# OUR TOWN HALL

PROJECT



STAGE 5

LEVEL 03 - VHS SPACES INTERNAL

REPAIR SCHEDULE

OTH-PUR-TH-03-SCH-A-5916

AUG 2022

PURCELL

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OUR TOWN HALL PROJECT

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# 1.0 INTERNAL REPAIR PRINCIPLES

## 1.01 OVERVIEW

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

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

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

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

In summary the following considerations inform the repair principles;

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

## 1.02 BACKGROUND

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

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

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

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

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

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

## 1.03 DEFINITION OF REPAIR

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

Repair Definition:

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

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

## 1.04 LOCATION

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

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

The Manchester Town Hall key values are:

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

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

## 1.05 CORE AND WIDER PROJECT VALUES

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

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

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

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

## 1.06 PRINCIPLES OF REPAIR SPECIFICATION & HERITAGE IMPACT ASSESSMENT

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

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

01 What is the level of change?

02 What is the potential impact of change?

03 What is the need for change?

04 Can harmful change be mitigated?

05 Can harm be justified against public benefit?

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

## 1.07 REPAIR CATEGORY DEFINITIONS

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

Essential
- The defect currently poses a risk to health and safety to future users and occupants.
- The defect is a current performance failure or represents an ongoing problem for maintenance. The repair is to make the failing elements 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:

- RES01 - Restoration Spaces (Sculpture Hall, Great Hall, Banqueting Room, Reception Room, Tower Room, Lord Mayor's Parlour, Ante Room & Conference Hall)
- RES02 - 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– policecells
- 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%
- Medium Level of M&E Strip-Out = + 12.5%
- High Level of M&E Strip-Out = + 25%

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

# INTERNAL REPAIR SCHEDULES

## 2.0 INTERNAL REPAIR SCHEDULES

- 2.01 Level 03 VHS Spaces Internal Repair Schedules

OUR TOWN HALL PROJECT

## Level 03 - VHS Spaces: 03-023 (Lord Mayor's Apartment Reception Space)

REVISION: 5
STATUS: FOR CONSTRUCTION
DATE ISSUED: 14/03/2022

PROPOSED ROOM USES: **Restoration Space**
HERITAGE SIGNIFICANCE: **Very High**
ROOM TYPE: **RES 01**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP OUT: **Medium**

SURVEY DATE: **16/12/2019**
SURVEYED BY: **RB,JC**
GENERAL NOTE: **Changes for "14/03/22 Issue" highlighted in blue.**
**Changes for "30/07/21 Issue" highlighted in green.**
**Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

| ELEMENT | DESCRIPTION | REPAIR / FINISH / CLEANING | REPAIR OR FINISH TYPE | ALLOWANCE FOR LEVEL OF REPAIR | HEIGHT ZONE ABOVE FINISH FLOOR LEVEL | ESSENTIAL / NECESSARY / DESIRABLE | NBS REF | COMMENTS |
|---|---|---|---|---|---|---|---|---|
| **03-023 Reception Space Ceiling Plan - OTH-PUR-TH-03-DWG-A-5553** | | | | | | | | |
| CEILING | 1.4 Exposed timber rafters | Cleaning | 1.4.6 To be cleaned using a wood reviving mix (raw linseed oil and white spirit + IMS) applied and worked into the surface then renoved with a dry swab. | 100% | Above 3.5m | Essential | C51-733B | |
| CEILING | 1.4 Exposed timber rafters | Cleaning | 1.4.7 General light clean using a soft brush with dust extraction prior to commencing clean. | 100% | Above 3.5m | Essential | C51-731B | |
| CEILING | 1.7 'V'-jointed T&G boarding above rafters/ceiling joists | Cleaning | 1.7.4 To be cleaned using a wood reviving mix (raw linseed oil and white spirit + IMS) applied and worked into the surface then renoved with a dry swab. | 100% | Above 3.5m | Essential | C51-733B | |
| CEILING | 1.7 'V'-jointed T&G boarding above rafters/ceiling joists | Cleaning | 1.7.5 General light clean using a soft brush with dust extraction prior to commencing clean. | 100% | Above 3.5m | Essential | C51-731B | |
| **03-023 Reception Space East Elevation - OTH-PUR-TH-03-DWG-A-5550** | | | | | | | | |
| WALLS | 2.1 Masonry (stone ashlar) | Cleaning | 2.1.1 General light clean of internal ashlar dressings | 100% | All | Essential | C40-190<br>C40-192B | |
| WALLS | 2.1 Masonry (stone ashlar) | Cleaning | 2.1.2 Latex clean of dirtied areas of internal ashlar dressings. (Unification Clean) | 100% | All | Essential | C40-243B | |
| ~~WALLS~~ | ~~2.1 Masonry (stone ashlar)~~ | ~~Repair~~ | ~~2.1.4 Rake out missing/defective joints and repoint fine joints with lime mortar/putty~~ | ~~10%~~ | ~~All~~ | ~~Essential~~ | ~~C41-516~~<br>~~C41-518~~<br>~~C41-519B~~ | |

