



HAMPSTEAD SYNAGOGUE

SCHEDULE OF WORKS

INTERIOR

JULY 2007

Lower ground floor: Room LG1 (Toilets)

Refer to Drawing Number P001-02

ELEMENT	ELEMENT/DE TAIL	REFERENCE NUMBER	MATERIAL	CONDITION	DESCRIPTION	REPAIR/WORKS	TRADES	DIMENSION sqm	UNIT COST	PRICE
CEILING	Structure	LG1.CE.						Approx. area		
CEILING	General	LG1.CE.	Paint			Prepare and decorate in 3 coats of emulsion paint overall.	Painter / Decorator	Approx. area 8.50		
WALLS	Structure	LG1.WA.	Brickwork				Bricklayer	Approx. area		
WALLS	General	LG1.WA.	Paint			Prepare and decorate in 3 coats of eggshell oil paint overall.	Painter / Decorator	Approx. area 51.50		
NORTH WALL	Wall	LG1.WA.03	Plaster			Hack off all existing plaster to all walls rake out brickwork joints. Supply and fix Newlath 2000, as J40/290	Plasterer	Approx. area 5.50		
EAST WALL	Wall	LG1.WA.01	Plaster			Hack off all existing plaster to all walls rake out brickwork joints. Supply and fix Newlath 2000, as J40/290	Plasterer	Approx. area 1.40		
SOUTH WALL	Wall	LG1.WA.02	Plaster			Hack off all existing plaster to all walls rake out brickwork joints. Supply and fix Newlath 2000, as J40/290	Plasterer	Approx. area 5.20		
WEST WALL	Wall	LG1.WA.04	Plaster			Hack off all existing plaster to all walls rake out brickwork joints. Supply and fix Newlath 2000, as J40/290	Plasterer	Approx. area 1.00		
STAIRS	General	LG1.FL.	Concrete covered with tiles				Contractor	Approx. area 8.50		
JOINERY	Window	W.LG.01	See: Schedule of works (External windows lower ground floor)							
JOINERY	Door	D.LG.01	See Schedule of works (Lower ground floor - Internal doors and windows)							
JOINERY	Door	D.LG.02	See Schedule of works (Lower ground floor - Internal doors and windows)							
JOINERY	Door	D.LG.03	See Schedule of works (Lower ground floor - Internal doors and windows)							
Page Total To Collection									£	

Lower ground floor: Room LG2 (Toilets)

Refer to Drawing Number P001-03

ELEMENT	ELEMENT/DE TAIL	REFERENCE NUMBER	MATERIAL	CONDITION	DESCRIPTION	REPAIR/WORKS	TRADES	DIMENSION sqm	UNIT COST	PRICE
CEILING	Structure	LG2.CE.	Brickwork				Contractor	Approx. area		
CEILING	General	LG2.CE.	Paint		Paint crazed, peeling.	Remove damaged areas. Make good. Prepare and decorate in 3 coats of emulsion overall.	Decorator	Approx. area 8.30		
CEILING	Ceiling	LG2.CE.01	Plaster		Plaster, cracked	Repare cracked plaster. Make good. Prepare and replaster.	Plasterer	Approx. area 0.50		
WALLS	Structure	LG2.WA.	Brickwork							
WALLS	General	LG2.WA.	Paint			Prepare and decorate in 3 coats of eggshell oil overall.	Painter / Decorator	Approx. area 54.00		
EAST WALL	Wall	LG2.WA.01 LG2.WA.02 LG2.WA.03 LG2.WA.04	Plaster		Suffering extreme damp ingress with paint universally peeling and exfoliating after blowing, due to salts migration, and extremely poor condition, cracked, crazed and damaged throughout.	Hack off all existing plaster. Replaster as specified.	Plasterer	Approx. area 1.00 Approx. area 0.50 Approx. area 3.40 Approx. area 2.00		
FLOOR	General	LG2.FL.	Concrete covered with tiles				Contractor	Approx. area 8.20		
JOINERY	Window	W.LG.02			See: Schedule of works (External windows lower ground floor)					
JOINERY	Window	W.LG.03			See: Schedule of works (External windows lower ground floor)					
JOINERY	Window	W.LG.04			See: Schedule of works (External windows lower ground floor)					
JOINERY	Door	D.G.16			See Schedule of works (Ground floor - Internal doors and windows)					
JOINERY	Door	D.LG.04			See Schedule of works (Lower ground floor - Internal doors and windows)					
JOINERY	Door	D.LG.05			See Schedule of works (Lower ground floor - Internal doors and windows)					
Page Total To Collection									£	

