Essential~~	~~K20-110A~~	~~TBC following soft strip~~

Ground Floor: Room GF-041a

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

PROPOSED ROOM USES: **Visitor Centre - Shell & Core**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **VIS-01**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP OUT: **Medium**

SURVEY DATE: **10/06/2021**
SURVEYED BY: **KGF**
GENERAL NOTES: **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	1.11 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	20lin m	Above 3.5m	Essential	M20-310B M20-311B	
~~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~~	~~Above 3.5m~~	~~Essential~~	~~M20-566 M23-300*~~	~~TBC following soft strip of suspended ceiling~~
~~CEILING~~	~~1.12 Plaster to the underside of concrete jack arches~~	~~Repair~~	~~1.12.2 Repair cracks in plaster and prepare.~~	~~TBC~~	~~Above 3.5m~~	~~Essential~~	~~M20-310B M20-311B~~	~~TBC following soft strip of suspended 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.~~	~~All except areas of plaster to be 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.~~	~~TBC~~	~~Above 3.5m~~	~~Essential~~	~~M20-566, M23-300*~~	~~TBC following soft strip of suspended ceiling~~
~~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.~~	~~TBC~~	~~Above 3.5m~~	~~Essential~~	~~M23-593B M23-535~~	~~TBC following soft strip of suspended ceiling~~
~~CEILING~~	~~1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction)~~ i.e. SMALL BEAM CASING	~~Repair~~	~~1.13.6 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All except areas of plaster to be removed~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505 M60-507*~~	
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.1 Replacement of full run profile of plaster cornice where missing/defective and prepare.	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	Peeling Paint evident.
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All except areas of cornice to be removed~~	~~Above 3.5m~~	~~Essential~~	~~M60-505* M60-507*~~	
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.3 Repair Cracks in plaster, prepare and decorate~~	~~12 lin m~~	~~All~~	~~Essential~~	~~M20-310B M20-311B~~	~~Allowance retained - TBC following soft strip~~

Ground Floor: Room GF-041a

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

PROPOSED ROOM USES: **Visitor Centre - Shell & Core**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **VIS-01**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP OUT: **Medium**

SURVEY DATE: **10/06/2021**
SURVEYED BY: **KGF**
GENERAL NOTES: **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.~~	~~All except areas of plaster to be removed~~	~~All~~	~~Essential~~	~~M60-505* M60-507*~~	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.11 Fill hole in plaster (up to 50mm) and make good finishing coat	30no.	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~~	~~20.7 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 - 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.	Above 3.5m	Essential	C50-342B	Floral pattern. Central section missing, reinstatement required.
~~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~~	Paint cracks.
WALLS	2.28 Decorative run plaster moulding to walls	Repair	2.28.4 Remove peeling paint layers from plaster, prepare and decorate (part area)	1.3 lin m	Above 3.5m	Necessary	M60-510	
WALLS	2.28 Decorative run plaster moulding to walls	Repair	2.28.11 Fill hole in plaster (up to 100mm) and make good finishing coat	15-20no.	Above 3.5m	Necessary	M20-742 M23-540	
~~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.~~	~~0.1~~	~~n/a~~	~~Essential~~	~~K20-110A~~	~~TBC following soft strip~~

Ground Floor: Room GF-042

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

PROPOSED ROOM USES: **Visitor Centre - Shell & Core**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **VIS-01**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP OUT: **Medium**

SURVEY DATE: **10/06/2021**
SURVEYED BY: **KGF**
GENERAL NOTES: **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~~	~~TBC~~	~~Above 3.5m~~	~~Essential~~	~~M20-566 M23-300*~~	~~TBC following soft strip of suspended ceiling~~
~~CEILING~~	~~1.12 Plaster to the underside of concrete jack arches~~	~~Repair~~	~~1.12.2 Repair cracks in plaster and prepare.~~	~~TBC~~	~~Above 3.5m~~	~~Essential~~	~~M20-310B M20-311B~~	~~TBC following soft strip of suspended 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.~~	~~All except plaster to be removed~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505* M60-507*~~	
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.12 Fill hole in plaster (up to 25mm) and make good finishing coat	40-50no.	Above 3.5m	Essential	M20-742 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.	2 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.~~	~~TBC~~	~~Above 3.5m~~	~~Essential~~	~~M23-593B M23-535~~	~~TBC following soft strip of suspended ceiling~~
~~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.~~	~~1.32m²~~	~~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.~~	~~TBC~~	~~Above 3.5m~~	~~Essential~~	~~M23-570*~~	~~TBC following soft strip of suspended ceiling~~
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.3 Fill cracks to cornice.~~	~~TBC~~	~~Above 3.5m~~	~~Essential~~	~~M23-593B M23-535~~	~~TBC following soft strip of suspended ceiling~~
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All except cornice to be removed~~	~~Above 3.5m~~	~~Essential~~	~~M60-505* M60-507*~~	
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.3 Repair Cracks in plaster, prepare and decorate~~	~~6 lin m~~	~~All~~	~~Essential~~	~~M20-310B M20-311B~~	

Ground Floor: Room GF-042

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

PROPOSED ROOM USES: **Visitor Centre - Shell & Core**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **VIS-01**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP OUT: **Medium**

SURVEY DATE: **10/06/2021**
SURVEYED BY: **KGF**
GENERAL NOTES: **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.~~	~~9.35m²~~	~~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	M20-742 M23-540	
~~WALLS~~	~~2.13 Profiled timber skirting~~	~~Repair~~	~~2.13.2 Remove defective/non matching/ missing section and splice in new section of profiled timber skirting~~	~~3.8 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 - 2no.~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505 M60-539 M60-540 F30-165~~	~~TBC following soft strip of suspended ceiling~~
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	2.28 Decorative run plaster moulding to walls	Repair	2.28.11 Fill hole in plaster (up to 100mm) and make good finishing coat	10-15no.	Above 3.5m	Necessary	M20-742 M23-540	
~~WALLS~~	~~2.32 Profiled plaster dado rail~~	~~Repair~~	~~2.32.1 Replacement of full run profile of plaster dado rail~~	~~1 lin m~~	~~Above 3.5m~~	~~Essential~~	~~M23-592B~~	
~~WALLS~~	~~2.32 Profiled plaster dado rail~~	~~Repair~~	~~2.32.3 Fill cracks to plaster dado rail~~	~~TBC~~	~~Above 3.5m~~	~~Essential~~	~~C51-XXX~~	~~TBC following soft strip of suspended ceiling~~
~~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.~~	~~0.1~~	~~n/a~~	~~Essential~~	~~K20-110A~~	~~TBC following soft strip~~

Ground Floor: Room GF-043

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

PROPOSED ROOM USES: **Visitor Centre - Shell & Core**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **VIS-01**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP OUT: **Medium**

SURVEY DATE: **10/06/2021**
SURVEYED BY: **KGF**
GENERAL NOTES: **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~~	~~TBC~~	~~Above 3.5m~~	~~Essential~~	~~M20-566 M23-300*~~	~~TBC following soft strip of suspended ceiling~~
~~CEILING~~	~~1.12 Plaster to the underside of concrete jack arches~~	~~Repair~~	~~1.12.2 Repair cracks in plaster and prepare.~~	~~TBC~~	~~Above 3.5m~~	~~Essential~~	~~M20-310B M20-311B~~	~~TBC following soft strip of suspended 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	40-50no.	Above 3.5m	Essential	M20-742 M23-540	
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.	0.25m²	Above 3.5m	Essential	M50-610	
~~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.~~	~~24.36m²~~	~~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.~~	~~TBC~~	~~Above 3.5m~~	~~Essential~~	~~M20-566, M23-300*~~	~~TBC following soft strip of suspended ceiling~~
~~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.~~	~~TBC~~	~~Above 3.5m~~	~~Essential~~	~~M23-593B M23-535~~	~~TBC following soft strip of suspended ceiling~~
~~CEILING~~	~~1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction) i.e. SMALL BEAM CASING~~	~~Repair~~	~~1.13.6 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All except areas of plaster to be removed~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505 M60-507*~~	
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.1 Replacement of full run profile of plaster cornice where missing/defective and prepare.	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.~~	~~TBC~~	~~Above 3.5m~~	~~Essential~~	~~M23-593B M23-535~~	Hairline cracks.
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.12 Fill hole in plaster (up to 25mm) and make good finishing coat	2no.	Above 3.5m	Essential	M20-742 M23-540	

Ground Floor: Room GF-043

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

PROPOSED ROOM USES: **Visitor Centre - Shell & Core**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **VIS-01**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP OUT: **Medium**

SURVEY DATE: **10/06/2021**
SURVEYED BY: **KGF**
GENERAL NOTES: **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~~	~~2.4.3 Repair Cracks in plaster, prepare and decorate~~	~~6 lin m~~	~~All~~	~~Essential~~	~~M20-310B M20-311B~~	~~TBC following soft strip of suspended ceiling~~ Plaster hacked off 2 walls.
~~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.~~	~~15.15m²~~	~~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	40-50no.	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~~	~~4.25 lin m~~	~~Up to 2m~~	~~Necessary~~	~~P20-110~~	~~Rub down / re-paint all. Fill 2no. holes.~~ 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.~~	~~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.	1 no.	Above 3.5m	Essential	C50-342B	Floral pattern.
~~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~~	Unable to locate.
~~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.~~	~~0.1~~	~~n/a~~	~~Essential~~	~~K20-110A~~	~~TBC following soft strip~~

Level GF: Room GF-044 (A1.80)

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

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

SURVEY DATE: **10/06/2021**
SURVEYED BY: **KGF**
GENERAL NOTE: **Changes for ''05/09/25 Issue'', 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~~	~~Above 3.5m~~	~~Essential~~	~~M20-566 M23-300*~~	~~Not visible due to suspended ceiling~~
~~CEILING~~	~~1.12 Plaster to the underside of concrete jack arches~~	~~Repair~~	~~1.12.2 Repair cracks in plaster.~~	~~TBC~~	~~Above 3.5m~~	~~Essential~~	~~M20-310B M20-311B~~	~~Not visible due to suspended ceiling~~
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.3 Remove peeling paint layers from plaster, prepare and decorate (part area)	0.25m²	Above 3.5m	Essential	M50-610	
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	15-20no.	Above 3.5m	Essential	M20-742 M23-540	Appeared following MEP strip out.
~~CEILING~~	~~1.12 Plaster to the underside of concrete jack arches~~	~~Repair~~	~~1.12.4 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~Above 3.5m~~	~~Essential~~	~~M60-505* M60-507*~~	~~Not visible due to suspended ceiling~~
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.1 Replacement of full run profile of plaster cornice where missing/defective.~~	~~TBC~~	~~Above 3.5m~~	~~Essential~~	~~M23-570*~~	~~Not visible due to suspended ceiling~~
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.3 Fill cracks to cornice.~~	~~TBC~~	~~Above 3.5m~~	~~Essential~~	~~M23-593B M23-535~~	~~Not visible due to suspended ceiling~~
~~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*~~	~~Not visible due to suspended ceiling~~
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.12 Fill hole in plaster (up to 25mm) and make good finishing coat	5-10no.	Above 3.5m	Essential	M20-742 M23-540	
~~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.~~	~~To areas not being repaired~~	~~all~~	~~Essential~~	~~M60-505* M60-507*~~	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.11 Fill hole in plaster (up to 100mm) and make good finishing coat	200 no.	all	Essential	M20-742 M23-540	
FLOORS	3.23 Stone flag floor	Repair	3.23.1 Clean stone flags	ALL	Up to 2m	Necessary	M40-156B	Remove paint and deep clean.
WALLS	2.10 Glazed and unglazed ceramic tiles to wall dados (chequerboard, diaper, triangular)	Repair	2.10.14 Remove modern tile and dispose	2000 x 500mm	Up to 3.5m	Essential	C20-106, C20-110B from OTH-PUR-TH-ZZ-SPE-A-0332	Modern white square tile to south wall

Level GF: Room GF-045 & 46 (A1.79)

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

PROPOSED ROOM USES: **Male and Female WCs**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **WC-01**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP-OUT: **Medium**

SURVEY DATE: **17/06/2021**
SURVEYED BY: **MJBS**
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.~~	~~50%~~	~~Above 3.5m~~	~~Essential~~	~~M20-566 M23-300*~~	~~Assumption based on peeling paint~~
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.	27m²	Above 3.5m	Essential	M50-610	
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.2 Repair cracks in plaster.	10 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~~	~~Essential~~	~~M60-505* M60-507*~~	
CEILING	1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction) i.e. LARGE 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*	Due to extensive water leaking
CEILING	1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction) i.e. LARGE BEAM CASING	Repair	1.13.4 Repair cracks in lath and plaster and prepare.	15 lin m	Above 3.5m	Essential	M23-593B M23-535	15 no. cracks @ 1 lin m
~~CEILING~~	~~1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction) i.e. LARGE BEAM CASING~~	~~Repair~~	~~1.13.6 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505 M60-507*~~	
CEILING	1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction) i.e. LARGE BEAM CASING	Repair	1.13.5 Remove peeling paint layers from plaster (part area).	15m²	Above 3.5m	Essential	M60-510	Brush down
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.1 Replacement of full run profile of plaster cornice where missing/defective.	3 lin m	Above 3.5m	Essential	M23-570*	
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	20no. @ 0.5 lin metres each
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~Above 3.5m~~	~~Essential~~	~~M60-505* M60-507*~~	
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.6 Remove existing paint layers from profiled plaster cornice.	3m²	Above 3.5m	Essential	M60-510	Brush down

Level GF: Room GF-045 & 46 (A1.79)

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

PROPOSED ROOM USES: **Male and Female WCs**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **WC-01**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP-OUT: **Medium**