## Level 03 - VHS Spaces: 03-023 (Lord Mayor's Apartment Reception Space)

REVISION: **5**
STATUS: FOR CONSTRUCTION
DATE ISSUED: **14/03/2022**

PROPOSED ROOM USES: **Restoration Space**
HERITAGE SIGNIFICANCE: **Very High**
ROOM TYPE: **RES 01**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP OUT: **Medium**

SURVEY DATE: **16/12/2019**
SURVEYED BY: **RB,JC**
GENERAL NOTE: **Changes for "14/03/22 Issue" highlighted in blue.**
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**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 | 2.1 Masonry (stone ashlar) | Repair | 2.1.6 Cosmetic in situ repair in coloured mortar to match (less than 25mm dia) | 5 no. | Up to 2m | Desirable | C41-509<br>C41-516<br>C41-520B | |
| WALLS | 2.1 Masonry (stone ashlar) | Repair | 2.1.16 Cosmetic in situ repair in coloured mortar to match stone and replicate lost stone form. | 5 no. | Above 3.5m | Desirable | C41-509<br>C41-516<br>C41-524B | Repairs sized as follows: 2 no. @ 0.4m (H) x 0.2m (W), 2 no. @ 0.2m (H) x 0.3m (W), 1 no. @ 0.25m (H) x 0.5m (W) |
| WALLS | 2.9 Buff terracotta wall units above dado on masonry backing; stretcher bond, plain and decorated (approx 6 no. patterns) | Cleaning | 2.9.1 General light clean of internal terracotta units | 100% | All | Essential | C40-190<br>C40-192B | To terracotta generally prior to restoration works commencing |
| WALLS | 2.9 Buff terracotta wall units above dado on masonry backing; stretcher bond, plain and decorated (approx 6 no. patterns) | Cleaning | 2.9.2 Latex clean of dirtied areas terracotta units. (Unification Clean) | 100% | All | Necessary | C40-241B | |
| WALLS | 2.9 Buff terracotta wall units above dado on masonry backing; stretcher bond, plain and decorated (approx 6 no. patterns) | Cleaning | 2.9.3 Remove salts of efflorescence by poulticing. (Performance Clean) | 0.5 m² | Above 3.5m | Essential | C40-226B | |
| ~~WALLS~~ | ~~2.9 Buff terracotta wall units above dado on masonry backing; stretcher bond, plain and decorated (approx 6 no. patterns)~~ | ~~Repair~~ | ~~2.9.4 Rake out missing/defective joints and repoint fine joints with lime mortar~~ | ~~25%~~ | ~~All~~ | ~~Necessary~~ | ~~C40-241B~~ | ~~General allowance~~ |
| ~~WALLS~~ | ~~2.9 Buff terracotta wall units above dado on masonry backing; stretcher bond, plain and decorated (approx 6 no. patterns)~~ | ~~Repair~~ | ~~2.9.4 Rake out missing/defective joints and repoint fine joints with lime mortar~~ | ~~7 lin m.~~ | ~~Up to 3.5m~~ | ~~Essential~~ | ~~C40-241B~~ | ~~In specific areas shown~~ |
| WALLS | 2.9 Buff terracotta wall units above dado on masonry backing; stretcher bond, plain and decorated (approx 6 no. patterns) | Repair | 2.9.9 Cosmetic in situ repair in coloured mortar to match (up to 25mm dia.) | 5 no. | All | Desirable | C41-340B<br>C41-509<br>C41-516<br>C41-518 | Remove redundant surface mounted fixtures and fittings and make good small areas of damage with in situ repairs coloured to match Terracotta. |
| WALLS | 2.16 Profiled stone string banding | Cleaning | 2.16.1 General light clean of internal ashlar dressings | 100% | Above 3.5m | Essential | C40-190<br>C40-192B | |
| WALLS | 2.16 Profiled stone string banding | Cleaning | 2.16.2 Latex clean of dirtied areas of internal ashlar dressings. (Unification Clean) | 100% | Above 3.5m | Necessary | C40-241B | |
| ~~WALLS~~ | ~~2.16 Profiled stone string banding~~ | ~~Repair~~ | ~~2.16.4 Rake out missing/defective joints and repoint fine joints with lime mortar/putty~~ | ~~100%~~ | ~~Above 3.5m~~ | ~~Necessary~~ | ~~C41-291~~<br>~~C41-806~~ | |

## Level 03 - VHS Spaces: 03-023 (Lord Mayor's Apartment Reception Space)

REVISION: **5**
STATUS: FOR CONSTRUCTION
DATE ISSUED: **14/03/2022**

PROPOSED ROOM USES: **Restoration Space**
HERITAGE SIGNIFICANCE: **Very High**
ROOM TYPE: **RES 01**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP OUT: **Medium**

SURVEY DATE: **16/12/2019**
SURVEYED BY: **RB,JC**
GENERAL NOTE: **Changes for "14/03/22 Issue" highlighted in blue.**
**Changes for "30/07/21 Issue" highlighted in green.**
**Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