Basement: Room B4**Refer to Drawing Number P001-06**

ELEMENT	ELEMENT/DE TAIL	REFERENCE NUMBER	MATERIAL	CONDITION	DESCRIPTION	REPAIR/WORKS	TRADES	DIMENSION sqm	UNIT COST	PRICE
CEILING	Structure	B4								
CEILING	General	B4.CE.	Paint			Prepare and decorate in 3 coats of emulsion paint overall.	Decorator	Approx. area 16.00		
WALLS	Structure	B4.WA.	Brickwork							
WALLS	General	B4.WA.	Paint			Prepare and decorate in 2 coats of maisonry paint	Painter / Decorator	Approx. area 45.00		
FLOOR	General	B4.FL.	Concrete slab							
JOINERY	Door	D.B.01	See Schedule of works (Basement floor - Internal doors and windows)							
Page Total To Collection									£	

Basement: Stairs ST3**Refer to Drawing Number P001-07**

ELEMENT	ELEMENT/DE TAIL	REFERENCE NUMBER	MATERIAL	CONDITION	DESCRIPTION	REPAIR/WORKS	TRADES	DIMENSION sqm	UNIT COST	PRICE
CEILING	Structure							Approx. area		
CEILING	General	ST3.CE	Paint			Prepare and decorate in 3 coats of emulsion paint overall.	Decorator	Approx. area 14.00		
CEILING	General	ST3.CE 01				Scrape off loose and exfoliating paintwork.	Plasterer	Approx. area 1.5		
WALLS	Structure									
WALLS	General	ST3 WA	Paint			Prepare and decorate in 3 coats of emulsion.	Painter / Decorator	Approx. area 50.00		
NORTH WALL	Wall	ST3 WA 01	Plaster			Thoroughly clean. Apply sealer.	Contractor	Approx. area 1.50		
EAST WALL	Wall	ST3 WA 02	Plaster			Hack of damaged plaster to reveal. Check for adherence. Make good. Replaster.	Plasterer	Approx. 1m linear		
FLOOR	Floor		Concrete							
STAIRS	Steps		Concrete							
JOINERY	Window	W.LG.05			See: Schedule of works (Doors and Windows)					
JOINERY	Door	D.LG 07			See: Schedule of works (Doors and Windows)					
Page Total To Collection									£	

Ground floor: Room G1 (cloak room) - NEW KITCHENETTE AND DISABLED WC						Drawing Number RPG 107				
ELEMENT	ELEMENT/DE TAIL	REFERENCE NUMBER	MATERIAL	CONDITION	DESCRIPTION	REPAIR/WORKS	TRADES	DIMENSION sqm	UNIT COST	PRICE
CEILING	Structure	G1.CE.	Plaster		Plain plaster, original, lines of structure or previous fixing showing through. Cracked and exfoliating in places.	Remove damaged area of plaster. Make good. Replaster. Examine area immediately around cracked plaster for adherence. Where the underlying plaster is sound, fill hairline cracks with a lime plaster patching compound.	Plasterer	Approx. 10		
CEILING	General	G1.CE.	Paint / Lining Paper		Dirty and exfoliating paint.	Prepare and redecorate in 3 coats of emulsion paint overall.	Decorator	Approx. 30		
WALLS	General	G1WA.	Paint / Lining Paper		Dirty and exfoliating paint.	Repaint 3 coats of eggshell oils overall	Decorator	Approx. 52.10		
WALLS	General	G1WA.	Plaster	Poor	Plain plastered with a plastered skirting with quirk. The wall around the cupboard area has signs of damp ingress. West wall vertical cracking and damp damage to skirting and area immediately above.					
WALLS	Demolition/Removal	See DWG NO. RGP	Stud Wall	Poor	A crude stud partition.	Remove. Make Good. Measured elsewhere	Contractor	4m x 0.90m x 2m		
NEW WALL	Disabled WC	See DWG NO. RGP 107				Full height new partition wall, studwall. As specified in K10. Measured	Contractor			
NEW WALL	Kitchenette Wall	See DWG NO. RGP 107				Full height new partition wall, studwall. As specified in K10. Measured	Contractor			
NEW CEILING	Disabled WC	See DWG NO. RGP 107				Supply and Fix suspended ceiling system as specified in K10.				
NORTH WALL	Skirting/Wall	G1 WA.0	Plaster	Poor	The NW corner has severe damp ingress-salts outbreak on surface.	Treat cause of water ingress	Plasterer	Approx. area 3		
Page Total To Collection £										