SURVEY DATE: **17/06/2021**
SURVEYED BY: **MJBS**
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~~	~~1.31 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.~~	~~2no.~~	~~Above 3.5m~~	~~Essential~~	~~M60-505 M60-539 M60-540~~	
CEILING	1.31 Cast iron vents to ceilings	Repair	1.31.9 Remove cast iron grille and frame and carefully set aside and store for re-use elsewhere	2no.	Above 3.5m	Essential	C50-342B	Positioned in proposed riser and assumed will be required to be removed. Approx 300 x 300.
~~WALLS~~	~~2.1 Masonry (stone ashlar)~~	~~Repair~~	~~2.1.14 Remove paint from ashlar~~	~~100%~~	~~Above 3.5m~~	~~Essential~~	~~M60-505* M60-507*~~	
WALLS	2.3 Glazed brick	Repair	2.3.1 Remove existing paint layers and leave as fair-faced glazed brick	28m²	Above 3.5m	Essential	M60-543B	From cubicles
WALLS	2.3 Glazed brick	Repair	2.3.6 Carefully remove areas of defective imperial glazed brick and rebuild with new brickwork in lime mortar (single area)	2.7m x 100mm	Above 3.5m	Essential	M40-147B	Side of end cubicles
WALLS	2.3 Glazed brick	Repair	2.3.5 Cosmetic in situ repair in coloured mortar to match (less than 25mm dia) (Small areas of damage, removal of redundant fixtures and fittings)	20 no.	Up to 3.5m	Essential	M40-146B	To cubicle walls
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.15 Strip modern wallpaper.~~	~~100%~~	~~Up to 2m~~	~~Essential~~	~~M23-311~~	
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~All~~	~~Essential~~	~~M60-505* M60-507*~~	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.11 Fill hole in plaster (up to 25mm) and make good finishing coat	100 no.	All	Essential	M20-742 M23-540	From south wall, modern plaster.
WALLS	2.4 Plaster on masonry walls	Repair	2.4.4 Remove peeling paint layers from plaster, prepare and decorate (part area)	2m²	All	Essential	M20-742 M23-540	From south wall, modern plaster.
WALLS	2.4 Plaster on masonry walls	Repair	2.4.4 Remove peeling paint layers from plaster, prepare and decorate (part area)	7m²	All	Essential	M60-510	Brush down to south wall.
WALLS	2.8 Historic glazed/timber partitions	Repair	2.8 1 Remove paint layers, prepare and decorate.	2.5m (w) x 2.2m (h)	Above 3.5m	Essential	M60-650B	Allowance. Covered over at time of survey.
WALLS	2.28 Decorative run plaster moulding to walls	Repair	2.28.3 Repair cracks in plaster.	0.5 lin m	Above 3.5m	Necessary	M23-591B, M23-593B	4no. Cracks @0.3 lin metres.

Level GF: Room GF-045 & 46 (A1.79)

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

PROPOSED ROOM USES: **Male and Female WCs**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **WC-01**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP-OUT: **Medium**

SURVEY DATE: **17/06/2021**
SURVEYED BY: **MJBS**
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	2.10 Glazed and unglazed ceramic tiles to wall dados (chequerboard, diaper, triangular)	Repair	2.10.15 Remove tiles and salvage sound tiles and retain safely for re-use.	20m²	Up to 3.5m	Essential	M40-138B,	Tiles in proposed riser
WALLS	2.10 Glazed and unglazed ceramic tiles to wall dados (chequerboard, diaper, triangular)	Repair	2.11.16 Remove all paint from ceramic tiles	82m²	Up to 3.5m	Essential	M60-507*	
WALLS	2.10 Glazed and unglazed ceramic tiles to wall dados (chequerboard, diaper, triangular)	Repair	2.10.14 Remove modern tile and dispose	5m x 1100mm	Up to 1200mm	Essential	M40-138B,	White tile to south wall at lower level
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.	65 no.	Up to 3.5m	Essential	M40-138B, M40-139B	Replacing damaged tiles.
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	125no	Up to 3.5m	Necessary	M40-137B	

Level GF: Room GF-C01b (A1.53a)

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

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

SURVEY DATE: **10/06/2021**
SURVEYED BY: **KGF**
GENERAL NOTES: **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.	30m^2	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.~~	~~All areas except areas of plaster being removed~~	~~Above 3.5m~~	~~Essential~~	~~M60-505* M60-507*~~	
CEILING	1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction) i.e. SMALL BEAM CASING	Repair	1.13.1 Removal of defective /missing areas and replacement with new studwork to match, renew lath and run plaster.	0.2 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.	1.6 lin m	Above 3.5m	Essential	M23-593B M23-535	4no. Cracks @ 0.4lin metres each.
~~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 / repaired~~	~~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.	2 lin m	Above 3.5m	Essential	M23-570*	In spot locations.
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.3 Fill cracks to cornice.	6.6 lin m	Above 3.5m	Essential	M23-570*	22no. Cracks @ 0.3 lin metres each.
~~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~~	~~2.4.5 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	5-10no.	All	Essential	M20-742 M23-540	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.15 Strip modern wallpaper.	20m2	All	Essential	M60-534B	Half of the room is wall-papered, half of the room is painted plaster
~~WALLS~~	~~2.13 Profiled timber skirting~~	~~Repair~~	~~2.13.5 Prepare and decorate existing skirting~~	~~All areas except areas being replaced~~	~~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~~	~~Essential~~	~~M60-505 M60-539 M60-540 I30-165~~	

Level GF: Room GF-C01b (A1.53a)

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

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

SURVEY DATE: **10/06/2021**
SURVEYED BY: **KGF**
GENERAL NOTES: **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	2.28 Decorative run plaster moulding to walls	Repair	2.28.1 Removal of defective/ missing area of plaster, renew with new run plaster moulding	none	Above 3.5m	Essential	M23-591B M23-593B	
WALLS	2.28 Decorative run plaster moulding to walls	Repair	2.28.3 Repair cracks in plaster.	13.5 lin m	Above 3.5m	Necessary	M23-591B, M23-593B	2no. 0.5 lin m above windows 31no. 0.4 below cornice
~~WALLS~~	~~2.35 Cast iron grills to Historic Perimeter Boxing~~	~~Repair~~	~~2.35.3 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 existing location. Install black pe insect mesh to rear of~~	~~All areas except areas being replaced~~	~~Up to 2m~~	~~Necessary~~	~~M60-505 M60-539 M60-540~~	
~~FLOORS~~	~~3.3 Removal of floor finishes~~	~~Repair~~	~~3.3.8 Remove carpet and underlay~~	~~100%~~	~~Up to 2m~~	~~Necessary~~	~~C90-XXX~~	

Level GF: Room GF-C01d (137.a_1, 137.a_2)

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

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

SURVEY DATE: **10/06/2021**
SURVEYED BY: **KGF**
GENERAL NOTES: **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	1.11 Lath and plaster ceilings on joists below concrete jack arch ceilings	Repair	1.11.3 Repair cracks in lath and plaster, prepare and decorate	2 lin m	Above 3.5m	Essential	M20-310B M20-311B	Full ceiling is defective.
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	15-20no.	Above 3.5m	Essential	M23-540	
CEILING	1.11 Lath and plaster ceilings on joists below concrete jack arch ceilings	Repair	1.11.5 Remove existing paint layers, prepare and decorate	All areas except areas of plaster being removed	Above 3.5m	Essential	M60-505* M60-507*	
~~CEILING~~	~~1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction) i.e. SMALL BEAM CASING~~	~~Repair~~	~~1.13.6 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed / repaired~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505 M60-507*~~	
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.3 Fill cracks to cornice.	0.6 lin m	Above 3.5m	Essential	M23-593B M23-535	2no cracks counted (approx. length 0.3 lin m each crack).
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~Above 3.5m~~	~~Essential~~	~~M60-505* M60-507*~~	
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~All~~	~~Essential~~	~~M60-505* M60-507*~~	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.11 Fill hole in plaster (up to 25mm) and make good finishing coat	5-10 no.	All	Essential	M20-742 M23-540	
~~WALLS~~	~~2.13 Profiled timber skirting~~	~~Repair~~	~~2.13.2 Remove defective/non matching/ missing section and splice in new section of profiled timber skirting~~	~~2 lin m~~	~~Up to 2m~~	~~Necessary~~	~~P20 110A~~	For skirting repairs, refer to reports issued to **Purcell-EWN-001349**
~~WALLS~~	~~2.13 Profiled timber skirting~~	~~Repair~~	~~2.13.5 Prepare and decorate existing skirting~~	~~All areas except areas being replaced~~	~~Up to 2m~~	~~Necessary~~	~~P20 110A~~	For skirting repairs, refer to reports issued to **Purcell-EWN-001349**
WALLS	2.21 Timber panelling to walls (varnished)	Repair	2.21.2 General light clean to timber panelling	ALL	Up to 2m	Necessary	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~~	~~5 lin m~~	~~Up to 2m~~	~~Necessary~~	~~M60-650B C51-758B~~	
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	30-50no.	Up to 2m	Necessary	C93-150	12no large holes at high level (13 mm diameter).
~~FLOORS~~	~~3.3 Removal of floor finishes~~	~~Repair~~	~~3.3.6 Remove sheet vinyl and backing (generally ply or hardboard), along with any radiused coving.~~	~~ALL~~	~~Up to 2m~~	~~Necessary~~	~~C90 XXX~~	~~Unable to inspect.~~

Level GF: Room GF-C06 and C06c

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

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

SURVEY DATE: **17/06/2021**
SURVEYED BY: **MJBS**
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	1.12.14 Remove peeling paint or loose paint layers from plaster, with phosphor bronze brush.	4 m^2	Above 3.5m	Essential	M50-610	
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.2 Repair cracks in plaster.	4 lin m	Above 3.5m	Essential	M20-310B M20-311B	
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.12 Fill hole in plaster (up to 25mm) and make good finishing coat	40 no.	Above 3.5m	Essential	M20-310B M20-311B	
CEILING	1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction) i.e. LARGE 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*	Due to extensive water leaking
CEILING	1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction) i.e. LARGE BEAM CASING	Repair	1.13.4 Repair cracks in lath and plaster and prepare.	5 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. LARGE BEAM CASING	Repair	1.13.5 Remove peeling paint layers from plaster (part area).	4m^2	Above 3.5m	Essential	M60-510	Brush down
CEILING	1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction) i.e. LARGE BEAM CASING	Repair	1.13.12 Fill hole in plaster (up to 25mm) and make good finishing coat	60 no	Above 3.5m	Essential	M20-310B M20-311B	
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*	
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	20no. @ 0.5 lin metres each
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.6 Remove existing paint layers from profiled plaster cornice.	3m^2	Above 3.5m	Essential	M60-510	Brush down
WALLS	2.4 Plaster on masonry walls	Repair	2.4.3 Repair cracks in plaster.	2 lin m	All	Essential	M20-742 M23-540	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.4 Remove peeling paint layers from plaster, prepare and decorate (part area)	3m^2	All	Essential	M20-742 M23-540	To walls above tiles below arches
WALLS	2.10 Glazed and unglazed ceramic tiles to wall dados (chequerboard, diaper, triangular)	Repair	2.10.15 Remove tiles and salvage sound tiles and retain safely for re-use.	108m^2	Up to 3.5m	Essential	M40-138B,	Retain panel to east side at north end between stone arch and timber riser cover (10m^2).
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.	1 no	Up to 3.5m	Essential	M40-138B, M40-139B	Replacing damaged tile.

Level GF: Room GF-C06 and C06c

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

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

SURVEY DATE: **17/06/2021**
SURVEYED BY: **MJBS**
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	2.10 Glazed and unglazed ceramic tiles to wall dados (chequerboard, diaper, triangular)	Repair	2.10.9 Cosmetic in situ repair in coloured mortar to match	30 no	Up to 3.5m	Necessary	M40-137B	

Level GF: Room GF-S10 (133)

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

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

SURVEY DATE: **10/06/2021**
SURVEYED BY: **KGF**
GENERAL NOTES: **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~~	~~1.11 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~~	~~none~~	~~Above 3.5m~~	~~Essential~~	~~M20-566 M23-300*~~	~~Survey only carried out to area that will remain in the proposed works.~~
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~Above 3.5m~~	~~Essential~~	~~M60-505* M60-507*~~	
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.2 Making good damage to partial plaster cornice profile where damaged or missing.	0.35 lin m	Above 3.5m	Essential	M23-593B M23-535	
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.3 Fill cracks to cornice.	4.5 lin m	Above 3.5m	Essential	M23-593B M23-535	15no. Cracks @ 0.3 lin metres each
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.6 Remove existing paint layers from profiled plaster cornice.	1 lin m	Above 3.5m	Essential	M60-505* M60-507*	
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~Above 3.5m~~	~~Essential~~	~~M60-505* M60-507*~~	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.3 Repair Cracks in plaster, prepare and decorate	2 lin m	Above 3.5m	Essential	M20-310B M20-311B	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.3 Repair Cracks in plaster, prepare and decorate	3 lin m	Up to 2m	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	20-25no.	All	Essential	M20-742 M23-540	
~~WALLS~~	~~2.13 Profiled timber skirting~~	~~Repair~~	~~2.13.2 Remove defective/non matching/ missing section and splice in new section of profiled timber skirting~~	~~0.1 lin m~~	~~Up to 2m~~	~~Necessary~~	~~P20-110~~	~~Very small section missing. 6.5 lin m missing but not required due to proposed staircase~~
~~WALLS~~	~~2.13 Profiled timber skirting~~	~~Repair~~	~~2.13.5 Prepare and decorate existing skirting~~	~~All areas except areas being replaced~~	~~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 pc insect mesh to rear of grille.~~	~~1 no.~~	~~Above 3.5m~~	~~Essential~~	~~M60-505 M60-539 M60-540 I30-165~~	

Level GF: Room GF-S10 (133)

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

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

SURVEY DATE: **10/06/2021**
SURVEYED BY: **KGF**
GENERAL NOTES: **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	2.27 Timber Acess Panels	Repair	2.27.1 Replace missing / defective access hatch with new	600x900mm	Up to 2m	Necessary	K20-360	2no access panels
~~FLOORS~~	~~3.3 Removal of floor finishes~~	~~Repair~~	~~3.3.8 Remove carpet and underlay~~	~~100%~~	~~Up to 2m~~	~~Necessary~~	~~C90-XXX~~	

Level GF: Room GF-007 (101)