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|---|---|---|---|---|---|---|---|---|
| WALLS | 2.16 Profiled stone string banding | Repair | 2.16.8 Indent new section of profiled stone ashlar, shim/pin, repoint | 1 no. | Above 3.5m | Essential | C41-349<br>C41-353<br>C41-365B | Stone indent to string banding. Approx size 100mm (H) x 200mm (W) x 100mm (D) |
| WALLS | 2.18 Profiled stone skirtings | Repair | 2.18.1 General light clean of internal ashlar dressings | 100% | Up to 2m | Necessary | C40-190<br>C40-192B | |
| WALLS | 2.18 Profiled stone skirtings | Cleaning | 2.18.2 Latex clean of dirtied areas of internal ashlar dressings. (Unification Clean) | 100% | Up to 2m | Necessary | C40-241B | |
| WALLS | 2.18 Profiled stone skirtings | Cleaning | 2.18.15 Clean using de-ionised water on melamine resin sponge. | 100% | Up to 2m | Necessary | C40-223B | |
| WALLS | 2.39 Profiled stone door surrounds | Cleaning | 2.39.1 General light clean of internal ashlar dressings | 100% | Up to 3.5m | Necessary | C40-190<br>C40-192B | |
| WALLS | 2.39 Profiled stone door surrounds | Cleaning | 2.39.2 Latex clean of dirtied areas of internal ashlar dressings. (Unification Clean) | 100% | Up to 3.5m | Necessary | C40-241B | |
| ~~WALLS~~ | ~~2.39 Profiled stone door surrounds~~ | ~~Repair~~ | ~~2.39.4 Rake out missing/defective joints and repoint fine joints with lime mortar/putty~~ | ~~25%~~ | ~~Up to 3.5m~~ | ~~Necessary~~ | ~~C41-291~~<br>~~C41-806~~ | ~~Allowance.~~ |
| WALLS | 2.40 Profiled stone arch | Repair | 2.40.1 General light clean of internal ashlar dressings | 100% | All | Necessary | C40-190<br>C40-192B | |
| WALLS | 2.40 Profiled stone arch | Repair | 2.40.2 Latex clean of dirtied areas of internal ashlar dressings. (Unification Clean) | 100% | All | Necessary | C41-519B | |
| WALLS | 2.40 Profiled stone arch | Repair | 2.40.3 Remove salts of efflorescence by poulticing. (Performance Clean) | 25% | All | Necessary | C41-519B | |
| ~~WALLS~~ | ~~2.40 Profiled stone arch~~ | ~~Repair~~ | ~~2.40.4 Rake out missing/defective joints and repoint fine joints with lime mortar/putty~~ | ~~25%~~ | ~~All~~ | ~~Necessary~~ | ~~C41-291~~<br>~~C41-806~~ | ~~Allowance.~~ |

## Level 03 - VHS Spaces: 03-023 (Lord Mayor's Apartment Reception Space)

REVISION: **5**
STATUS: FOR CONSTRUCTION
DATE ISSUED: **14/03/2022**

PROPOSED ROOM USES: **Restoration Space**
HERITAGE SIGNIFICANCE: **Very High**
ROOM TYPE: **RES 01**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP OUT: **Medium**

SURVEY DATE: **16/12/2019**
SURVEYED BY: **RB,JC**
GENERAL NOTE: **Changes for "14/03/22 Issue" highlighted in blue.**
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| 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 | 2.30 Window Seats (Timber) | Repair | 2.30.8 Carefully remove over layers of varnish to window seat and renew finish to match original | 100% | Up to 2m | Desirable | M60-650B | Bench rather than window seat |
| WALLS | 2.33 Metal Picture hook | Repair | 2.33.1 Remove picture hook, repair, remove paint layers, prepare and decorate. | 3 no. | Up to 3.5m | Desirable | C93-240 | |
| **03-023 Reception Space North Elevation - OTH-PUR-TH-03-DWG-A-5551** | | | | | | | | |
| WALLS | 2.1 Masonry (stone ashlar) | Cleaning | 2.1.1 General light clean of internal ashlar dressings | 100% | All | Essential | C40-190<br>C40-192B | |
| WALLS | 2.1 Masonry (stone ashlar) | Cleaning | 2.1.2 Latex clean of dirtied areas of internal ashlar dressings. (Unification Clean) | 100% | All | Essential | C40-243B | |
| ~~WALLS~~ | ~~2.1 Masonry (stone ashlar)~~ | ~~Repair~~ | ~~2.1.4 Rake out missing/defective joints and repoint fine joints with lime mortar/putty~~ | ~~10%~~ | ~~All~~ | ~~Essential~~ | ~~C41-516~~<br>~~C41-518~~<br>~~C41-519B~~ | |
| WALLS | 2.9 Buff terracotta wall units above dado on masonry backing; stretcher bond, plain and decorated (approx 6 no. patterns) | Cleaning | 2.9.1 General light clean of internal terracotta units | 100% | All | Essential | C40-190<br>C40-192B | To terracotta generally prior to restoration works commencing |
| WALLS | 2.9 Buff terracotta wall units above dado on masonry backing; stretcher bond, plain and decorated (approx 6 no. patterns) | Cleaning | 2.9.2 Latex clean of dirtied areas terracotta units. (Unification Clean) | 100% | All | Necessary | C40-241B | |
| WALLS | 2.9 Buff terracotta wall units above dado on masonry backing; stretcher bond, plain and decorated (approx 6 no. patterns) | Cleaning | 2.9.3 Remove salts of efflorescence by poulticing. (Performance Clean) | 1 m² | Above 3.5m | Essential | C40-226B | |
| ~~WALLS~~ | ~~2.9 Buff terracotta wall units above dado on masonry backing; stretcher bond, plain and decorated (approx 6 no. patterns)~~ | ~~Repair~~ | ~~2.9.4 Rake out missing/defective joints and repoint fine joints with lime mortar~~ | ~~25%~~ | ~~All~~ | ~~Necessary~~ | ~~C40-241B~~ | ~~General allowance~~ |
| ~~WALLS~~ | ~~2.9 Buff terracotta wall units above dado on masonry backing; stretcher bond, plain and decorated (approx 6 no. patterns)~~ | ~~Repair~~ | ~~2.9.4 Rake out missing/defective joints and repoint fine joints with lime mortar~~ | ~~8.5 lin m.~~ | ~~Up to 3.5m~~ | ~~Essential~~ | ~~C40-241B~~ | |