Ground floor: Room G1 (cloak room) - NEW KITCHENETTE AND DISABLED WC						Drawing Number RPG 107				
ELEMENT	ELEMENT/DE TAIL	REFERENCE NUMBER	MATERIAL	CONDITION	DESCRIPTION	REPAIR/WORKS	TRADES	DIMENSION sqm	UNIT COST	PRICE
NORTH WALL	Skirting/Wall	G1 WA.0	Plaster	Poor	The NW corner has severe damp ingress- salts outbreak on surface.	Remove plaster on walls affected by water ingress. Rake out perished and salt contaminated mortar joints and cut out and renew any heavily salt contaminated bricks . Advise architect if any structural deficiencies or additional sources of damp are revealed. Provide the maximum ventilation possible and leave walls to dry for as long as possible before applying new plaster. Thoroughly dry brush background to remove dust, loose material and efflorescence before applying plaster. Make good. Re-plaster as specified.	Plasterer	Approx. area 2.5		
WEST WALL	Wall	G1WA.0	Plaster		North corner damp ingress; Plaster damage;	Remove plaster on walls affected by water ingress. Rake out perished and salt contaminated mortar joints and cut out and renew any heavily salt contaminated bricks . Advise architect if any structural deficiencies or additional sources of damp are revealed. Provide the maximum ventilation possible and leave walls to dry for as long as possible before applying new plaster. Thoroughly dry brush background to remove dust, loose material and efflorescence before applying plaster. Make good. Re-plaster as specified.	Plasterer	Approx. area 2.5		
FLOOR	Floor	G1.FL.	Terrazzo		Terrazzo, with two-line border, some isolated areas of damage, due to previous fixings and impacts and some cracking	Repair, to be specified by a specialist floor contractor	Specialist floor contractor	5m linear approx.		
Page Total To Collection £										

Ground floor: Room G1 (cloak room) - NEW KITCHENETTE AND DISABLED WC						Drawing Number RPG 107				
ELEMENT	ELEMENT/DE TAIL	REFERENCE NUMBER	MATERIAL	CONDITION	DESCRIPTION	REPAIR/WORKS	TRADES	DIMENSION sqm	UNIT COST	PRICE
FITTINGS	Kitchenette				NEW WORKS	Re-use current refrigerator, freezer and dishwasher from the Community Centre kitchen. Supply & Fix New Double Stainless Steel sink. Measured elsewhere.	Plumber			
FITTINGS	WC				NEW WORKS	Supply and Fix Armitage Shanks Standard Doc M Pack, White Ref: B89400, or similar; Measured elsewhere.	Plumber			
SERVICES	Heating	See M&E DWG			No heating at present	New heating, see M&E drawings	Plumber			
SERVICES	Water supply/Drainage	See M&E DWG			NEW WORKS	New drainage connection to the existing waste. New hot and cold water supply. See M&E drawings.	Plumber			
SERVICES	Kitchenette	See M&E DWG			NEW WORKS	New electrical points for refrigerator, freezer and dishwasher.	Electrician			
SERVICES	Electrical	See M&E DWG			Surface wired double batten florescence with surface run pyro cable to a junction box on the west wall, remains of other conduits at high level and other surface wiring on the south and west walls.	Reconfigure wiring, replace light switches. New Lighting. See M&E drawings. PC.	Electrician			
JOINERY	Door	D.G.11								
JOINERY	Window	W.G.05	See: Schedule of works (External windows ground floor)							
JOINERY	Door	D.G.02	See: Schedule of works (External door ground floor)							
JOINERY	Opening door	D.G.11	See Schedule of works (Ground floor - Internal doors and windows)							
JOINERY	Opening door into G9	D.G.22	See Schedule of works (Ground floor - Internal doors and windows)							
									Page Total To Collection £	