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: **10/06/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **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	1.11 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 Remove existing paint layers, prepare and decorate~~	~~All areas except areas of plaster being removed~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505*~~ ~~M60-507*~~	No peeling paint
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	Necessary	M23-570*	
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.3 Fill cracks to cornice.	18 lin m	Above 3.5m	Essential	M23-593B M23-535*	36 no cracks counted (approx. length 0.5 lin m each 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.~~	~~35.71m^2~~	~~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	0.5 lin m	Above 3.5m	Essential	M23-570*, M23-591B	In spot locations.
~~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.~~	~~26.88m^2~~	~~Above 3.5m~~	~~Essential~~	~~M23-570*~~	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.1 Removal of defective/ missing area of plaster, renew with traditional two coat plaster	0.2 m^2	Above 3.5m	Essential	M23-311 M20-566	Corner wall repairs.
WALLS	2.4 Plaster on masonry walls	Repair	2.4.1 Removal of defective/ missing area of plaster, renew with traditional two coat plaster	2.6m (h) x 4.1m (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	2.6m (h) x 1.10m (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	2.6m (h) x 9m (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 0.5m (w)	Up to 2m	Essential	M23-311 M20-566	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.3 Repair Cracks in plaster, prepare and decorate	20 lin m	Above 3.5	Essential	M20-310B M20-311B	15 no cracks counted (approx. length 1 lin m each crack)
WALLS	2.4 Plaster on masonry walls	Repair	2.4.3 Repair Cracks in plaster, prepare and decorate	2.5 lin m	Up to 2m	Essential	M20-310B M20-311B	

Level GF: Room GF-007 (101)

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: **10/06/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **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.~~	~~24.06m²~~	~~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	50 no	All	Essential	M23-540*	
~~WALLS~~	~~2.13 Profiled timber skirting~~	~~Repair~~	~~2.13.2 Remove defective/non matching/ missing section and splice in new section of profiled timber skirting~~	~~TBC~~	~~Up to 2m~~	~~Necessary~~	~~P20-110A, C93-308B~~	~~Covered in protection at time of survey~~ For skirting repairs, refer to reports issued to **Purcell-EWN-001349**
WALLS	2.14 Attached stone column/ pilaster, capital and base	Repair	2.14.1 General light clean of internal ashlar dressings	2.5m²	Up to 3.5m	Necessary	C40-191B, C40-192B, C40-200B	2no. pilasters
WALLS	2.14 Attached stone column/ pilaster, capital and base	Repair	2.14.2 Clean of dirtied areas of internal ashlar dressings (latex poulticing)	2.5m²	Up to 3.5m	Necessary	C40-201B, C40-373B	
WALLS	~~2.14 Attached stone column/ pilaster, capital and base~~	~~Repair~~	~~2.14.4 Rake out missing/defective joints and repoint fine joints with lime mortar/putty~~	~~50%~~			~~C41-516B~~	
~~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 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	C60-342B	Covered, and large. Approx 500 x 500mm. Frame looks present. Possibly timber.
WALLS	2.21 Timber panelling to walls (varnished)	Repair	2.21.2 General light clean to timber panelling	25m²	Up to 2m	Desirable	C51-770B	Timber panel areas quantified; unable to verify due to protection in place
~~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~~	~~Desirable~~	~~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~~	~~1.5m²~~	~~Up to 2m~~	~~Necessary~~	~~C51-272 (spec. 5901) M60-163 (spec. 5906)~~	Refer to SRS OTH-PUR-TH-ZZ-SRS-A-0760. Allowance of 1.5m2 to be reallocated to SRS No 67/70.

Level GF: Room GF-007 (101)

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: **10/06/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **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	2.21 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	Refix panel to base of timber paneling to wall. Refer to SRS OTH-PUR-TH-ZZ-SRS-A-0760 (No 67)
WALLS	2.21 Timber panelling to walls (varnished)	Repair	2.12.2 Remove defective section and splice in new section of profiled timber dado rail, prepare and decorate	2no.	Up to 2m	Necessary	C51-276	Repair two missing decorative elements to timber dado rail and refinish to match existing. Refer to SRS OTH-PUR-TH-ZZ-SRS-A-0760 (No 70)
~~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~~	~~none~~	~~Above 3.5m~~		~~M23-591B M23-593B~~	
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	5 no cracks counted (approx. length 0.4 lin m each crack)
~~WALLS~~	~~2.35 Cast iron grills to Historic Perimeter Boxing~~	~~Repair~~	~~2.35.3 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 existing location. Install black pe insect mesh to rear of grille.~~	~~2no~~	~~Up to 2m~~	~~Necessary~~	~~M60-505 M60-539 M60-540~~	
WALLS	2.35 Cast iron grills to Historic Perimeter Boxing	Repair	2.35.4 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.	12 no .	Up to 2m	Necessary	C50-342B	Covered by protection in two instances. 12 no. grilles set in groups of 3 per panel per window. Allowance. Each grille approx 400 x 200.
WALLS	2.36 Historic Perimeter Boxing	Repair	2.36.6 Prepare and decorate timber panel beading.	5 lin m	Up to 2m	Necessary	C51-276	Allowance. Unable to quantify due to protection in place
WALLS	2.37 Historic In-built joinery	Repair	2.37.2 General light clean to in-built Historic joinery	5m²	Up to 2m	Necessary	M60-250A	
WALLS	2.37 Historic In-built joinery	Repair	2.37.5 Prepare and decorate in-built Historic joinery	5m²	Up to 2m	Necessary	M60-460*	
~~FLOORS~~	~~3.2 Timber floor boards to suspended timber floors~~	~~Repair~~	~~3.2.2 Remove defective missing sections of floorboards and renew with butt jointed timber boarding to match the existing.~~	~~20%~~	~~Up to 2m~~	~~Essential~~	~~K20-110A~~	~~10% visible~~
~~FLOORS~~	~~3.3 Removal of floor finishes~~	~~Repair~~	~~3.3.8 Remove carpet and underlay~~	~~90%~~	~~Up to 2m~~	~~Necessary~~	~~C90-XXX~~	

Level GF: Room GF-008 (102)

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: **09/06/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **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	1.11 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	138m²	Above 3.5m	Essential	M20-566* M23-300*	The ceiling is full of cracks in excess of 30no. cracks in total ceiling appears to be defective.
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.1 Replacement of full run profile of plaster cornice where missing/defective.	70.5 lin m	Above 3.5m	Essential	M23-570*	
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~38.77m²~~	~~Above 3.5m~~	~~Essential~~	~~M60-505*~~ ~~M60-507*~~	
CEILING	1.18 Run profiled plaster strapwork to flat ceiling bed	Repair	1.18.1 Replacement of full run strapwork plaster profile where missing/defective, prepare and decorate	150 lin m	Above 3.5m	Essential	M23-570*, M23-591B, M23-535*	Numerous cracks in spot locations.Strapwork will need to be replaced due to defective ceiling
~~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.~~	~~129.22m²~~	~~Above 3.5m~~	~~Essential~~	~~M60-505*~~ ~~M60-507*~~	~~All areas except areas of strapwork being removed.~~
WALLS	2.4 Plaster on masonry walls	Repair	2.4.1 Removal of defective/ missing area of plaster, renew with traditional two coat plaster	0.2 m²	Up to 2m	Essential	M23-311 M20-566	
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 3.0 m (w)	Up to 2m	Essential	M23-570*	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.1 Removal of defective/ missing area of plaster, renew with traditional two coat plaster	0.2 m (h) x 0.8 m (w)	Up to 2m	Essential	M23-311 M20-566	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.1 Removal of defective/ missing area of plaster, renew with traditional two coat plaster	0.2 m (h) x 1.4 m (w)	Up to 2m	Essential	M23-311 M20-566	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.3 Repair Cracks in plaster, prepare and decorate	30 lin m	Above 3.5	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.~~	~~65.06m²~~	~~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	230no	All	Essential	M23-540*	
~~WALLS~~	~~2.13 Profiled timber skirting~~	~~Repair~~	~~2.13.2 Remove defective/non matching/ missing section and splice in new section of profiled timber skirting~~	~~3 lin m~~	~~Up to 2m~~	~~Necessary~~	~~P20-110A,~~ ~~C93-308B~~	~~in spot locations~~ For skirting repairs, refer to reports issued to **Purcell-EWN-001349**

Level GF: Room GF-008 (102)

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: **09/06/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **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~~	~~2.13.5 Prepare and decorate existing skirting~~	~~48.5m²~~	~~Up to 2m~~	~~Necessary~~	~~P20-110A, C93-308B~~	For skirting repairs, refer to reports issued to **Purcell-EWN-001349**
WALLS	2.15 Freestanding stone column, capital and base	Repair	2.15.1 General light clean of internal ashlar dressings	25m²	Up to 2m	Essential	C40-191B, C40-192B, C40-200B	
WALLS	2.15 Freestanding stone column, capital and base	Repair	2.15.2 Clean of dirtied areas of internal ashlar dressings (thermatech clean versus poulticing)	3m²	Up to 2m	Essential	C40-200B, C40-372B, C40-373B	
~~WALLS~~	~~2.15 Freestanding stone column, capital and base~~	~~Repair~~	~~2.15.4 Rake out missing/defective joints and repoint fine joints with lime mortar/putty~~	~~30%~~	~~Up to 2m~~	~~Essential~~	~~C41-509 C41-516 C41-518, C41-519B~~	~~Covered in protection at time of survey~~ For skirting repairs, refer to reports issued to **Purcell-EWN-001349**
WALLS	2.15 Freestanding stone column, capital and base	Repair	2.15.6 Cosmetic in situ repair in coloured mortar to match (less than 25mm dia)	1 lin m	Up to 2m	Essential	C41-509 C41-516 C41-518 C41-519B	To centre west arch apex
~~WALLS~~	~~2.15 Freestanding stone column, capital and base~~	~~Repair~~	~~2.15.11 Defrass stonework~~	~~100%~~	~~Up to 2m~~	~~Essential~~	~~C40-XXX~~	
~~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 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.	1 no.	Above 3.5m	Essential	C50-342B	Good condition. Decorative type.
WALLS	2.21 Timber panelling to walls (varnished)	Repair	2.21.2 General light clean to timber panelling	50m²	Up to 2m	Necessary	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~~	~~50m²~~	~~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~~	~~5m²~~	~~Up to 2m~~	~~Necessary~~	~~C51-272 (doc. 5901) M60-163 (doc. 5906)~~	Refer to SRS OTH-PUR-TH-ZZ-SRS-A-0760. Allowance of 5m2 to be reallocated to SRS No 57/58/59/60/61.

Level GF: Room GF-008 (102)

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: **09/06/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **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	2.21 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	0.2 lin m	Up to 2m	Necessary	C93-150	Refer to SRS OTH-PUR-TH-ZZ-SRS-A-0760 (No 57)
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	C51-276	Refer to SRS OTH-PUR-TH-ZZ-SRS-A-0760 (No 58)
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.	0.2 lin m	Up to 2m	Necessary	C51-276	Localised Splice repair Refer to SRS OTH-PUR-TH-ZZ-SRS-A-0760 (No 59)
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.	0.2 lin m	Up to 2m	Necessary	C51-276	Localised Splice repair Refer to SRS OTH-PUR-TH-ZZ-SRS-A-0760 (No 60)
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.	Refer to SRS	Up to 2m	Necessary	C51-277	Localised Splice repair. Remove rail and refix LHS to remove gap to mitre. Refer to SRS OTH-PUR-TH-ZZ-SRS-A-0760 (No 61)
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	190no.	Up to 2m	Necessary	C93-150	
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	0.2 lin m	Above 3.5m	Necessary	M23-570*	
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~~	~~2.35 Cast iron grills to Historic Perimeter Boxing~~	~~Repair~~	~~2.35.2 Repair existing cast iron grille to Historic Perimeter Boxing. Install black pe insect mesh to rear of grille.~~	~~ALL~~	~~Up to 2m~~	~~Necessary~~	~~C93-XXX~~	
~~WALLS~~	~~2.35 Cast iron grills to Historic Perimeter Boxing~~	~~Repair~~	~~2.35.3 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 existing location. Install black pe insect mesh to rear of grille.~~	~~100%~~	~~Up to 2m~~	~~Necessary~~	~~M60-505 M60-539 M60-540~~	
WALLS	2.35 Cast iron grilles to Historic Perimeter Boxing	Repair	2.35.4 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.	15 no.	Up to 2m	Essential	C50-342B	Covered by protection except for one instance. 15 no. grilles set in groups of 3 per panel per window. Allowance.

Level GF: Room GF-008 (102)

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: **09/06/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **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	2.37 Historic In-built joinery	Repair	2.37.2 General light clean to in-built Historic joinery	14m²	Up to 2m	Necessary	M60-250A	
WALLS	2.37 Historic In-built joinery	Repair	2.37.5 Prepare and decorate in-built Historic joinery	14m²	Up to 2m	Necessary	M60-460*	
~~FLOORS~~	~~3.2 Timber floor boards to suspended timber floors~~	~~Repair~~	~~3.2.2 Remove defective missing sections of floorboards and renew with butt jointed timber boarding to match the existing.~~	~~TBC~~	~~Up to 2m~~	~~Essential~~	~~K20-110A~~	~~TBC following soft strip.~~
~~FLOORS~~	~~3.3 Removal of floor finishes~~	~~Repair~~	~~3.3.8 Remove carpet and underlay~~	~~95%~~	~~Up to 2m~~	~~Necessary~~	~~C90-XXX~~	~~5% visible.~~

Level GF: Room GF-009 (103a)

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: **09/06/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **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	1.11 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	53m²	Above 3.5m	Essential	M20-566* M23-300*	Length of cracks 34m
~~CEILING~~	~~1.11 Lath and plaster ceilings on joists below concrete jack arch ceilings~~	~~Repair~~	~~1.11.5 Remove existing paint layers, prepare and decorate~~	~~All areas except areas of plaster being removed~~	~~Above 3.5m~~	~~Essential~~	~~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 down
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.1 Replacement of full run profile of plaster cornice where missing/defective.	0.1 lin m	Above 3.5m	Essential	M23-570*	At removal of partition
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.3 Fill cracks to cornice.	10.5 lin m	Above 3.5m	Essential	M23-593B M23-535*	35 no cracks counted (approx. length 0.3 lin m each 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.~~	~~4.758m²~~	~~Above 3.5m~~	~~Essential~~	~~M60-505*~~ ~~M60-507*~~	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.3 Repair Cracks in plaster, prepare and decorate	3 lin m	Up to 2m	Essential	M20-310B M20-311B	9 no cracks counted (approx. length 0.3 lin m each crack)
WALLS	2.4 Plaster on masonry walls	Repair	2.4.3 Repair Cracks in plaster, prepare and decorate	1.5 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.~~	-	~~All~~	~~Essential~~	~~M60-505*~~ ~~M60-507*~~	~~All areas except areas of plaster being removed~~
WALLS	2.4 Plaster on masonry walls	Repair	2.4.11 Fill hole in plaster (up to 25mm) and make good finishing coat	60 no.	All	Essential	M23-540*	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.15 Strip modern wallpaper.	45.5m²	All	Essential	M60-612 / M60-534B	Above Dado
~~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~~	~~0.1 lin m~~	~~Up to 2m~~	~~Necessary~~	~~P20-110A, C93-308B~~	~~At removal of partition. Retain existing skirting from walls to be removed for use elsewhere.~~ For skirting repairs, refer to reports issued to **Purcell-EWN-001349**