## Level 03 - VHS Spaces: 03-023 (Lord Mayor's Apartment Reception Space)

REVISION: **5**
STATUS: FOR CONSTRUCTION
DATE ISSUED: **14/03/2022**

PROPOSED ROOM USES: **Restoration Space**
HERITAGE SIGNIFICANCE: **Very High**
ROOM TYPE: **RES 01**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP OUT: **Medium**

SURVEY DATE: **16/12/2019**
SURVEYED BY: **RB,JC**
GENERAL NOTE: **Changes for "14/03/22 Issue" highlighted in blue.**
**Changes for "30/07/21 Issue" highlighted in green.**
**Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

| ELEMENT | DESCRIPTION | REPAIR / FINISH / CLEANING | REPAIR OR FINISH TYPE | ALLOWANCE FOR LEVEL OF REPAIR | HEIGHT ZONE ABOVE FINISH FLOOR LEVEL | ESSENTIAL / NECESSARY / DESIRABLE | NBS REF | COMMENTS |
|---|---|---|---|---|---|---|---|---|
| WALLS | 2.16 Profiled stone string banding | Cleaning | 2.16.1 General light clean of internal ashlar dressings | 100% | Above 3.5m | Essential | C40-190<br>C40-192B | |
| WALLS | 2.16 Profiled stone string banding | Cleaning | 2.16.2 Latex clean of dirtied areas of internal ashlar dressings. (Unification Clean) | 100% | Above 3.5m | Necessary | C40-241B | |
| ~~WALLS~~ | ~~2.16 Profiled stone string banding~~ | ~~Repair~~ | ~~2.16.4 Rake out missing/defective joints and repoint fine joints with lime mortar/putty~~ | ~~100%~~ | ~~Above 3.5m~~ | ~~Necessary~~ | ~~C41-291~~<br>~~C41-806~~ | |
| WALLS | 2.18 Profiled stone skirtings | Repair | 2.18.1 General light clean of internal ashlar dressings | 100% | Up to 2m | Necessary | C40-190<br>C40-192B | |
| WALLS | 2.18 Profiled stone skirtings | Cleaning | 2.18.2 Latex clean of dirtied areas of internal ashlar dressings. (Unification Clean) | 100% | Up to 2m | Necessary | C40-241B | |
| ~~WALLS~~ | ~~2.18 Profiled stone skirtings~~ | ~~Cleaning~~ | ~~2.18.15 Clean using de-ionised water on melamine resin sponge.~~ | ~~100%~~ | ~~Up to 2m~~ | ~~Necessary~~ | ~~C40-223B~~ | |
| WALLS | 2.39 Profiled stone door surrounds | Cleaning | 2.39.1 General light clean of internal ashlar dressings | 100% | Up to 3.5m | Necessary | C40-190<br>C40-192B | |
| WALLS | 2.39 Profiled stone door surrounds | Cleaning | 2.39.2 Latex clean of dirtied areas of internal ashlar dressings. (Unification Clean) | 100% | Up to 3.5m | Necessary | C40-241B | |
| ~~WALLS~~ | ~~2.39 Profiled stone door surrounds~~ | ~~Repair~~ | ~~2.39.4 Rake out missing/defective joints and repoint fine joints with lime mortar/putty~~ | ~~25%~~ | ~~Up to 3.5m~~ | ~~Necessary~~ | ~~C41-291~~<br>~~C41-806~~ | ~~Allowance.~~ |
| WALLS | 2.39 Profiled stone door surrounds | Repair | 2.39.6 Cosmetic in situ repair in coloured mortar to match (less than 25mm dia) | 1 no. | Up to 2m | Desirable | C41-509<br>C41-516<br>C41-524B | |
| WALLS | 2.40 Profiled stone arch | Repair | 2.40.1 General light clean of internal ashlar dressings | 100% | All | Necessary | C40-190<br>C40-192B | |