Ground floor: Room G2b (vestibule)						Refer to Drawing Number P002-04				
ELEMENT	ELEMENT/DETAIL	REFERENCE NUMBER	MATERIAL	CONDITION	DESCRIPTION	REPAIR/WORKS	TRADES	DIMENSION sqm	UNIT COST	PRICE
CEILING		G2b.CE.			Plain flat bed with downstand a quirk moulded beam and plain curved cove with moulding and a small ceiling plate.					
CEILING	General	G2b.CE.01	Lining Paper		Peeling lining paper.	Strip of existing lining paper (Measured elsewhere). Make good. Significant loose or damaged plaster or other degradation of substrates: If revealed, give notice.	Painter / Decorator	Approx. area 15		
CEILING	General	G2b.CE.	Paint	Poor	Poor paint finish and some exfoliating paintwork in the beds.	Remove old paintwork and redecorate with 3 coats of emulsion paint overall.	Painter / Decorator	Approx. area 32		
CEILING	Cornices/ moulded beams	G2b.CE.Corn	Plaster	Fair	Cracks visible	Examine area immediately around cracked plaster for adherence. Where the underlying plaster is sound, fill hairline cracks with a lime plaster patching compound, feathering out to match existing moulded profiles; lightly sand true to existing profiles. For larger cracks, widen slightly with a sharp pointed tool such as a crack widener. Remove all plaster dust and/or loose debris with a damp sponge. Fill widened crack with quick-setting joint compound; feather-out at the edges; lightly sand true to existing profiles.	Plasterer	Approx. area 2		
WALLS	Structure	G2b.WA.								
WALLS	General	G2b.WA.	Paint	Poor	Poor paint finish and some exfoliating paintwork.	Remove defective coatings, as specified. Redecorate with 3 coats of eggshell oil paint overall.	Painter / Decorator	Approx. area 88.51		
NORTH WALL	Wall / Skirting	G2b.WA.01	Plaster	Poor	Severe damp damage exfoliating and extruding salts by the low level.	See provisional sum for rising damp treatment.	Plasterer	Approx. area 0.79		
Page Total To Collection									£	

Ground floor: Room G2b (vestibule)						Refer to Drawing Number P002-04				
ELEMENT	ELEMENT/DETAIL	REFERENCE NUMBER	MATERIAL	CONDITION	DESCRIPTION	REPAIR/WORKS	TRADES	DIMENSION sqm	UNIT COST	PRICE
NORTH WALL	Wall / Skirting	G2b.WA.01	Plaster		Severe damp damage exfoliating and extruding salts by the low level.	Remove plaster on walls affected by rising damp up to a height of 300 mm above the highest point reached by the damp or 1 m above the dpc, whichever is higher. Rake out perished and salt contaminated mortar joints and cut out and renew any heavily salt contaminated bricks. Advise architect if any structural deficiencies or additional sources of damp are revealed. Provide the maximum ventilation possible and leave walls to dry for as long as possible before applying new plaster. Thoroughly dry brush background to remove dust, loose material and efflorescence before applying plaster. Make good. Re-plaster as specified. Skirtings: Replace missing to match existing,	Plasterer	Approx. area 0.79		
NORTH WALL	Wall / Skirting	G2b.WA.02	Plaster	Poor	Severe damp damage exfoliating and extruding salts by the low level.	See provisional sum for rising damp treatment.	Plasterer	Approx. area 0.32		
NORTH WALL	Wall / Skirting	G2b.WA.02	Plaster	Poor	Severe damp damage exfoliating and extruding salts by the low level.	As above	Plasterer	Approx. area 0.32		
NORTH WALL	Wall	G2b.WA.03	Plaster	Poor	Plaster cracked and affected by water ingress.	Carefully remove plaster which is loose, soft, friable; Gently tap all remaining intact surfaces and remove hollow sounding areas of plaster. Cut back to straight horizontal and vertical edges. Make good. Re-plaster as specified	Plasterer	Approx. area 8.06		
Page Total To Collection £										