Level GF: Room GF-009 (103a)

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: **09/06/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **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~~	~~2.19.7 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.~~	~~none~~	~~Above 3.5m~~	~~Essential~~	~~M60-505 M60-539 M60-540 I30-165~~	~~Covered in protection at time of survey~~ For skirting repairs, refer to reports issued to **Purcell-EWN-001349**
~~WALLS~~	~~2.35 Cast iron grills to Historic Perimeter Boxing~~	~~Repair~~	~~2.35.3 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 existing location. Install black pe insect mesh to rear of grille.~~	~~100%~~	~~Up to 2m~~	~~Necessary~~	~~M60-505 M60-539 M60-540~~	Covered by protective coverings and unable to be viewed.
WALLS	2.35 Cast iron grilles to Historic Perimeter Boxing	Repair	2.35.4 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.	9 no.	Up to 2m	Necessary	C50-342B	Covered by protection. 9 no. grilles set in groups of 3 per panel per window. Allowance.
~~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.~~	~~none~~	~~Up to 2m~~	~~Essential~~	~~K20-110A~~	~~TBC following soft strip~~
~~FLOORS~~	~~3.2 Timber floor boards to suspended timber floors~~	~~Repair~~	~~3.2.6 Lift and re-fix floorboards to enable removal and renewal of services, allow for making good.~~	~~none~~	~~Up to 2m~~	~~Essential~~	~~K20-110A~~	~~5% visible~~
~~FLOORS~~	~~3.3 Removal of floor finishes~~	~~Repair~~	~~3.3.8 Remove carpet and underlay~~	~~90%~~	~~Up to 2m~~	~~Essential~~	~~C90-XXX~~	~~5% visible~~

Level GF: GF-010 (103c, 103e)

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: **09/06/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **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	1.11 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	20no. cracks counted (length varies)
~~CEILING~~	~~1.11 Lath and plaster ceilings on joists below concrete jack arch ceilings~~	~~Repair~~	~~1.11.5 Remove existing paint layers, prepare and decorate~~	~~All areas except areas of plaster being removed~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505* M60-507*~~	No brushing down required
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.3 Fill cracks to cornice.	10.8 lin m	Above 3.5m	Essential	M23-593B M23-535*	27no. cracks counted (approx. length 0.4 lin m each 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.~~	~~0.3m²~~	~~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	1.7 lin m	Above 3.5m	Essential	M23-570*, M23-591B	17 no cracks counted (approx. length 0.1 lin m each crack)
~~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.~~	~~1.08m²~~	~~Above 3.5m~~	~~Essential~~	~~M60-505* M60-507*~~	~~All areas except areas of strapwork being removed~~
WALLS	2.4 Plaster on masonry walls	Repair	2.4.1 Removal of defective/ missing area of plaster, renew with traditional two coat plaster	0.2 m²	Up 3.5m	Essential	M23-570*	Window reveal
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 0.5m (w)	Up 2 m	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	6 m²	Above 3.5m	Essential	M23-311 M20-566	Surround door
~~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.~~	~~70.25m²~~	~~All~~	~~Essential~~	~~M60-505* M60-507*~~	~~All areas except areas of plaster being removed~~
WALLS	2.4 Plaster on masonry walls	Repair	2.4.11 Fill hole in plaster (up to 25mm) and make good finishing coat	10-15no.	All	Essential	M23-540*	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.15 Strip modern wallpaper.	50m²	All	Essential	M60-612 / M60-534B	Above Dado
WALLS	2.12 Profiled timber dado rail	Repair	2.12.4 Carefully remove over layers of varnish to timber dado and renew finish to match original	2.0 lin m	Up to 2m	Necessary	M60-575B, C51-755B	
~~WALLS~~	~~2.13 Profiled timber skirting~~	~~Repair~~	~~2.13.2 Remove defective/non matching/ missing section and splice in new section of profiled timber skirting~~	~~1.5 lin m~~	~~Up to 2m~~	~~Necessary~~	~~P20-110~~	For skirting repairs, refer to reports issued to **Purcell-EWN-001349**

Level GF: GF-010 (103c, 103e)

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: **09/06/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **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~~	~~Essential~~	~~M60-505 M60-539 M60-540 I30-165~~	NONE
WALLS	2.21 Timber panelling to walls (varnished)	Repair	2.21.2 General light clean to timber panelling	24m²	Up to 2m	Necessary	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~~	~~24m²~~	~~Up to 2m~~		~~M60-575B, C51-755B~~	~~Covered in protection at time of survey~~
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	5-10 no.	Up to 2m	Necessary	C93-150	2 corner section timber panel boarding to services.
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	0.5 lin m	Above 3.5m		M23-570*	Over windows
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~~	~~2.35 Cast iron grills to Historic Perimeter Boxing~~	~~Repair~~	~~2.35.3 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 existing location. Install black pe insect mesh to rear of grille.~~	~~100%~~	~~Up to 2m~~	~~Necessary~~	~~M60-505 M60-539 M60-540~~	~~2no. Panels. Hidden under windows?~~
WALLS	2.35 Cast iron grilles to Historic Perimeter Boxing	Repair	2.35.4 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.	6 no.	Up to 2m	Necessary	C50-342B	6 no. grilles set in groups of 3 per panel. Covered by protection. Allowance retained.
WALLS	2.37 Historic In-built joinery	Repair	2.37.2 General light clean to in-built Historic joinery	4m²	Up to 2m	Necessary	M60-250A	
~~WALLS~~	~~2.37 Historic In-built joinery~~	~~Repair~~	~~2.37.5 Prepare and decorate in-built Historic joinery~~	~~All areas except areas of plaster being removed~~	~~Up to 2m~~	~~Necessary~~	~~M60-460*~~	
WALLS	2.37 Historic In-built joinery	Repair	2.37.4 Carefully remove over layers of varnish to in-built Historic joinery and renew finish to match original	3no	Up to 2m	Necessary	C51-276	All shelves and back of built in joinery to have scratches sanded out and be and refinished to match existing as M60 Replace parting beads – runners for sliding doors

Level GF: GF-010 (103c, 103e)

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: **09/06/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **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
~~FLOORS~~	~~3.2 Timber floor boards to suspended timber floors~~	~~Repair~~	~~Replace parting beads – runners for sliding doors~~	~~10%~~	~~Up to 2m~~	~~Essential~~	~~K20-110A~~	~~TBC following soft strip~~
~~FLOORS~~	~~3.3 Removal of floor finishes~~	~~Repair~~	~~3.3.8 Remove carpet and underlay~~	~~90%~~	~~Up to 2m~~	~~Essential~~	~~C90-XXX~~	

Ground Floor: Room GF-012,013,C02e (104)

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: **09/06/2021**
SURVEYED BY: **MJBS**

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	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.	5 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.~~	~~36m²~~	~~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.	4m²	Above 3.5m	Essential	M60-510	Brush down with phosphur bronze brush
CEILING	1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction) **i.e. SMALL BEAM CASING**	Repair	1.13.4 Repair cracks in lath and plaster and prepare.	7 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.~~	~~8.01m²~~	~~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 except areas of cornice to be removed~~	~~Above 3.5m~~	~~Essential~~	~~M60-505*~~ ~~M60-507*~~	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.3 Repair Cracks in plaster, prepare and decorate	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.~~	~~4.05m²~~	~~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	160no.	All	Essential	M23-540*	
~~WALLS~~	~~2.13 Profiled timber skirting~~	~~Repair~~	~~2.13.2 Remove defective/non matching/ missing section and splice in new section of profiled timber skirting~~	~~2.5 lin m~~	~~Up to 2m~~	~~Necessary~~	~~P20-110~~	For skirting repairs, refer to reports issued to **Purcell-EWN-001349**

Ground Floor: Room GF-012,013,C02e (104)

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: **09/06/2021**
SURVEYED BY: **MJBS**

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~~	~~Needs re-opening. Uncertain if grille is still behind paint layers.~~
WALLS	2.19 Cast iron vents to internal walls	Repair	2.19.8 Remove grille leaving frame in situ, lay infill recessed replacement brickwork and paint face black, re-fix grille, brush down loose paint in preparation for decoration.	1 no.	Above 3.5m	Essential	C50-342B	Covered. Requires uncovering to determine if grille and frame are present. Assume present and good condition.
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	To arched recesses and windows
WALLS	2.33 Metal Picture hook	Repair	2.33.1 Remove picture hook, repair, remove paint layers, prepare and decorate.	1 no.	Above 3.5m	Necessary	C93-240	To be salvaged for reuse elsewhere in the building. Present.
~~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~~

Ground Floor: Room GF-014 (105)

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: **09/06/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **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.	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.~~	~~12m²~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505*~~ ~~M60-507*~~	No flaking
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.	3 lin m	Above 3.5m	Essential	M20-566*, M23-300*	1 length beam closest to corridor side
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 except areas of plaster to be removed~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505~~ ~~M60-507*~~	
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.1 Replacement of full run profile of plaster cornice where missing/defective and prepare.	2 lin m	Above 3.5m	Essential	M23-570*	
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 except areas of cornice to be removed~~	~~Above 3.5m~~	~~Essential~~	~~M60-505*~~ ~~M60-507*~~	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.3 Repair Cracks in plaster, prepare and decorate	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.~~	~~5.43m²~~	~~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	130no.	All	Essential	M23-540*	

Ground Floor: Room GF-014 (105)

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: **09/06/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **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~~	~~11.5 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.	0.5 lin m	Above 3.5m	Necessary	M23-591B, M23-593B, M20-697	Over windows
WALLS	2.32 Profiled plaster dado rail	Repair	2.32.2 Making good damage to plaster dado rail where damaged or missing.	2 lin m	Above 3.5m	Essential	M23-535*, M23-591B	High level plaster dado
WALLS	2.32 Profiled plaster dado rail	Repair	2.32.3 Fill cracks to plaster dado rail	1 lin m	Above 3.5m	Essential	M23-535*	High level plaster dado
~~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~~

Ground Floor: Room GF-015 to GF-018, C02f (106)

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: **09/06/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **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	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.	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.~~	~~15.24m²~~	~~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.	2m²	Above 3.5m	Essential	M60-510	Brush down
CEILING	1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction) **i.e. SMALL BEAM CASING**	Repair	1.13.4 Repair cracks in lath and plaster and prepare.	2 lin m	Above 3.5m	Essential	M20-310B, M20-311B, M23-535*	
~~CEILING~~	~~1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction)~~ ~~**i.e. SMALL BEAM CASING**~~	~~Repair~~	~~1.13.6 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All except areas of plaster to be removed~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505~~ ~~M60-507*~~	
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.1 Replacement of full run profile of plaster cornice where missing/defective and prepare.	1 lin m	Above 3.5m	Essential	M23-570*	Above grille and where services have been removed
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*	
~~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.~~	~~3.1m²~~	~~Above 3.5m~~	~~Essential~~	~~M60-505*~~ ~~M60-507*~~	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.3 Repair Cracks in plaster, prepare and decorate	2 lin m	All	Essential	M20-310B M20-311B	Crazing to window side
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All except areas of plaster to be removed~~	~~All~~	~~Essential~~	~~M60-505*~~ ~~M60-507*~~	
WALLS	2.4 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*	Mostly to high level

Ground Floor: Room GF-015 to GF-018, C02f (106)

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: **09/06/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **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~~	~~2.13 Profiled timber skirting~~	~~Repair~~	~~2.13.2 Remove defective/non matching/ missing section and splice in new section of profiled timber skirting~~	~~10 lin m~~	~~Up to 2m~~	~~Necessary~~	~~P20-110A, C93-308B~~	~~Non-matching; plain~~ 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~~	~~Missing - opening covered in boarding. Replace with grille and make good.~~
WALLS	2.19 Cast iron vents to internal walls	Repair	2.19.9 Remove frame and grille, lay infill replacement brickwork flush to surrounding wall and make good to match existing wall finish.	1 no.	Above 3.5m	Essential	C50-342B	Missing. Brick up opening and make good.
WALLS	2.28 Decorative run plaster moulding to walls	Repair	2.28.3 Repair cracks in plaster.	0.5 lin m	Above 3.5m	Necessary	M23-591B, M23-593B, M20-697	Over windows
WALLS	2.32 Profiled plaster dado rail	Repair	2.32.2 Making good damage to plaster dado rail where damaged or missing.	2 lin m	Above 3.5m	Essential	M23-591B	High level plaster dado
WALLS	2.32 Profiled plaster dado rail	Repair	2.32.3 Fill cracks to plaster dado rail	1 lin m	Above 3.5m	Essential	M23-535*	High level plaster dado
WALLS	2.33 Metal Picture hook	Repair	2.33.1 Remove picture hook, repair, remove paint layers, prepare and decorate.	2 no.	Above 3.5m	Necessary	C93-240	Replace elsewhere in building. 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~~

Ground Floor: Room GF-019 (107)

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: **09/06/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **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	12.5m²	Above 3.5m	Essential	M20-566* M23-300*	Damaged ceiling - full jack arch - corridor side
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	
~~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.~~	~~10.35m²~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505*~~ ~~M60-507*~~	
~~CEILING~~	~~1.12 Plaster to the underside of concrete jack arches~~	~~Repair~~	1.12.3 Remove peeling paint layers from plaster, prepare and decorate (part area)	4m²	~~Above 3.5m~~	~~Essential~~	~~M60-510~~	~~Brush down~~
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*	Corridor side, window side, and first from corridor side
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.	8 lin m	Above 3.5m	Essential	M20-310B, M20-311B, M23-535*	
~~CEILING~~	~~1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction) **i.e. SMALL BEAM CASING**~~	~~Repair~~	~~1.13.6 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All except areas of plaster to be removed~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505~~ ~~M60-507*~~	
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.1 Replacement of full run profile of plaster cornice where missing/defective and prepare.	3 lin m	Above 3.5m	Essential	M23-570*	Above grille and where services have been removed
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.3 Fill cracks to cornice.	7 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.~~	~~4.89m²~~	~~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.	6 lin m	Above 3.5m	Essential	M60-510	Brush down
WALLS	2.4 Plaster on masonry walls	Repair	2.4.3 Repair Cracks in plaster, prepare and decorate	3 lin m	All	Essential	M20-310B M20-311B	