## Level 03 - VHS Spaces: 03-023 (Lord Mayor's Apartment Reception Space)

REVISION: **5**
STATUS: FOR CONSTRUCTION
DATE ISSUED: **14/03/2022**

PROPOSED ROOM USES: **Restoration Space**
HERITAGE SIGNIFICANCE: **Very High**
ROOM TYPE: **RES 01**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP OUT: **Medium**

SURVEY DATE: **16/12/2019**
SURVEYED BY: **RB,JC**
GENERAL NOTE: **Changes for "14/03/22 Issue" highlighted in blue.**
**Changes for "30/07/21 Issue" highlighted in green.**
**Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

| ELEMENT | DESCRIPTION | REPAIR / FINISH / CLEANING | REPAIR OR FINISH TYPE | ALLOWANCE FOR LEVEL OF REPAIR | HEIGHT ZONE ABOVE FINISH FLOOR LEVEL | ESSENTIAL / NECESSARY / DESIRABLE | NBS REF | COMMENTS |
|---|---|---|---|---|---|---|---|---|
| WALLS | 2.40 Profiled stone arch | Repair | 2.40.2 Latex clean of dirtied areas of internal ashlar dressings. (Unification Clean) | 100% | All | Necessary | C41-519B | |
| WALLS | 2.40 Profiled stone arch | Repair | 2.40.3 Remove salts of efflorescence by poulticing. (Performance Clean) | 0.5m² | All | Necessary | C41-519B | To head of arch |
| ~~WALLS~~ | ~~2.40 Profiled stone arch~~ | ~~Repair~~ | ~~2.40.4 Rake out missing/defective joints and repoint fine joints with lime mortar/putty~~ | ~~25%~~ | ~~All~~ | ~~Necessary~~ | ~~C41-291~~ ~~C41-806~~ | ~~Allowance.~~ |
| WALLS | 2.40 Profiled stone arch | Repair | 2.40.6 Cosmetic in situ repair in coloured mortar to match (less than 25mm dia) | 15 no. | Up to 2m | Desirable | C41-509 C41-516 C41-524B | |

## Level 03 - VHS Spaces: Room 03-021 (412g)

REVISION: 5
STATUS: FOR CONSTRUCTION
DATE ISSUED: 14/03/2022

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

SURVEY DATE: **26/05/2021**
SURVEYED BY: **KGF**
GENERAL NOTE: **Changes for "14/03/22 Issue" highlighted in blue.**
**Changes for "30/07/21 Issue" highlighted in green.**
**Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

| ELEMENT | DESCRIPTION | REPAIR / FINISH / CLEANING | REPAIR OR FINISH TYPE | ALLOWANCE FOR LEVEL OF REPAIR | HEIGHT ZONE ABOVE FINISH FLOOR LEVEL | ESSENTIAL / NECESSARY / DESIRABLE | NBS REF | COMMENTS |
|---|---|---|---|---|---|---|---|---|
| ~~03-023 Reception Space Ceiling Plan - OTH-PUR-TH-03-DWG-A-5553~~ | ~~1.10 Lath and plaster to ceiling joists below roof voids~~ | ~~Repair~~ | ~~1.10.4 Repair cracks in lath and plaster.~~ | ~~1.2 lin m (TBC)~~ | ~~Above 3.5M~~ | ~~Essential~~ | ~~M20-566~~ ~~M23-300~~ | ~~6no. cracks appear to be in the paintwork, subject to further inspection.~~ ~~Visual inspection carried out from floor level with no MEWP or tap testing.~~ Paint cracks |
| ~~CEILING~~ | ~~1.17 Run profiled plaster cornices~~ | ~~Repair~~ | ~~1.17.3 Fill cracks to cornice.~~ | ~~2 lin m~~ | ~~Above 3.5M~~ | ~~Essential~~ | ~~M23-593B~~ ~~M23-535~~ | ~~10no. Cracks~~ Paint cracks |
| ~~CEILING~~ | ~~1.17 Run profiled plaster cornices~~ | ~~Repair~~ | ~~1.17.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~ | ~~All areas except areas of plaster being removed~~ | ~~Above 3.5M~~ | ~~Essential~~ | ~~M60-505*~~ ~~M60-507*~~ | |
| ~~WALLS~~ | ~~2.4 Plaster on masonry walls~~ | ~~Repair~~ | ~~2.4.3 Repair Cracks in plaster, prepare and decorate~~ | ~~TBC~~ | ~~ALL~~ | ~~Essential~~ | ~~M20-310B~~ ~~M20-311B~~ | ~~Further survey to be carried out following wallpaper strip.~~ |
| ~~WALLS~~ | ~~2.4 Plaster on masonry walls~~ | ~~Repair~~ | ~~2.4.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~ | ~~All areas except areas of plaster being removed~~ | ~~ALL~~ | ~~Essential~~ | ~~M60-505*~~ ~~M60-507*~~ | |
| WALLS | 2.4 Plaster on masonry walls | Repair | 2.4.15 Strip modern wallpaper. | ALL | ALL | Essential | M60-534B | Further survey to be carried out following wallpaper strip, small area of plaster visible displays signs of defects. |
| WALLS | 2.4 Plaster on masonry walls | Repair | 2.4.20 Prepare plaster and wallpaper | ALL | ALL | Necessary | M60-680 | Wallpaper selection subject to client/ conservation officer approval |
| ~~WALLS~~ | ~~2.19 Cast iron vents to internal walls~~ | ~~Repair~~ | ~~2.19.7 Conduct paint analysis to establish paint archaeology. Following validation of paint archaeology to architect's approval remove all paint back to metal. Conduct metal repairs and redecorate (allow for polished metal finish). Grille to be removed, work carried out in workshop and reinstated to existinglocation. Install black pc insect mesh to rear of grille.~~ | ~~TBC~~ | ~~Above 3.5M~~ | ~~Necessary~~ | ~~M60-505~~ ~~M60-539~~ ~~M60-540~~ ~~F30-165~~ | ~~Difficult to locate due to wallpaper covering.~~ |
| WALLS | 2.19 Cast iron vents to internal walls | Repair | 2.19.7 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. | 1no | Above 3.5m | Necessary | M60-539 M60-540 F30-165 | |
| ~~WALLS~~ | ~~2.21 Timber panelling to walls (varnished)~~ | ~~Repair~~ | ~~2.21.5 Prepare and decorate timber panelling~~ | ~~ALL~~ | ~~Up to 3.5m~~ | ~~Necessary~~ | ~~M60-575B~~ ~~M60-650B~~ | ~~Currently painted finish.~~ ~~Spot repairs required to middle panel.~~ |
| ~~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.~~ | ~~ALL~~ | ~~Up to 3.5m~~ | ~~Necessary~~ | ~~C51-270~~ ~~C51-271~~ | ~~Currently painted finish.~~ |
| ~~WALLS~~ | ~~2.25 Profiled timber panel beading to wall panels~~ | ~~Repair~~ | ~~2.25.6 Prepare and decorate timber panel beading.~~ | ~~ALL~~ | ~~Up to 3.5m~~ | ~~Necessary~~ | ~~M60-460*~~ | |
| WALLS | 2.25 Profiled timber panel beading to wall panels | Repair | 2.25.7 Carefully remove non-original timber beading from walls. | ALL | Up to 3.5m | Essential | N/A | |