Ground floor: Room G2b (vestibule)						Refer to Drawing Number P002-04				
ELEMENT	ELEMENT/DETAIL	REFERENCE NUMBER	MATERIAL	CONDITION	DESCRIPTION	REPAIR/WORKS	TRADES	DIMENSION sqm	UNIT COST	PRICE
EAST WALL	Wall	G2b.WA.04	Plaster	Bad	Cracking and crazing of the plasterwork, due to an earlier water ingress.	Remove plaster which is loose, soft, friable, badly cracked or affected by efflorescence. Gently tap all remaining intact surfaces and remove hollow sounding areas of plaster. Remove stained plaster to 300 mm beyond last point of visible staining. - Cut back to straight horizontal and vertical edges. Make good. Re-plaster.	Plasterer	Approx. area 1.70		
EAST WALL	Wall	G2b.WA.05	Plaster	Bad	Cracking and crazing of the plasterwork, due to an earlier water ingress.	Remove plaster which is loose, soft, friable, badly cracked or affected by efflorescence. Gently tap all remaining intact surfaces and remove hollow sounding areas of plaster. Remove stained plaster to 300 mm beyond last point of visible staining. Cut back to straight horizontal and vertical edges. Make good. Re-plaster.	Plasterer	Approx. area 3		
EAST WALL	Fittings				A good marble architectural War Memorial in, possibly, Hopton wood stone plinth with carrara marble architectural column and pediment above with bronze details and dressings, needs Above is fixed a Memorial Flag in a case.	Clean, polishing and seal for the bronze work.	specialist contractor			
WEST WALL	Wall	G2b.WA.06	Plaster	Bad	Cracks in plaster	Remove plaster which is loose, soft, friable, badly cracked or affected by efflorescence. Make good. Repair as per specification. Re-plaster.	Plasterer	Approx. area 0.25		
FLOOR	General	G2b.FL.	Concrete covered with mosaic		Mosaic floor uneven, cracked and broken up in places. Some tesserae missing.	Remove rug and hand to Employer; Repairs to tesserae measured elsewhere.	Special floor contractor	Approx. area 32		
FITTINGS					Velvet curtains and plain pelmet surrounding the entrance doors with pull cords, in poor condition.	Replace as per architect specification. See Provisional Sums	Upholsterer			
									Page Total To Collection £	

Ground floor: Room G2b (vestibule)						Refer to Drawing Number P002-04				
ELEMENT	ELEMENT/DETAIL	REFERENCE NUMBER	MATERIAL	CONDITION	DESCRIPTION	REPAIR/WORKS	TRADES	DIMENSION sqm	UNIT COST	PRICE
SERVICES	Heating	See M&E DWG			Radiator in cabinet against the canted wall, other radiators being exposed. A radiator is matching the type in G2A area, which is cast iron decorated column. Service duct in the south/west corner, running up to a downstand bulkhead in the ceiling against the west wall with some brackets showing through underneath, clearly a later addition.	Existing radiations to be re-conditioned, as per M&E instructions. See M&E engineers drawings for reference.	Plumber			
	Electrical	See M&E DWG			A pair of hanging lanterns of different sizes in wrought iron, rather elaborate, not original, reasonable condition.	Reconditioning of electrical services, to be specified by M&E. See M&E engineers drawings for reference.	Electrician			
JOINERY	Window	W.G.05			See: Schedule of works (External windows ground floor)					
JOINERY	Door	D.G.02			See: Schedule of works (External door ground floor)					
JOINERY	Opening door	D.G.11			See Schedule of works (Ground floor - Internal doors and windows)					
JOINERY	Door	D.G.12			See Schedule of works (Ground floor - Internal doors and windows)					
JOINERY	Opening door	D.G.22			See Schedule of works (Ground floor - Internal doors and windows)					
								Page Total To Collection £		