Ground Floor: Room GF-019 (107)

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: **09/06/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **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.~~	~~2.48m²~~	~~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	20no.	All	Essential	M23-540*	
~~WALLS~~	~~2.13 Profiled timber skirting~~	~~Repair~~	~~2.13.2 Remove defective/non matching/ missing section and splice in new section of profiled timber skirting~~	~~n/a~~	~~Up to 2m~~	~~Necessary~~	~~P20-110~~	~~Skirting to be removed in parts and relocated elsewhere in the building~~ 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.	2 lin m	All	Necessary	M23-591B, M23-593B, M20-697	
~~WALLS~~	~~2.32 Profiled plaster dado rail~~	~~Repair~~	~~2.32.2 Making good damage to plaster dado rail where damaged or missing.~~	~~2 lin m~~	~~Above 3.5m~~	~~Essential~~	~~M23-591B~~ M20-697	~~High level plaster dado~~
WALLS	2.32 Profiled plaster dado rail	Repair	2.32.3 Fill cracks to plaster dado rail	1 lin m	Above 3.5m	Essential	M23-535*	High level plaster dado
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	1 no. Partition installed across it. Appears decorative type and 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~~

Ground Floor: Room GF-020 (108)

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: **03/06/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **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	1.11 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	1m²	Above 3.5m	Essential	M20-566* M23-300*	Repair damage where fittings have been previously removed
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	18 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	1.11.4 Remove peeling paint layers from lath and plaster, prepare and decorate (part area)	2 lin m	Above 3.5m	Necessary	M60-510	Brush down with phosphur bronze brush
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*	
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.2 Making good damage to partial plaster cornice profile where damaged or missing.	1.5 lin m	Above 3.5m	Essential	M20-692, M20-695, M20-697, M23-570*	To bottom edge
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~2.79m²~~	~~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	Removed except for high level
~~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.~~	~~7.83m²~~	~~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	135no.	All	Essential	M23-540*	
~~WALLS~~	~~2.13 Profiled timber skirting~~	~~Repair~~	~~2.13.2 Remove defective/non matching/ missing section and splice in new section of profiled timber skirting~~	~~2 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 - 2no.~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505 M60-539 M60-540 F30-165~~	~~In safe room - may be a second grille to be re-exposed. Further investigation required.~~

Ground Floor: Room GF-020 (108)

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: **03/06/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **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.	1 no.	Up to 3.5m	Essential	C50-342B	Good condition. Covered. None found in safe room.
~~WALLS~~	~~2.28 Decorative run plaster moulding to walls~~	~~Repair~~	~~2.28.3 Repair cracks in plaster.~~	~~2 lin m~~	~~All~~	~~Necessary~~	~~M23-591B, M23-593B~~	
~~WALLS~~	~~2.32 Profiled plaster dado rail~~	~~Repair~~	~~2.32.1 Replacement of full run profile of plaster dado rail~~	~~1.5 lin m~~	~~Above 3.5m~~	~~Essential~~	~~M23-570*~~	~~High level plaster dado~~
WALLS	2.32 Profiled plaster dado rail	Repair	2.32.3 Fill cracks to plaster dado rail	1 lin m	Above 3.5m	Essential	M23-535*	High level plaster dado
~~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~~

Ground Floor: Room GF-021 (109)

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: **03/06/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **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	0.5m²	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.	1 lin m	Above 3.5m	Essential	M20-310B M20-311B	
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.3 Remove peeling paint layers from plaster, prepare and decorate (part area)	1m²	Above 3.5m	Essential	M60-510	Brush down with phosphur bronze brush
CEILING	1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction) **i.e. SMALL BEAM CASING**	Repair	1.13.1 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.	6.5 lin m	Above 3.5m	Essential	M20-310B, M20-311B, M23-535*	
~~CEILING~~	~~1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction) **i.e. SMALL BEAM CASING**~~	~~Repair~~	~~1.13.6 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All except areas of plaster to be removed~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505 M60-507*~~	
CEILING	1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction) **i.e. SMALL BEAM CASING**	Repair	1.13.5 Remove peeling paint layers from plaster (part area).	6m²	Above 3.5m	Necessary	M60-510	Brush down with phosphur bronze brush
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.3 Fill cracks to cornice.	11 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.~~	~~1.23m²~~	~~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~~	
~~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.~~	~~47.15m²~~	~~All~~	~~Essential~~	~~M60-505* M60-507*~~	

Ground Floor: Room GF-021 (109)

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: **03/06/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **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	35no.	All	Essential	M23-540*	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.15 Strip modern wallpaper.	27m²	All	Essential	M60-612 / M60-534B	To west wall and north-west corner
~~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	Good condition.
WALLS	2.28 Decorative run plaster moulding to walls	Repair	2.28.3 Repair cracks in plaster.	0.5 lin m	All	Necessary	M23-591B, M23-593B, M20-697	
~~WALLS~~	~~2.32 Profiled plaster dado rail~~	~~Repair~~	~~2.32.1 Replacement of full run profile of plaster dado rail~~	~~0.5 lin m~~	~~Above 3.5m~~	~~Essential~~	~~M23-570*~~	~~High level plaster dado~~
WALLS	2.32 Profiled plaster dado rail	Repair	2.32.3 Fill cracks to plaster dado rail	1 lin m	Above 3.5m	Essential	M23-535*	High level plaster dado
~~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~~

Ground Floor: Room GF-022 (110)

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: **03/06/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **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	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.	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)	4m²	Above 3.5m	Essential	M60-510	Brush down with phosphur bronze brush
CEILING	1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction) **i.e. SMALL BEAM CASING**	Repair	1.13.4 Repair cracks in lath and plaster and prepare.	6 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.~~	~~3.3m²~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505~~ ~~M60-507*~~	
CEILING	1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction) i.e. SMALL BEAM CASING	Repair	1.13.5 Remove peeling paint layers from plaster (part area).	2m²	Above 3.5m	Essential	M60-510	Brush down with phosphur bronze brush
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*	Corner above door to room GF-021 (109)
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.3 Fill cracks to cornice.	7 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.~~	~~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~~	~~4 lin m~~	~~All~~	~~Essential~~	~~M20-310B~~ ~~M20-311B~~	All removed
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~1.8m²~~	~~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~~	All removed

Ground Floor: Room GF-022 (110)

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: **03/06/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **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~~	~~0.25 lin m~~	~~Up to 2m~~	~~Necessary~~	~~P20-110A, C93-308B~~	~~Adjacent to door into 021.~~ 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~~	NONE
WALLS	2.28 Decorative run plaster moulding to walls	Repair	2.28.3 Repair cracks in plaster.	1 lin m	All	Necessary	M23-591B, M23-593B, M20-697	Hidden partly by secondary glazing frames.
~~WALLS~~	~~2.32 Profiled plaster dado rail~~	~~Repair~~	~~2.32.1 Replacement of full run profile of plaster dado rail~~	~~2 lin m~~	~~Above 3.5m~~	~~Essential~~	~~M23-570*~~	~~High level plaster dado - behind services~~
WALLS	2.32 Profiled plaster dado rail	Repair	2.32.3 Fill cracks to plaster dado rail	1 lin m	Above 3.5m	Essential	M23-535*	High level plaster dado
WALLS	2.33 Metal Picture hook	Repair	2.33.1 Remove picture hook, repair, remove paint layers, prepare and decorate.	7 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.	10.3 lin m	Above 3.5m	Necessary	C93-240	Missing - to be reinstated from elsewhere in the building
~~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~~

Ground Floor: Room GF-023 (111)

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: **03/06/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **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.	3 lin m	Above 3.5m	Essential	M20-310B M20-311B	
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.3 Remove peeling paint layers from plaster, prepare and decorate (part area)	1m²	Above 3.5m	Essential	M60-510	Brush down with phosphur bronze brush
~~CEILING~~	~~1.12 Plaster to the underside of concrete jack arches~~	~~Repair~~	~~1.12.4 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~11.5m²~~	~~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~~	~~1.13.1 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.	5 lin m	Above 3.5m	Essential	M20-310B, M20-311B, M23-535*	
~~CEILING~~	~~1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction) **i.e. SMALL BEAM CASING**~~	~~Repair~~	~~1.13.6 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~2.3m²~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505~~ ~~M60-507*~~	
CEILING	1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction) **i.e. SMALL BEAM CASING**	Repair	1.13.5 Remove peeling paint layers from plaster (part area).	1m²	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.	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.~~	~~9.8m²~~	~~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.	1 lin m	~~Above 3.5m~~	~~Essential~~	M60-510	Brush down with phosphur bronze brush

Ground Floor: Room GF-023 (111)

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: **03/06/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **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	2.4.3 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.~~	~~19.2m²~~	~~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	50no.	All	Essential	M23-540*	
~~WALLS~~	~~2.19 Cast iron vents to internal walls~~	~~Repair~~	~~2.19.7 Conduct paint analysis to establish paint archaeology. Following validation of paint archaeology to architect's approval remove all paint back to metal. Conduct metal repairs and redecorate (allow for polished metal finish). Grille to be removed, work carried out in workshop and reinstated to existinglocation. Install black pe insect mesh to rear of grille.~~	~~1 no.~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505 M60-539 M60-540 F30-165~~	
WALLS	2.19 Cast iron vents to internal walls	Repair	2.19.9 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	Covered. Outline of opening visible, not grille.
WALLS	2.28 Decorative run plaster moulding to walls	Repair	2.28.3 Repair cracks in plaster.	1 lin m	All	Necessary	M23-591B, M23-593B, M20-697	
WALLS	2.32 Profiled plaster dado rail	Repair	2.32.3 Fill cracks to plaster dado rail	1 lin m	Above 3.5m	Essential	M23-535*	High level plaster dado
WALLS	2.33 Metal Picture hook	Repair	2.33.1 Remove picture hook, repair, remove paint layers, prepare and decorate.	3 no. present	Above 3.5m	Necessary	C93-240	More picture rail hooks required for re-instating picture rail
WALLS	2.34 Metal Picture rail	Repair	2.34.1 Remove picture rail, repair, remove paint layers, prepare and decorate.	14 lin m	Above 3.5m	Necessary	C93-240	Missing (7 lin m x 2) - to be re-instated from elsewhere in the building
WALLS	2.27 Timber Acess Panels	Repair	2.27.2 Strip existing finishes, make good damage, refix / rehang existing hatch to full working order with refurbished ironmongery.	3.5m (h) x 0.4m (w)	Above 3.5m	Essential	K20-360, C93-300B, M60-536B, C50-326	Timber duct cover to pipework riser
~~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 sttrip~~

Ground Floor: Room GF-024 (112_1, 112_2)

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: **MJBS**
GENERAL NOTES: **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	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.	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.~~	~~11.22m²~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505*~~ ~~M60-507*~~	
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.3 Remove peeling paint layers from plaster, prepare and decorate (part area)	2m²	Above 3.5m	Essential	M60-510	Brush down flaking paint
CEILING	1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction) **i.e. SMALL BEAM CASING**	Repair	1.13.1 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.	2.5 lin m	Above 3.5m	Essential	M20-310B, M20-311B, M23-535*	
~~CEILING~~	~~1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction)~~ ~~**i.e. SMALL BEAM CASING**~~	~~Repair~~	~~1.13.6 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All except areas of plaster to be removed~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505~~ ~~M60-507*~~	
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.3 Fill cracks to cornice.	9 lin m	Above 3.5m	Essential	M23-593B M23-535*	
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All except cornice to be removed~~	~~Above 3.5m~~	~~Essential~~	~~M60-505*~~ ~~M60-507*~~	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.3 Repair Cracks in plaster, prepare and decorate	8 lin m	All	Essential	M20-310B M20-311B	Crazing,
~~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.~~	~~7.04m²~~	~~All~~	~~Essential~~	~~M60-505*~~ ~~M60-507*~~	

Ground Floor: Room GF-024 (112_1, 112_2)

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: **MJBS**
GENERAL NOTES: **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.	All	Essential	M23-540*	
~~WALLS~~	~~2.19 Cast iron vents to internal walls~~	~~Repair~~	~~2.19.7 Conduct paint analysis to establish paint archaeology. Following validation of paint archaeology to architect's approval remove all paint back to metal. Conduct metal repairs and redecorate (allow for polished metal finish). Grille to be removed, work carried out in workshop and reinstated to existinglocation. Install black pe insect mesh to rear of grille.~~	~~1 no.~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505 M60-539 M60-540 F30-165~~	
WALLS	2.19 Cast iron vents to internal walls	Repair	2.19.8 Remove grille leaving frame in situ, lay infill recessed replacement brickwork and paint face black, re-fix grille, brush down loose paint in preparation for decoration.	1 no.	Up to3.5m	Essential	C50-342B	Good condition.
WALLS	2.28 Decorative run plaster moulding to walls	Repair	2.28.3 Repair cracks in plaster.	2 lin m	All	Necessary	M23-591B, M23-593B, M20-697	
WALLS	2.32 Profiled plaster dado rail	Repair	2.32.3 Fill cracks to plaster dado rail	1.5 lin m	Above 3.5m	Essential	M23-535*	High level plaster dado
WALLS	2.33 Metal Picture hook	Repair	2.33.1 Remove picture hook, repair, remove paint layers, prepare and decorate.	3 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.	3.3 lin m	Above 3.5m	Necessary	C93-240	Fireplace wall. 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~~

Ground Floor: Room GF-025 (113)