## Level 03 - VHS Spaces: Room 03-021 (412g)

REVISION: 5
STATUS: FOR CONSTRUCTION
DATE ISSUED: 14/03/2022

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

SURVEY DATE: **26/05/2021**
SURVEYED BY: **KGF**
GENERAL NOTE: **Changes for "14/03/22 Issue" highlighted in blue.**
**Changes for "30/07/21 Issue" highlighted in green.**
**Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

| ELEMENT | DESCRIPTION | REPAIR / FINISH / CLEANING | REPAIR OR FINISH TYPE | ALLOWANCE FOR LEVEL OF REPAIR | HEIGHT ZONE ABOVE FINISH FLOOR LEVEL | ESSENTIAL / NECESSARY / DESIRABLE | NBS REF | COMMENTS |
|---|---|---|---|---|---|---|---|---|
| ~~WALLS~~ | ~~2.28 Decorative run plaster moulding to walls~~ | ~~Repair~~ | ~~2.28.3 Repair cracks in plaster.~~ | ~~1.3 lin m~~ | ~~Above 3.5M~~ | ~~Necessary~~ | ~~M23-591B, M23-593B~~ | |
| 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. | 2m² | Up to 2m | Essential | K20-110A | Allowance based on 70 % visible floor area of the room. |

## Level 03 - VHS Spaces: Room 03-022 (412h)

REVISION: **5**
STATUS: FOR CONSTRUCTION
DATE ISSUED: **14/03/2022**

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

SURVEY DATE: **26/05/2021**
SURVEYED BY: **KGF**
GENERAL NOTE: **Changes for "14/03/22 Issue" highlighted in blue. Changes for "30/07/21 Issue" highlighted in green. Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