Ground floor: Room G2a (Vestibule - central area)						Refer to Drawing Number P002-05				
ELEMENT	ELEMENT/DETAIL	REFERENCE NO	MATERIAL	CONDITION GENERAL	DESCRIPTION	REPAIR/WORKS	TRADES	AREA sqm	UNIT COST	PRICE
CEILING	General	G2a.CE.PL.01	Plaster with plaster beams, coffered ceiling	Fair	Ceiling divided into nine square coffers, with downstand beams with moulded and inset quirks, with cove cornice surrounding each flat bed with a series of mouldings. The beams and junctions, showing a series of cracks	Examine area immediately around cracked plaster for adherence. Where the underlying plaster is sound, fill hairline cracks with a lime plaster patching compound, feathering out to match existing moulded profiles; lightly sand true to existing profiles. For larger cracks, widen slightly with a sharp pointed tool such as a crack widener. Remove all plaster dust and/or loose debris with a damp sponge. Fill widened crack with quick-setting joint compound; feather-out at the edges; lightly sand true to existing profiles.	Plasterer			
CEILING	General	G2a.CE.PA.01	Paint	Fair	Painted, flat beds in a deep rose colour and the white beams and cornice is picked out or picked in, in off-white.	Redecorate parti-coloured paint with 3 coats of emulsion paint overall.	Painter / Decorator	Approx. area 41.46		
WALLS	Structure		Brickwork	Good						
WALLS	General walls and arches	G2a.WA. G2a.WA.PA01	Paint	Poor	Paint work is dirty and scuffed generally; Areas of paint exfoliation between the arches and on the soffits of on of the arches.(see DWG No P002-05 for details)	Strip paint. Make good .Sample trials to be prepared before applying parti-coloured paint scheme. Redecorate with 3 coats of eggshell oil paint overall.	Painter / Decorator	Approx. area 83.64		
SOUTH WALL	Wall	G2a.WA.PL01	Plaster	Poor	Cracks and damage to the plaster in marked areas(see DWG No P002-05)	Examine area immediately around cracked plaster for adherence. Remove detached, soft, friable or badly cracked plaster. Make good. Replaster as specified.	Plasterer	Approx. area 0.52		
								Page Total To Collection £		

Ground floor: Room G2a (Vestibule - central area)						Refer to Drawing Number P002-05				
ELEMENT	ELEMENT/ DETAIL	REFERENCE N°	MATERIAL	CONDITION GENERAL	DESCRIPTION	REPAIR/WORKS	TRADES	AREA sqm	UNIT COST	PRICE
FLOOR	Floor	G2a.FL.01 G2a.FL.02	Mosaic		Floor is Terrazzo in free-style waved curved pattern. Central rug, stuck to the floor finish, which is slightly incongruous. Floor finish, generally, has areas of missing Terrazzo, several significant cracks, suffering from subsidence towards centre. Veined, marked and scuffed generally. Has a two-lined black border. Entrance doors has insert mat-well.	Remove rug and hand to Employer; Repairs to tesserae measured elsewhere.	Specialist floor contractor			
FIXTURES/ FITTINGS:	NORTH WALL				Two original Foundation Stones, set with continuation of the dado/quirk moulding around each, in good condition.	Maintain original				
FIXTURES/ FITTINGS:	NORTH WALL				There are additional plaques and memorial notices arranged in a haphazard and unsatisfying manner.	Reconfigure plaques (to be specified by architect)	Joiner			
FIXTURES/ FITTINGS:					Pier between the arches on both EAST and WEST walls have crude and damaged notice boards.	Redesign and reconfigure notice boards (to be specified by architect)	Joiner			
FIXTURES/ FITTINGS:	NORTH WALL				Each side of the doorway has two marble plaques at high level, commemorating the stained glass memorial windows, donated as gifts	Reconfigure plaques (to be specified by architect)	Joiner			
FIXTURES/ FITTINGS:	NORTH WALL				Modern Ynrseit board, both lookout of place and are poorly designed.	Redesign and reconfigure. (to be specified by architect)	Joiner			
								Page Total To Collection £		