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: **03/06/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **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*	
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.~~	~~38.25m²~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505*~~ ~~M60-507*~~	
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.3 Remove peeling paint layers from plaster, prepare and decorate (part area)	12m²	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.	1 lin m	Above 3.5m	Essential	M20-566*, M23-300*	Where investigative work intruded
CEILING	1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction) **i.e. SMALL BEAM CASING**	Repair	1.13.4 Repair cracks in lath and plaster and prepare.	5 lin m	Above 3.5m	Essential	M20-310B, M20-311B, M23-535*	
~~CEILING~~	~~1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction) **i.e. SMALL BEAM CASING**~~	~~Repair~~	~~1.13.6 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All except areas of plaster to be removed~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505 M60-507*~~	
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.3 Fill cracks to cornice.	10 lin m	Above 3.5m	Essential	M23-593B M23-535*	Window wall cornice
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All except areas of cornice to be removed~~	~~Above 3.5m~~	~~Essential~~	~~M60-505*~~ ~~M60-507*~~	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.3 Repair Cracks in plaster, prepare and decorate	12 lin m	All	Essential	M20-310B M20-311B	crazing
~~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.~~	~~3.98m²~~	~~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	200no.	All	Essential	M23-540*	

Ground Floor: Room GF-025 (113)

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: **03/06/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **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.	1 no.	Up to3.5m	Essential	C50-342B	Good condition. Decorative type.
WALLS	2.28 Decorative run plaster moulding to walls	Repair	2.28.3 Repair cracks in plaster.	1 lin m	All	Necessary	M23-591B, M23-593B, M20-697	
WALLS	2.32 Profiled plaster dado rail	Repair	2.32.3 Fill cracks to plaster dado rail	1.5 lin m	Above 3.5m	Essential	M23-535*	High level plaster dado
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	
WALLS	2.34 Metal Picture rail	Repair	2.34.1 Remove picture rail, repair, remove paint layers, prepare and decorate.	7.5 lin m	Above 3.5m	Necessary	C93-240	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~~

Ground Floor: Room GF-026 (115)

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: **03/06/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **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	1.12.2 Repair cracks in plaster and prepare.	3 lin m	Above 3.5m	Essential	M20-310B M20-311B	
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.3 Remove peeling paint layers from plaster, prepare and decorate (part area)	1m²	Above 3.5m	Essential	M60-510	Brush down with phosphur bronze brush
CEILING	1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction) **i.e. SMALL BEAM CASING**	Repair	1.13.4 Repair cracks in lath and plaster and prepare.	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 except areas of plaster to be removed~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505 M60-507*~~	
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.1 Replacement of full run profile of plaster cornice where missing/defective and prepare.	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.	9 lin m	Above 3.5m	Essential	M23-593B M23-535*	
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All except areas of cornice to be removed~~	~~Above 3.5m~~	~~Essential~~	~~M60-505* M60-507*~~	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.3 Repair Cracks in plaster, prepare and decorate	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.~~	~~9.02m²~~	~~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)	2m²	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	230 no.	All	Essential	M23-540*	

Ground Floor: Room GF-026 (115)

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: **03/06/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **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.	1 no.	Up to3.5m	Essential	C50-342B	Covered. Assume good condition.
~~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~~	To above window
~~WALLS~~	~~2.32 Profiled plaster dado rail~~	~~Repair~~	~~2.32.1 Replacement of full run profile of plaster dado rail~~	~~1 lin m~~	~~Above 3.5m~~	~~Essential~~	~~M23-570*~~	~~High level plaster dado~~
WALLS	2.32 Profiled plaster dado rail	Repair	2.32.3 Fill cracks to plaster dado rail	1.5 lin m	Above 3.5m	Essential	M23-535*	High level plaster dado
WALLS	2.33 Metal Picture hook	Repair	2.33.1 Remove picture hook, repair, remove paint layers, prepare and decorate.	12 no.	Above 3.5m	Necessary	C93-240	Some missing hooks
WALLS	2.34 Metal Picture rail	Repair	2.34.1 Remove picture rail, repair, remove paint layers, prepare and decorate.	7.3 lin m	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.	7.7 lin m	Above 3.5m	Necessary	C93-240	Replace missing 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%~~	~~n/a~~	~~Essential~~	~~K20-110A~~	~~TBC following soft strip~~

Ground Floor: Room GF-027 (116)

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: **09/06/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **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	1.11 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 Remove existing paint layers, prepare and decorate~~	~~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*~~	
CEILING	1.18 Run profiled plaster strapwork to flat ceiling bed	Repair	1.18.1 Replacement of full run strapwork plaster profile where missing/defective, prepare and decorate	1.6 lin m	Above 3.5m	Essential	M23-570*, M23-591B	
CEILING	1.18 Run profiled plaster strapwork to flat ceiling bed	Repair	1.18.3 Fill cracks to strapwork profile, prepare and decorate	1 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 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	1.25m (h) x 2.1m (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	1.8m (h) x 2.25m (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	0.8m (h) x 0.35m (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	1.8m (h) x 1.4m (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	1.8m (h) x 0.25m (w)	Up to 3.5m	Essential	M23-311, M20-566	

Ground Floor: Room GF-027 (116)

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: **09/06/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **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	2.4.1 Removal of defective/ missing area of plaster, renew with traditional two coat plaster	0.4m (h) x 0.9m (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	6 lin m	Above 3.5	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.~~	~~7.38m²~~	~~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	70no	All	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	0.25 lin m	Up to 2m	Necessary	C51-276	
WALLS	2.12 Profiled timber dado rail	Repair	2.12.6 Fill holes in timber dado, prepare and decorate.	10 no.	Up to 2m	Necessary	C93-150	
~~WALLS~~	~~2.13 Profiled timber skirting~~	~~Repair~~	~~2.13.11 Fill hole in timber skirting /cosmetic repair of skirting, colour matched to timber, prepare and decorate.~~	~~0 - 50 no.~~	~~Up to 2m~~	~~Necessary~~	~~C51-276~~	For skirting repairs, refer to reports issued to **Purcell-EWN-001349**
WALLS	2.15 Freestanding stone column, capital and base	Repair	2.15.1 General light clean of internal ashlar dressings	12m²	Up to 2m	Essential	C40-191B, C40-192B, C40-200B	
WALLS	2.15 Freestanding stone column, capital and base	Repair	2.15.2 Clean off dirtied areas of internal ashlar dressings (thermatech clean versus poulticing)	1m²	Up to 2m	Essential	C40-200B, C40-372B, C40-373B	1 column head
WALLS	2.15 Freestanding stone column, capital and base	Repair	2.15.4 Rake out missing/defective joints and repoint fine joints with lime mortar/putty	1 lin m	Up to 2m	Essential	C41-509 C41-516 C41-518, C41-519B	
WALLS	2.15 Freestanding stone column, capital and base	Repair	2.15.5 Pin crack and repoint	0.2 lin m	Up to 2m	Essential	C41-642B	
WALLS	2.15 Freestanding stone column, capital and base	Repair	2.15.6 Cosmetic in situ repair in coloured mortar to match (less than 25mm dia)	5-10 no.	Up to 2m	Essential	C41-509 C41-516 C41-518, C41-519B	

Ground Floor: Room GF-027 (116)

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: **09/06/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **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~~	~~Essential~~	~~M60-505 M60-539 M60-540 F30-165~~	~~To be reopened~~
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 over. To be investigated.
WALLS	2.21 Timber panelling to walls (varnished)	Repair	2.21.2 General light clean to timber panelling	17m²	Up to 2m	Necessary	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~~	~~17m²~~	~~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.	0.3 lin m	Up to 2m	Necessary	C51-276 (spec. 5901) M60-163 (spec. 5906)	
WALLS	2.21 Timber panelling to walls (varnished)	Repair	2.21.9 Fill cracks in panelling/cosmetic repair of panelling, colour matched to timber, prepare and decorate.	0.35m (h) x 0.25m (w)	Up to 2m	Necessary	C51-270 C51-271B C93-150	~~Replace entire 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.	50no.	Up to 2m	Necessary	C93-150	
WALLS	2.21 Timber panelling to walls (varnished)	Repair	2.21.9 Fill cracks in panelling/cosmetic repair of panelling, colour matched to timber, prepare and decorate.	0.15 lin m	Up to 2m	Necessary	C51-271B	
~~WALLS~~	~~2.26 T&G dado/ boarding to walls~~	~~Repair~~	~~2.26.2 Remove defective section and splice in new section of T&G dado/ boarding.~~	~~6 no.~~	~~Up to 2m~~	~~Necessary~~	~~C51-276~~	~~Vertical T&G boarding. TBC following removal of furniture~~
WALLS	2.28 Decorative run plaster moulding to walls	Repair	2.28.3 Repair cracks in plaster.	0.5 lin m	Above 3.5m	Necessary	M23-591B, M23-593B, M20-697	Window arches
WALLS	2.32 Profiled plaster dado rail	Repair	2.32.3 Fill cracks to plaster dado rail	2 lin m	Above 3.5m	Essential	M23-535*	High level run plaster dado and frieze

Ground Floor: Room GF-027 (116)

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: **09/06/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **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
~~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~~

Ground Floor: Room GF-027a (117)

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: **09/06/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **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	1.11 Lath and plaster ceilings on joists below concrete jack arch ceilings	Repair	1.11.3 Repair cracks in lath and plaster, prepare and decorate	6 lin m	Above 3.5m	Essential	M20-310B M20-311B	
~~CEILING~~	~~1.11 Lath and plaster ceilings on joists below concrete jack arch ceilings~~	~~Repair~~	~~1.11.5 Remove existing paint layers, prepare and decorate~~	~~All except areas of plaster to be removed~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505* M60-507*~~	
CEILING	1.14 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	2 lin m	Above 3.5m	Essential	M20-310B M20-311B	
~~CEILING~~	~~1.14 Profiled lath and run plaster on timber studwork around steel floor girders (downstand beams to jack arch construction)~~	~~Repair~~	~~1.14.6 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All except areas of plaster to be removed~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505* M60-507*~~	
CEILING	1.17 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.~~	~~1.2m²~~	~~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	1.5 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	1.8m (h) x 1.1m (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	0.25m (h) x 0.3m (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	0.15m (h) x 1.7m (w)	Above 3.5m	Essential	M23-311, M20-566	

Ground Floor: Room GF-027a (117)

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: **09/06/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **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	2.4.1 Removal of defective/ missing area of plaster, renew with traditional two coat plaster	1.8m (h) x 0.7m (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	1.8m (h) x 0.25m (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	1.8m (h) x 1.8m (w)	Above 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	2 lin m	Above 3.5	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.~~	~~5.6m²~~	~~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	85 no.	All	Essential	M23-540*	
~~WALLS~~	~~2.13 Profiled timber skirting~~	~~Repair~~	~~2.13.2 Remove defective/non matching/ missing section and splice in new section of profiled timber skirting~~	~~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~~	~~Essential~~	~~M60-505 M60-539 M60-540 F30-165~~	~~Requires re-opening~~
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	1 no. covered / painted over. Requires investigation.

Ground Floor: Room GF-027a (117)

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: **09/06/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **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	2.21 Timber panelling to walls (varnished)	Repair	2.21.2 General light clean to timber panelling	20m²	Up to 2m	Necessary	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~~	~~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.	1.8m (h) x 0.35m (w)	Up to 2m	Necessary	C51-276 (spec. 5901) M60-163 (spec. 5906)	Behind door where modern panelling.
WALLS	2.21 Timber panelling to walls (varnished)	Repair	2.21.7 Splice in new section of plain panel/fill cracks, prepare and decorate	2 no.	Up to 2m	Necessary	C51-274 (spec. 5901) M60-163 (spec. 5906)	
WALLS	2.21 Timber panelling to walls (varnished)	Repair	2.21.9 Fill cracks in panelling/cosmetic repair of panelling, colour matched to timber, prepare and decorate.	2m²	Up to 2m	Necessary	C51-271B	
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.	30no.	Up to 2m	Necessary	C93-150	
~~WALLS~~	~~2.28 Decorative run plaster moulding to walls~~	~~Repair~~	~~2.28.3 Repair cracks in plaster.~~	~~2 lin m~~	~~Up to 2m~~	~~Necessary~~	~~M23-591B, M23-593B~~	Over windows
WALLS	2.32 Profiled plaster dado rail	Repair	2.32.3 Fill cracks to plaster dado rail	1 lin m	Above 3.5m	Essential	M23-535*	High level run plaster dado, including frieze
~~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~~

Ground Floor: Room GF-027b (118)

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: **09/06/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **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	1.11 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	1m²	Above 3.5m	Essential	M20-566*, M23-300*	In area close to windows
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	8 lin m	Above 3.5m	Essential	M20-310B M20-311B	
~~CEILING~~	~~1.11 Lath and plaster ceilings on joists below concrete jack arch ceilings~~	~~Repair~~	~~1.11.5 Remove existing paint layers, prepare and decorate~~	~~All except areas of plaster to be removed~~	~~Above 3.5m~~	~~Essential~~	~~M20-310B M20-311B~~	
CEILING	1.14 Profiled lath and run plaster on timber studwork around steel floor girders (downstand beams to jack arch construction)	Repair	1.14.4 Repair cracks in lath and plaster, prepare and decorate	1 lin m	Above 3.5m	Essential	M20-310B M20-311B	
~~CEILING~~	~~1.14 Profiled lath and run plaster on timber studwork around steel floor girders (downstand beams to jack arch construction)~~	~~Repair~~	~~1.14.6 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All except areas of plaster to be removed~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505*~~ ~~M60-507*~~	
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.3 Fill cracks to cornice.	8 lin m	Above 3.5m	Essential	M23-593B M23-535*	
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All except areas of cornice to be removed~~	~~Above 3.5m~~	~~Essential~~	~~M60-505*~~ ~~M60-507*~~	
~~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.~~	~~4m²~~	~~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	1.8m (h) x 1.4m (w)	All	Essential	M23-311, M20-566	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.1 Removal of defective/ missing area of plaster, renew with traditional two coat plaster	1.2m (h) x 1.45m (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	1.7m (h) x 0.95m (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	1.8m (h) x 2.55m (w)	All	Essential	M23-311, M20-566	

OUR TOWN HALL PROJECT

Ground Floor: Room GF-027b (118)