| ELEMENT | DESCRIPTION | REPAIR / FINISH / CLEANING | REPAIR OR FINISH TYPE | ALLOWANCE FOR LEVEL OF REPAIR | HEIGHT ZONE ABOVE FINISH FLOOR LEVEL | ESSENTIAL / NECESSARY / DESIRABLE | NBS REF | COMMENTS |
|---|---|---|---|---|---|---|---|---|
| 03-023 Reception Space Ceiling Plan - OTH-PUR-TH-03-DWG-A-5553 | 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. | 2 lin m | Above 3.5M | Essential | M20-566, M23-300* | Visual inspection carried from level with no MEWP or tap testing. |
| ~~CEILING~~ | ~~1.14 Profiled lath and run plaster on timber studwork around steel floor **girders** (downstand beams to jack arch construction) **i.e. LARGE BEAM CASING**~~ | ~~Repair~~ | ~~1.14.6 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~ | ~~All areas except areas of plaster being removed~~ | ~~Above 3.5M~~ | ~~Necessary~~ | ~~M60-505 M60-507*~~ | |
| CEILING | 1.14 Profiled lath and run plaster on timber studwork around steel floor **girders** (downstand beams to jack arch construction) **i.e. LARGE BEAM CASING** | Repair | 1.14.7 Prepare and decorate existing lath and plaster as per the room decoration schedule. | All areas except areas of plaster being removed | Above 3.5M | Necessary | M60-400 M60-510 | |
| ~~CEILING~~ | ~~1.17 Run profiled plaster cornices~~ | ~~Repair~~ | ~~1.17.3 Fill cracks to cornice.~~ | ~~1.4 lin m~~ | ~~Above 3.5M~~ | ~~Essential~~ | ~~M23-593B M23-535~~ | ~~4 no. cracks.~~ 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~~ | ~~Up to 3.5m~~ | ~~Essential~~ | ~~M60 505* M60 507*~~ | |
| CEILING | 1.17 Run profiled plaster cornices | Repair | 1.17.4 Prepare and decorate existing profiled plaster cornice as per the room decoration schedule. | All areas except areas of plaster being removed | Up to 3.5m | Essential | M60-400 M60-510 | |
| WALLS | 2.4 Plaster on masonry walls | Repair | 2.4.4 Remove peeling paint layers from plaster, prepare and decorate (part area) | 0.25m² | Up to 2m | Essential | M60-507 | Under right hand side window. Unable to inspect - covered up. |
| ~~WALLS~~ | ~~2.4 Plaster on masonry walls~~ | ~~Repair~~ | ~~2.4.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~ | ~~All areas except areas of plaster being removed~~ | ~~ALL~~ | ~~Essential~~ | ~~M60-505* M60-507*~~ | |
| WALLS | 2.4 Plaster on masonry walls | Repair | 2.4.15 Strip modern wallpaper. | ALL | ALL | Essential | M60-534B | Further survey to be carried out following wallpaper strip, small area of plaster visible displays signs of defects. |
| WALLS | 2.4 Plaster on masonry walls | Repair | 2.4.20 Prepare plaster and wallpaper | ALL | ALL | Necessary | M60-680 | Wallpaper selection subject to client/ conservation officer approval |
| ~~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 lin m~~ | ~~Up to 2m~~ | ~~Necessary~~ | ~~P20-110~~ | ~~One side of the room not visible due to obstruction.~~ |
| ~~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~~ | ~~Necessary~~ | ~~P20-110~~ | ~~Difficult to locate due to wallpaper covering.~~ |

## Level 03 - VHS Spaces: Room 03-022 (412h)

REVISION: **5**
STATUS: FOR CONSTRUCTION
DATE ISSUED: **14/03/2022**

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

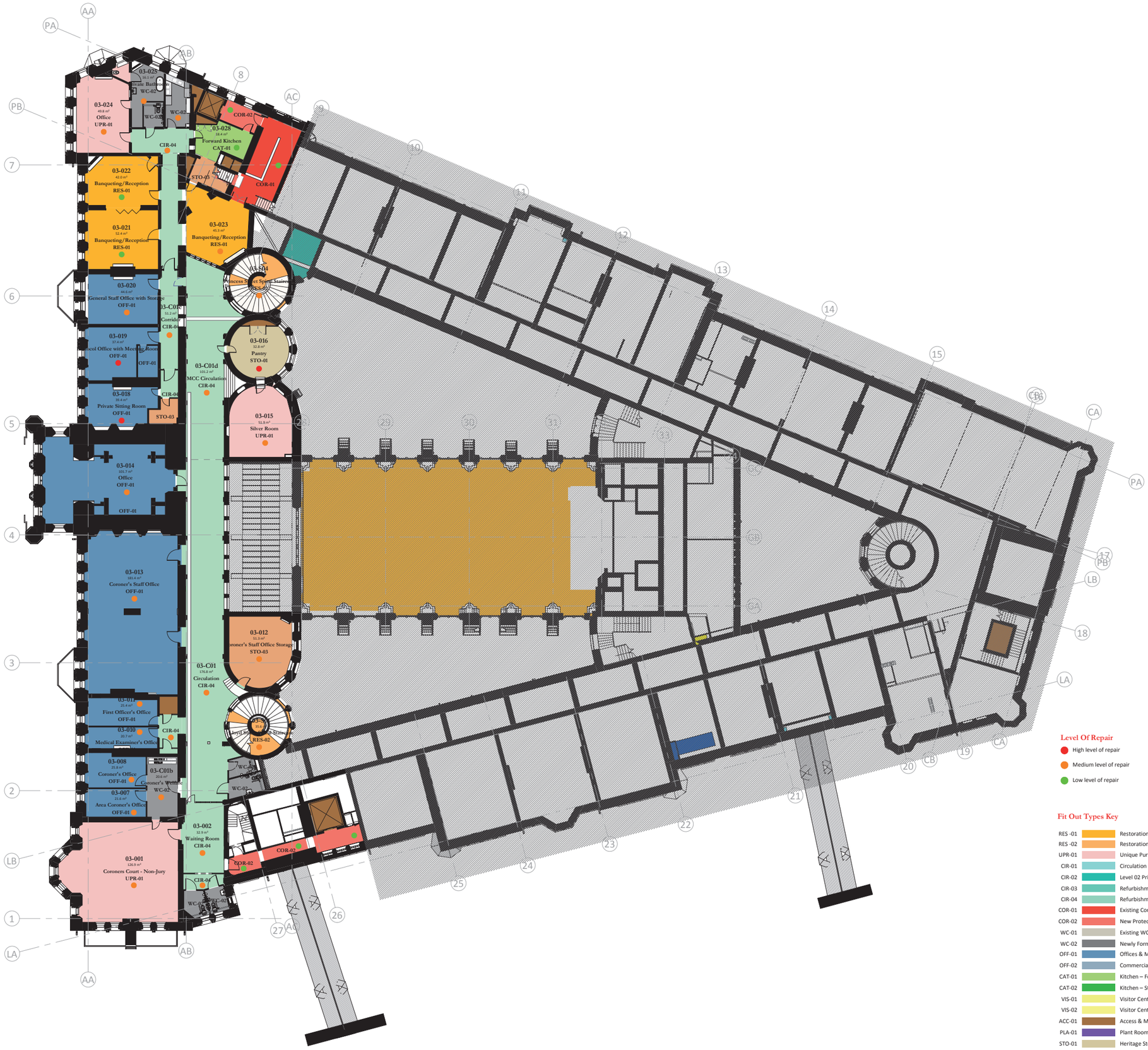
SURVEY DATE: **26/05/2021**
SURVEYED BY: **KGF**
GENERAL NOTE: **Changes for "14/03/22 Issue" highlighted in blue. Changes for "30/07/21 Issue" highlighted in green. Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