Ground floor: Room G2a (Vestibule - central area)						Refer to Drawing Number P002-05				
ELEMENT	ELEMENT/ DETAIL	REFERENCE NO	MATERIAL	CONDITION GENERAL	DESCRIPTION	REPAIR/WORKS	TRADES	AREA sqm	UNIT COST	PRICE
FURNISHING					Two armchairs, purpose and position not clear against the pillars, between the arches on north and south walls both incongruous and more suited to domestic environment.	Remove. To replace with more suitable chairs. (to be specified by architect) See Provisional Sums	Contractor			
FURNISHING					Two half round consul tables against the pillars, between the arches on north and south walls both incongruous and more suited to domestic environment.	Remove. To replace with more suitable tables (to be specified by architect) See Provisional Sums	Contractor			
SERVICE/ HEATING	Heating	See M&E DWG	Cast Iron	Not in use at present	Few original cast iron patterned columned radiators, each side of the entrance door, painted in with the walls.	Existing radiators to be re-conditioned, as per M&E instructions. See M&E engineers drawings for reference.	Plumber			
SERVICE/ HEATING	Heating	See M&E DWG	Cast Iron		Two underfloor heating grills with a cast iron pattern on the north and south sides.	overhaul	Plumber			
SERVICE/ HEATING	Heating	See M&E DWG	Cast Iron		The heating grille against the canted area of the wall on the floor.	overhaul	Plumber			
SERVICES	Electrical	See M&E DWG			Lighting: Extremely fine original central stained glass lantern. Wiring to the Yurseit boards is via fused switched spurs and surface mounted pyro. wiring which is incongruous and ugly.	Existing electrical services to be re-conditioned., as per M&E instructions. See M&E engineers drawings for reference	Electrician			
JOINERY	Window	W.G.06	See: Schedule of works (External windows ground floor)							
JOINERY	Window	W.G.36	See Schedule of works (Ground floor - Internal doors and windows)							
JOINERY	Window	W.G.37	See Schedule of works (Ground floor - Internal doors and windows)							
JOINERY	Door	D.G.03	See: Schedule of works (External door ground floor)							
JOINERY	Opening door into G9	D.G.20	See Schedule of works (Ground floor - Internal doors and windows)							
								Page Total To Collection £		

Ground floor: Room G2c (vestibule)						Refer to Drawing Number P002-06				
ELEMENT	ELEMENT/D ETAIL	REFERENCE NUMBER	MATERIAL	CONDITION	DESCRIPTION	REPAIR/WORKS	TRADES	DIMENSION sqm	UNIT COST	PRICE
CEILING	Structure	G2c.CE.	Lath & Plaster	Fair	Plain flat bed with downstand a quirk moulded beam and plain curved cove with moulding and a small ceiling plate.					
		G2c.CE.A	Coffered ceiling	Poor	The beams and junctions, showing a series of cracks and in one case some serious distortion. Dirty and damaged plasterwork.	Examine area immediately around cracked plaster for adherence. Where the underlying plaster is sound, fill hairline cracks with a lime plaster patching compound, feathering out to match existing moulded profiles; lightly sand true to existing profiles. For larger cracks, widen slightly with a sharp pointed tool such as a crack widener. Remove all plaster dust and/or loose debris with a damp sponge. Fill widened crack with quick-setting joint compound; feather-out at the edges; lightly sand true to existing profiles.	Plasterer	Allow for approx 2 m linear		
CEILING	General	G2c.CE.	Paint	Poor	Poor paint finish and some exfoliating paintwork in the beds.	Prepare and redecorate with 3 coats of emulsion paint.	Decorator	Approx. area 22.67		
CEILING	Ceiling	G2c.CE.01	Lining Paper	Poor	Paper is peeling off. Cracked and crazing with exfoliating and peeling paint	Strip lining paper. Make good. Re-line. Re - paint as specified. Measured elsewhere	Decorator	Approx. area 10.60		
CEILING	Cornices/ moulded beams	G2b.CE.Corn	Plaster	Fair	Cracks visible	Examine area immediately around cracked plaster for adherence. Where the underlying plaster is sound, fill hairline cracks with a lime plaster patching compound, feathering out to match existing moulded profiles; lightly sand true to existing profiles. For larger cracks, widen slightly with a sharp pointed tool such as a crack widener. Remove all plaster dust and/or loose debris with a damp sponge. Fill widened crack with quick-setting joint compound; feather-out at the edges; lightly sand true to existing profiles.	Plasterer	Approx. area 2		
WALLS	General	G2c.WA.	Paint		Cracked and crazing with exfoliating and peeling paint	Prepare and redecorate with 3 coats of eggshell oil paint.	Painter / Decorator	Approx. area 65.12		
Page Total To Collection									£	