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: **09/06/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **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	2.4.1 Removal of defective/ missing area of plaster, renew with traditional two coat plaster	1.8m (h) x 2.45m (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	1.8m (h) x 1.9m (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	1.8m (h) x 0.75m (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	1.8m (h) x 1.3m (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	10 lin m	Above 3.5	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.~~	~~16.6m²~~	~~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	M23-540*	
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.	1 no. new tile	Up to 2m	Essential	C41-294 M40-138B M40-875B	Damged tile noted within window reveal.
WALLS	2.12 Profiled timber dado rail	Repair	2.12.7 Reset timber dado to be fixed flush to the wall	3 lin m	Up to 3m	Essential	C93-250	Reinstate and securely refix top rail
~~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~~		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~~	~~Re-opening - to be uncovered and reinstated~~

Ground Floor: Room GF-027b (118)

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: **09/06/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **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.	1 no.	Up to 3.5m	Essential	C50-342B	Covered - as 27a
WALLS	2.21 Timber panelling to walls (varnished)	Repair	2.21.2 General light clean to timber panelling	47m²	Up to 2m	Necessary	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~~	~~47m²~~	~~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.	2no. 0.25 lin m muntin / rail	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.	2no. x 0.1 lin m muntin / rail	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.	0.7 lin m	Up to 2m	Necessary	C51-276 (spec. 5901) M60-163 (spec. 5906)	
WALLS	2.21 Timber panelling to walls (varnished)	Repair	2.21.9 Fill cracks in panelling/cosmetic repair of panelling, colour matched to timber, prepare and decorate.	2 lin m	Up to 2m	Necessary	C51-271B	
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.	150no.	Up to 2m	Necessary	C93-150	
WALLS	2.28 Decorative run plaster moulding to walls	Repair	2.28.3 Repair cracks in plaster.	3 lin m	Above 3.5	Necessary	M23-591B, M23-593B, M20-697	
WALLS	2.28 Decorative run plaster moulding to walls	Repair	2.28.4 Remove peeling paint layers from plaster, prepare and decorate (part area)	0.5m²	Above 3.5m	Essential	M60-510	Brush down
~~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~~

Ground Floor: Room GF-027c (118a)

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: **09/06/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **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	1.12.2 Repair cracks in plaster and prepare.	3 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 except areas of plaster to be removed~~	~~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~~	
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All except areas of plaster to be removed~~	~~All~~	~~Essential~~	~~M60-505* M60-507*~~	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.4 Remove peeling paint layers from plaster, prepare and decorate (part area)	2m²	Up to 3.5m	Essential	M60-510	Brush down with phosphur bronze brush
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~~	~~2.19 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	Good condition. Decorative type.
WALLS	2.28 Decorative run plaster moulding to walls	Repair	2.28.3 Repair cracks in plaster.	0.5 lin m	Above 3.5m	Necessary	M23-591B, M23-593B, M20-697	
FLOORS	3.23 Stone flag floor	Repair	3.23.1 Clean stone flags	20m²	n/a	Essential	M40-156B	
~~FLOORS~~	~~3.23 Stone flag floor~~	~~Repair~~	~~3.23.4 Remove damaged section and indent section of stone to make good~~	~~10%~~	~~n/a~~	~~Essential~~	~~K20-110A~~	~~TBC following soft strip~~

Ground Floor: Room GF-028 (121)

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: **10/06/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **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	1.11 Lath and plaster ceilings on joists below concrete jack arch ceilings	Repair	1.11.3 Repair cracks in lath and plaster, prepare and decorate	18 lin m	Above 3.5m	Essential	M20-310B M20-311B	
~~CEILING~~	~~1.11 Lath and plaster ceilings on joists below concrete jack arch ceilings~~	~~Repair~~	~~1.11.5 Remove existing paint layers, prepare and decorate~~	~~All except areas of plaster to be removed~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505* M60-507*~~	
CEILING	1.11 Lath and plaster ceilings on joists below concrete jack arch ceilings	Repair	1.11.4 Remove peeling paint layers from lath and plaster, prepare and decorate (part area)	3m²	Above 3.5m	Essential	M60-510	Brush down
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 except cornice to be removed~~	~~Above 3.5m~~	~~Essential~~	~~M60-505* M60-507*~~	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.3 Repair Cracks in plaster, prepare and decorate	3 lin m	Above 3.5m	Essential	M20-310B M20-311B	
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~6.68m²~~	~~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	90no.	All	Essential	M23-540*	
~~WALLS~~	~~2.13 Profiled timber skirting~~	~~Repair~~	~~2.13.2 Remove defective/non matching/ missing section and splice in new section of profiled timber skirting~~	~~1 lin m~~	~~Up to 2m~~	~~Necessary~~	~~P20-110A, C93-308B~~	~~Remove existing skirting from walls to be demolished for re-use~~ 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	1 no. Good condition.

Ground Floor: Room GF-028 (121)

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: **10/06/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **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~~	~~2.27 Timber Acess Panels~~	~~Repair~~	~~2.27.2 Strip existing finishes, make good damage, refix / rehang existing hatch to full working order with refurbished ironmongery.~~	~~1 no.~~	~~Above 3.5m~~	~~Essential~~	~~K20-360, C93-300B, M60-536B, C50-326~~	~~500 x 500mm~~
WALLS	2.28 Decorative run plaster moulding to walls	Repair	2.28.3 Repair cracks in plaster.	1.5 lin m	Above 3.5m	Necessary	M23-591B, M23-593B M20-697	
WALLS	2.32 Profiled plaster dado rail	Repair	2.32.3 Fill cracks to plaster dado rail	1 lin m	Above 3.5m	Essential	M23-535*	High level plaster dado
WALLS	2.33 Metal Picture hook	Repair	2.33.1 Remove picture hook, repair, remove paint layers, prepare and decorate.	10 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.	2.5 lin m	Above 3.5m	Necessary	C93-240	Fireplace wall. 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~~

Ground Floor: Room GF-029 (122_1, 122_2)

ROOM AWAITING STRIP OF ACOUSTIC INSULATION TILES TO WALL AND CEILING

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: **10/06/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **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	10m²	Above 3.5m	Essential	M20-566* M23-300*	Allowance. TBC following soft strip of suspended ceiling
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.2 Repair cracks in plaster and prepare.	20 lin m	Above 3.5m	Essential	M20-310B M20-311B	Allowance. TBC following soft strip of suspended 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.~~	~~All except areas of plaster to be 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.	20m²	Above 3.5m	Essential	M20-566*, M23-300*	Allowance. TBC following soft strip of suspended ceiling
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. TBC following soft strip of suspended ceiling
~~CEILING~~	~~1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction)~~ ~~**i.e. SMALL BEAM CASING**~~	~~Repair~~	~~1.13.6 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All except areas of plaster to be removed~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505~~ ~~M60-507*~~	~~All except plaster to be removed~~
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.	15m²	Above 3.5m	Essential	M20-566, M23-300*	Allowance. TBC following soft strip of suspended ceiling
CEILING	1.14 Profiled lath and run plaster on timber studwork around steel floor girders (downstand beams to jack arch construction) **i.e. LARGE BEAM CASING**	Repair	1.14.4 Repair cracks in lath and plaster and prepare	5 lin m	Above 3.5m	Essential	M20-310B M20-311B	Allowance. TBC following soft strip of suspended ceiling
~~CEILING~~	~~1.14 Profiled lath and run plaster on timber studwork around steel floor girders (downstand beams to jack arch construction)~~ ~~**i.e. LARGE BEAM CASING**~~	~~Repair~~	~~1.14.6 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All except plaster to be removed~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505~~ ~~M60-507*~~	
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.1 Replacement of full run profile of plaster cornice where missing/defective and prepare.	20 lin m	Above 3.5m	Essential	M23-570*	Allowance. TBC following soft strip of suspended ceiling

Ground Floor: Room GF-029 (122_1, 122_2)

ROOM AWAITING STRIP OF ACOUSTIC INSULATION TILES TO WALL AND CEILING

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: **10/06/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **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	1.17.3 Fill cracks to cornice.	20 lin m	Above 3.5m	Essential	M23-593B M23-535*	Allowance. TBC following soft strip of suspended ceiling
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All except plaster to be removed~~	~~Above 3.5m~~	~~Essential~~	~~M60-505* M60-507*~~	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.3 Repair Cracks in plaster, prepare and decorate	20 lin m	TBC	Essential	M20-310B M20-311B	TBC following soft strip of suspended ceiling
~~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.~~	~~100%~~	~~All~~	~~Essential~~	~~M60-505* M60-507*~~	~~All except plaster to be removed~~
WALLS	2.4 Plaster on masonry walls	Repair	2.4.11 Fill hole in plaster (up to 25mm) and make good finishing coat	500 no	TBC	Essential	M23-540*	Allowance. TBC following soft strip of acoustic wall tiles.
WALLS	2.4 Plaster on masonry walls	Repair	2.4.15 Strip modern wallpaper.	70m²	All	Essential	M60-534B	Strip acoustic tiles
~~WALLS~~	~~2.13 Profiled timber skirting~~	~~Repair~~	~~2.13.2 Remove defective/non matching/ missing section and splice in new section of profiled timber skirting~~	~~0.9 lin m~~	~~Up to 2m~~	~~Necessary~~	~~P20-110A, C93-308B~~	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.~~	~~Above 3.5.m~~	~~Necessary~~	~~M60-505 M60-539 M60-540 F30-165~~	~~Further investigation required following strip out of suspended ceiling~~
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.	1-2no.	Up to3.5m	Essential	C50-342B	Allowance. TBC following soft strip of acoustic wall tiles.
~~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~~	Above windows fine.
~~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~~

Ground Floor: Room GF-029a (122_a)

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: **03/06/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **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	0.5m²	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.	0.5 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 except areas of plaster to be removed~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505*~~ ~~M60-507*~~	
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.3 Remove peeling paint layers from plaster, prepare and decorate (part area)	1m²	Above 3.5m	Essential	M60-510	Brush down flaking paint
WALLS	2.4 Plaster on masonry walls	Repair	2.4.3 Repair Cracks in plaster, prepare and decorate	1 lin m	All	Essential	M20-310B M20-311B	To include allowance as board still to be removed.
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All except areas of plaster to be removed~~	~~All~~	~~Essential~~	~~M60-505*~~ ~~M60-507*~~	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.11 Fill hole in plaster (up to 25mm) and make good finishing coat	50no.	All	Essential	M23-540*	
~~WALLS~~	~~2.13 Profiled timber skirting~~	~~Repair~~	~~2.13.2 Remove defective/non matching/ missing section and splice in new section of profiled timber skirting~~	~~2.2 lin m~~	~~Up to 2m~~	~~Necessary~~	~~P20-110A,~~ ~~C93-308B~~	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~~	~~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.	4 no.	Up to 3.5m	Essential	C50-342B	4 no. All good condition; 1 no. decorative 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~~

Ground Floor: Room GF-030 (123)

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: **03/06/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **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	1.12.2 Repair cracks in plaster and prepare.	5 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 except plaster to be 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.	8 lin m	Above 3.5m	Essential	M20-310B, M20-311B, M23-535*	
~~CEILING~~	~~1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction) i.e. SMALL BEAM CASING~~	~~Repair~~	~~1.13.6 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All except plaster to be removed~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505 M60-507*~~	
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.3 Fill cracks to cornice.	2 lin m	Above 3.5m	Essential	M23-593B M23-535*	
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All except plaster to be removed~~	~~Above 3.5m~~	~~Essential~~	~~M60-505* M60-507*~~	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.3 Repair Cracks in plaster, prepare and decorate	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 except plaster to be 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	115no.	All	Essential	M23-540*	
~~WALLS~~	~~2.13 Profiled timber skirting~~	~~Repair~~	~~2.13.2 Remove defective/non matching/ missing section and splice in new section of profiled timber skirting~~	~~1.5 lin m~~	~~Above 3.5m~~	~~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.~~	~~2no.~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505 M60-539 M60-540 F30-165~~	~~1 no. painted over - to be re-opened~~

Ground Floor: Room GF-030 (123)

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: **03/06/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **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.	2 no.	Up to 3.5m	Essential	C50-342B	1 no painted over. 1 no good condition; decorative type.
WALLS	2.28 Decorative run plaster moulding to walls	Repair	2.28.3 Repair cracks in plaster.	1 lin m	All	Necessary	M23-591B, M23-593B M20-697	
WALLS	2.32 Profiled plaster dado rail	Repair	2.32.3 Fill cracks to plaster dado rail	1.5 lin m	Above 3.5m	Essential	M23-535*	High level plaster dado
WALLS	2.33 Metal Picture hook	Repair	2.33.1 Remove picture hook, repair, remove paint layers, prepare and decorate.	20 no.	Above 3.5m	Necessary	C93-240	In situ and tagged
WALLS	2.34 Metal Picture rail	Repair	2.34.1 Remove picture rail, repair, remove paint layers, prepare and decorate.	19.7 lin m	Above 3.5m	Necessary	C93-240	Picture rail 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~~

Ground Floor: Room GF-030a (123_a)

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: **09/06/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **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	1.12.2 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 except plaster to be removed~~	~~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	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 except plaster to be 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~~	~~2.13 Profiled timber skirting~~	~~Repair~~	~~2.13.2 Remove defective/non matching/ missing section and splice in new section of profiled timber skirting~~	~~12 lin m~~	~~Up to 2m~~	~~Necessary~~	~~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.~~	~~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.	2no.	Above 3.5m	Essential	C50-342B	Both good condition. 1 decorative.
~~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~~

Ground Floor: Room GF-049&49a (A1.78)

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: **10/06/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **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	6m²	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.	20 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 except plaster to be removed~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505*~~ ~~M60-507*~~	
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.3 Remove peeling paint layers from plaster, prepare and decorate (part area)	3m²	Above 3.5m	Essential	M60-510	Brush down 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.	6 lin m	Above 3.5m	Essential	M20-310B, M20-311B, M23-535*	
~~CEILING~~	~~1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction) **i.e. SMALL BEAM CASING**~~	~~Repair~~	~~1.13.6 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All except plaster to be removed~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505~~ ~~M60-507*~~	
CEILING	1.14 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	14 lin m	Above 3.5m	Essential	M20-310B M20-311B	
~~CEILING~~	~~1.14 Profiled lath and run plaster on timber studwork around steel floor girders (downstand beams to jack arch construction) **i.e. LARGE BEAM CASING**~~	~~Repair~~	~~1.14.6 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All except plaster to be removed~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505~~ ~~M60-507*~~	
CEILING	1.14 Profiled lath and run plaster on timber studwork around steel floor girders (downstand beams to jack arch construction) **i.e. LARGE BEAM CASING**	Repair	1.14.5 Remove peeling paint layers from plaster, prepare and decorate (part area)	5m²	Above 3.5m	Essential	M60-510	Brush down flaking paint
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.3 Fill cracks to cornice.	38 lin m	Above 3.5m	Essential	M23-593B M23-535*	
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All except plaster to be removed~~	~~Above 3.5m~~	~~Essential~~	~~M60-505*~~ ~~M60-507*~~	