| ELEMENT | DESCRIPTION | REPAIR / FINISH / CLEANING | REPAIR OR FINISH TYPE | ALLOWANCE FOR LEVEL OF REPAIR | HEIGHT ZONE ABOVE FINISH FLOOR LEVEL | ESSENTIAL / NECESSARY / DESIRABLE | NBS REF | COMMENTS |
|---|---|---|---|---|---|---|---|---|
| WALLS | 2.19 Cast iron vents to internal walls | Repair | 2.19.7 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. | 1no | Above 3.5m | Necessary | M60-539<br>M60-540<br>F30-165 | |
| ~~WALLS~~ | ~~2.21 Timber panelling to walls (varnished)~~ | ~~Repair~~ | ~~2.21.5 Prepare and decorate timber panelling~~ | ~~50%~~ | ~~Up to 3.5m~~ | ~~Necessary~~ | ~~C51-270<br>C51-271~~ | ~~Currently painted finish.~~<br>~~Unable to inspect.~~ |
| ~~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.~~ | ~~50%~~ | ~~Up to 3.5m~~ | ~~Necessary~~ | - | ~~Currently painted finish.~~ |
| ~~WALLS~~ | ~~2.25 Profiled timber panel beading to wall panels~~ | ~~Repair~~ | ~~2.25.6 Prepare and decorate timber panel beading.~~ | ~~ALL~~ | ~~Up to 3.5m~~ | ~~Necessary~~ | ~~M60-460*~~ | |
| WALLS | 2.28 Decorative run plaster moulding to walls | Repair | 2.28.1 Removal of defective/ missing area of plaster, renew with new run plaster moulding | 4 lin m | Above 3.5m | Necessary | M23-591B<br>M23-593B | |
| 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. | 10% | Up to 2m | Essential | K20-110A | 100% visible. |

# APPENDIX

## 3.0 APPENDIX

- 3.01 Level 03 Internal  Repair Room Type reference plan




## Proposed Fit Out & Repair Plan - 03a

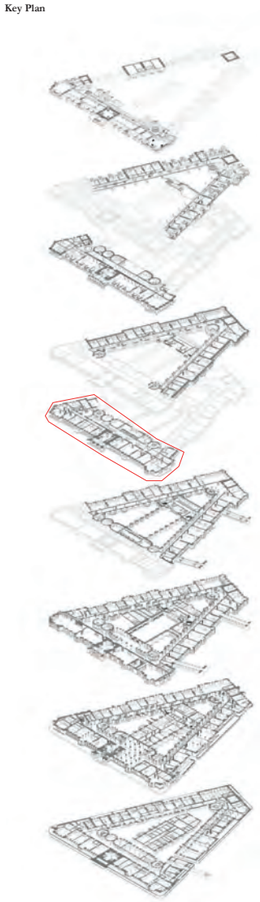
1 : 200

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

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 1:100 | mm | 1000 | | 3000 | | 5000 | | 7000 |
| 1:200 | mm | | 5000 | | 8000 | | 12000 | 16000 |
| 1:500 | M | 5 | | 15 | | 25 | | 35 |
| 1:250 | M | 10 | | 30 | | 50 | 70 | 90 |

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

**Key Plan**



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

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30/08/2019 15:29:24

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