Ground Floor: Room GF-049&49a (A1.78)

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: **10/06/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **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	2.4.3 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 except plaster to be removed~~	~~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)	3m²	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	35no.	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~~	~~0.8 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~~	~~2.13.2 Remove defective/non matching/ missing section and splice in new section of profiled timber skirting~~	~~10 lin m~~	~~Up to 2m~~	~~Necessary~~	~~P20-110A, C93-308B~~	~~Allowance. Skirting to be revealed following soft strip of boxing under window. Still to be done.~~ 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	Good condition. Decorative type.
WALLS	2.28 Decorative run plaster moulding to walls	Repair	2.28.3 Repair cracks in plaster.	1 lin m	All	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~~

Ground Floor: Room GF-050 (R_138-143)

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: **10/06/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **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	2m²	Above 3.5m	Essential	M20-566* M23-300*	Damage to north-east corner
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.~~	~~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	1.12.3 Remove peeling paint layers from plaster, prepare and decorate (part area)	4m²	Above 3.5m	Essential	M60-510	Brush down with 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~~	
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All except areas of plaster to be removed~~	~~All~~	~~Essential~~	~~M60-505*~~ ~~M60-507*~~	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.11 Fill hole in plaster (up to 25mm) and make good finishing coat	15no.	All	Essential	M23-540*	
	3.23 Stone flag floor	Repair	3.23.1 Clean stone flags	8m²	n/a	Essential	M40-156B	
~~FLOORS~~	~~3.23 Stone flag floor~~	~~Repair~~	~~3.23.4 Remove damaged section and indent section of stone to make good~~	~~10%~~	~~n/a~~	~~Essential~~	~~K20-110A~~	~~TBC following soft strip~~

Level GF: Room GF-C01j-C01i (145.6)

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

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

SURVEY DATE: **09/06/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **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	1.11 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	5 m^2	Above 3.5m	Essential	M20-566* M23-300*	To lowered ceiling area of corridor
~~CEILING~~	~~1.11 Lath and plaster ceilings on joists below concrete jack arch ceilings~~	~~Repair~~	~~1.11.5 Remove existing paint layers, prepare and decorate~~	~~All areas except areas of plaster being removed~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505*~~ ~~M60-507*~~	All coming down
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.2 Repair cracks in plaster.	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.~~	~~5.78m²~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505*~~ ~~M60-507*~~	No flaking paint
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*	
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*	10 no cracks counted (approx. length 0.3 lin m each 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.~~	~~5.78m²~~	~~Above 3.5m~~	~~Essential~~	~~M23-570*~~	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.1 Removal of defective/ missing area of plaster, renew with traditional two coat plaster	XXm (h) x XXm (w)	Above 3.5m	Essential	M23-311	
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 m^2	Above 3.5m	Essential	M23-311	Above door to room 103C
WALLS	2.4 Plaster on masonry walls	Repair	2.4.1 Removal of defective/ missing area of plaster, renew with traditional two coat plaster	1.10 m (h) x 3.4 m (w)	Above 3.5m	Essential	M23-311	
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 m^2	Above 3.5m	Essential	M23-311	in spot locations
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.6 Remove existing paint layers from profiled plaster cornice.	0.5m^2	Above 3.5m	Essential	M60-510	Brush down.
WALLS	2.4 Plaster on masonry walls	Repair	2.4.3 Repair Cracks in plaster, prepare and decorate	11 lin m	Up to 3.5	Essential	M20-310B M20-311B	9 no cracks counted (approx. length 1 in m each crack)
WALLS	2.4 Plaster on masonry walls	Repair	2.4.3 Repair Cracks in plaster, prepare and decorate	2 lin m	Up to 2m	Essential	M20-310B M20-311B	

Level GF: Room GF-C01j-C01i (145.6)

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

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

SURVEY DATE: **09/06/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **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~~	~~2.4 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.~~	~~27.69m²~~	~~All~~	~~Essential~~	~~M60-505* M60-507*~~	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.18 Remove areas of peeling or loose paint layers from plaster.	2m²	Up to 3.5m	Essential	C50-342B	Brush down. Inc 1.5m² to corridor
WALLS	2.4 Plaster on masonry walls	Repair	2.4.11 Fill hole in plaster (up to 25mm) and make good finishing coat	200 no	All	Essential	M23-540*	~~Covered in protection at time of survey~~ For skirting repairs, refer to reports
~~WALLS~~	~~2.13 Profiled timber skirting~~	~~Repair~~	~~2.13.2 Remove defective/non matching/ missing section and splice in new section of profiled timber skirting~~	~~7.5 lin m~~	~~Up to 2m~~	~~Necessary~~	~~P20-110A, C93-308B~~	For skirting repairs, refer to reports issued to **Purcell-EWN-001349**
WALLS	2.4 Plaster on masonry walls	Repair	2.4.19 Hard plaster skirting. Make good damage as existing.	0.5 lin m	Up to 2m	Essential	M20-310B M20-311B	hard plaster skirting damage to external arris corners to low-ceiling corridor and mid-run to north wall.
~~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 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.	Up to 3.5m	Essential	C50-342B	Good condition.
WALLS	2.21 Timber panelling to walls (varnished)	Repair	2.21.2 General light clean to timber panelling	4.5m²	Up to 2m	Necessary	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~~	~~4.5m²~~	~~Up to 2m~~	~~Desirable~~	~~M60-575B, C51-755B~~	
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	15no.	Up to 2m	Necessary	C93-150	
~~FLOORS~~	~~3.3 Removal of floor finishes~~	~~Repair~~	~~3.3.8 Remove carpet and underlay~~	~~100%~~	~~Up to 2m~~	~~Necessary~~	~~C90-XXX~~	

Level GF: GF C01k (103d_2, 103d_1)

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: **09/06/2021**
SURVEYED BY: **MJBS**
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	1.11 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	27m²	Above 3.5m	Essential	M20-566* M23-300*	
~~CEILING~~	~~1.11 Lath and plaster ceilings on joists below concrete jack arch ceilings~~	~~Repair~~	~~1.11.5 Remove existing paint layers, prepare and decorate~~	~~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.	12 lin m	Above 3.5m	Essential	M23-593B M23-535*	25 no cracks counted (approx. length 0.4 in m each 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.~~	~~6.04m²~~	~~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	up to 2m	Essential	M20-310B M20-311B	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.3 Repair Cracks in plaster, prepare and	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.~~	~~87.36m²~~	~~All~~	~~Essential~~	~~M23-570*~~	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.15 Strip modern wallpaper.	58m²	All	Essential	M60-534B	Further survey to be carried out following removal of wallpaper
~~WALLS~~	~~2.13 Profiled timber skirting~~	~~Repair~~	~~2.13.2 Remove defective/non matching/ missing section and splice in new section of profiled timber skirting~~	~~7 lin m~~	~~Up to 2m~~	~~Necessary~~	~~P20-110A, C93-308B~~	For skirting repairs, refer to reports issued to **Purcell-EWN-001349**
~~WALLS~~	~~2.13 Profiled timber skirting~~	~~Repair~~	~~2.13.5 Prepare and decorate existing skirting~~	~~13 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 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.	1 no.	Up to 3.5m	Essential	C50-342B	1 no. Good condition.

Level GF: GF C01k (103d_2, 103d_1)

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: **09/06/2021**
SURVEYED BY: **MJBS**
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
~~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~~	~~Up to 2m~~	~~Essential~~	~~K20-110A~~	~~Not visible due to carpet covering~~
~~FLOORS~~	~~3.3 Removal of floor finishes~~	~~Repair~~	~~3.3.8 Remove carpet and underlay~~	~~100%~~	~~Up to 2m~~	~~Necessary~~	~~C90-XXX~~	

Ground Floor: Room GF-C03b (A1.18_1)

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: **10/06/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **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	1.11 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	1m²	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	6 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)	4m²	Up to 3.5m	Essential	M60-510	Brush down with phosphur bronze brush
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.	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 except cornice to be removed~~	~~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.	0.5m²	Above 3.5m	Essential	M60-510	Brush down
WALLS	2.4 Plaster on masonry walls	Repair	2.4.3 Repair Cracks in plaster, prepare and decorate	7 lin m	All	Essential	M20-310B M20-311B	
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~All~~	~~Essential~~	~~M60-505*~~ ~~M60-507*~~	
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.7 Replace areas of lost or detached finishing coat. Area to receive new finishing coat to match existing.~~	~~1.4m (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	110no.	All	Essential	M23-540*	

Ground Floor: Room GF-C03b (A1.18_1)

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**

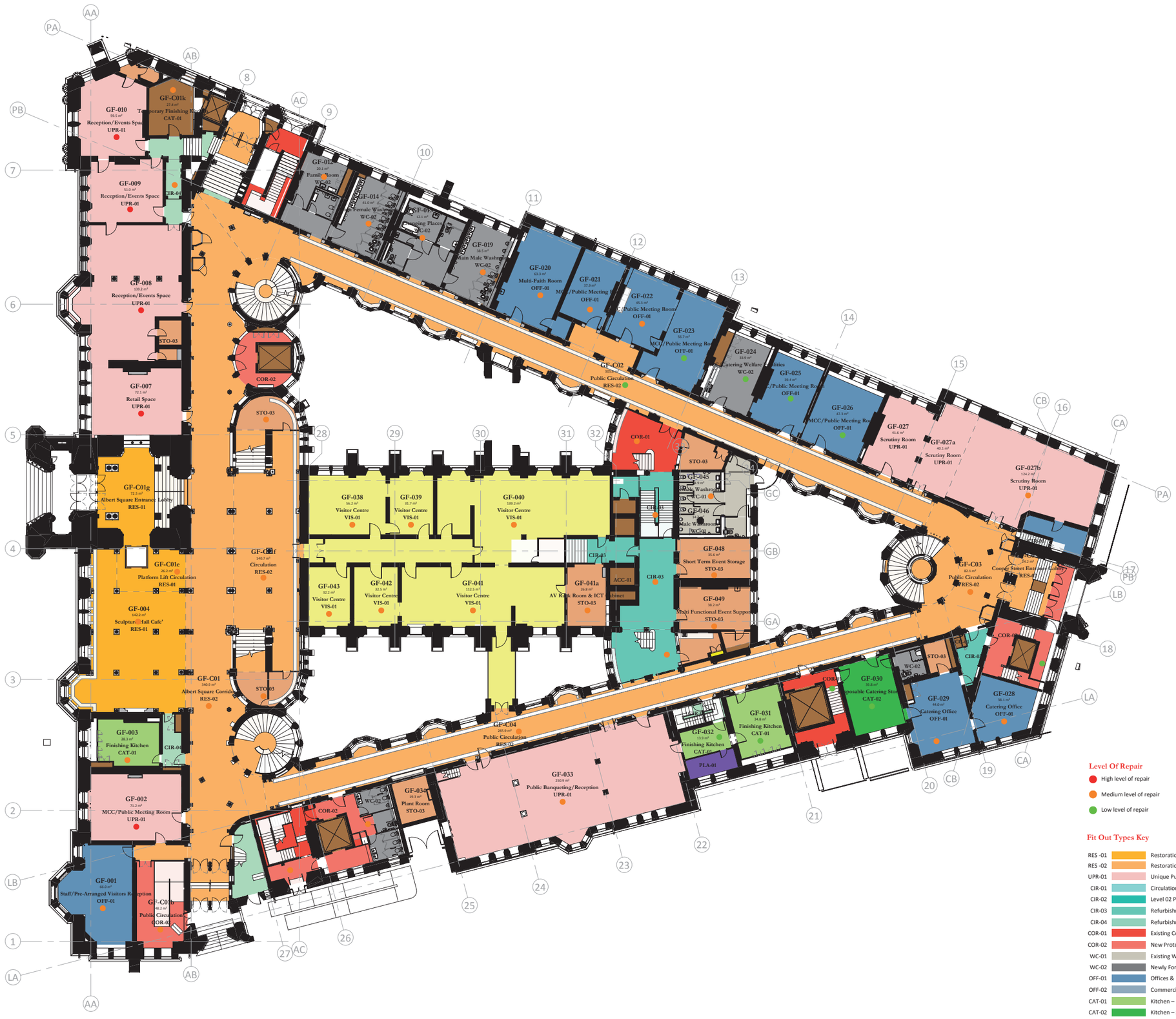
SURVEY DATE: **10/06/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **Changes for "05/09/25 Issue", highlighed in light blue. Changes for "13/06/23 Issue" highlighted in pink. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in 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. with filled opening~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505 M60-539 M60-540 F30-165~~	~~TBC following soft strip - above door 121~~
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	Above door, covered over. 500 x 500; possible timber.
~~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~~

APPENDIX

3.0 APPENDIX

- 3.01 Level GF Internal Repair Room Type reference plan



Proposed Fit Out & Repair Plan - GFa

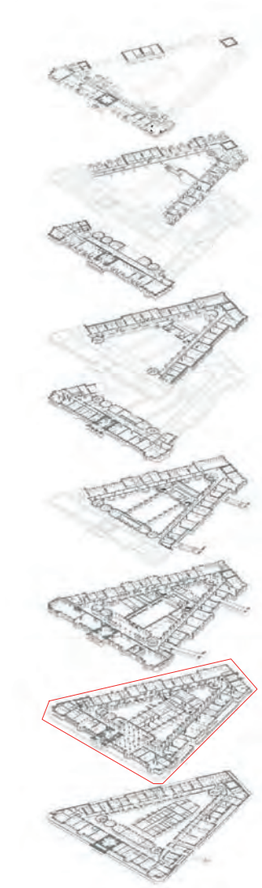
1 : 200

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



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

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 - GF
SIZE & SCALE	A1: As indicated
DRAWING STATUS	For Review and Comment
JOB NUMBER	236959
DRAWING NO.	OTH-PUR-TH-GF-DWG-A-5121
REV	-

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