Ground floor: Room G2c (vestibule)						Refer to Drawing Number P002-06				
ELEMENT	ELEMENT/D ETAIL	REFERENCE NUMBER	MATERIAL	CONDITION	DESCRIPTION	REPAIR/WORKS	TRADES	DIMENSION sqm	UNIT COST	PRICE
NORTH WALL	Skirting/Wall	G2c.WA.01	Plaster	Poor	Severe damp damage exfoliating and extruding salts by the low level.	See provisional sum for rising damp treatment.	Rising Damp Specialist	Approx. area 0.15		
NORTH WALL	Skirting/Wall	G2c.WA.01	Plaster	Poor	Severe damp damage exfoliating and extruding salts by the low level.	Remove plaster on walls affected by rising damp up to a height of 300 mm above the highest point reached by the damp or 1 m above the dpc, whichever is higher. Rake out perished and salt contaminated mortar joints and cut out and renew any heavily salt contaminated bricks . Advise architect if any structural deficiencies or additional sources of damp are revealed. Provide the maximum ventilation possible and leave walls to dry for as long as possible before applying new plaster. Thoroughly dry brush background to remove dust, loose material and efflorescence before applying plaster. Make good. Re-plaster as specified. Skirtings: Replace missing to match existing,	Plasterer	See drawing P 002-06		
NORTH WALL	Skirting/Wall	G2c.WA.02	Plaster		Severe damp damage exfoliating and extruding salts by the low level.	Treat cause of rising damp.	Plasterer	See drawing P 002-06		
Page Total To Collection									£	

Ground floor: Room G2c (vestibule)						Refer to Drawing Number P002-06				
ELEMENT	ELEMENT/D ETAIL	REFERENCE NUMBER	MATERIAL	CONDITION	DESCRIPTION	REPAIR/WORKS	TRADES	DIMENSION sqm	UNIT COST	PRICE
NORTH WALL	Skirting/Wall	G2c.WA.02	Plaster		Severe damp damage exfoliating and extruding salts by the low level.	Remove plaster on walls affected by rising damp up to a height of 300 mm above the highest point reached by the damp or 1 m above the dpc, whichever is higher. Rake out perished and salt contaminated mortar joints and cut out and renew any heavily salt contaminated bricks . Advise architect if any structural deficiencies or additional sources of damp are revealed. Provide the maximum ventilation possible and leave walls to dry for as long as possible before applying new plaster. Thoroughly dry brush background to remove dust, loose material and efflorescence before applying plaster. Make good. Re-plaster as specified. Skirtings: Replace missing to match existing,	Plasterer	See drawing P 002-06		
EAST WALL	Skirting/Wall	G2c.WA.03	Plaster		Severe damp damage exfoliating and	Treat cause of rising damp.	Rising Damp	Approx. area 0.36		
Page Total To Collection £										

Ground floor: Room G2c (vestibule)						Refer to Drawing Number P002-06				
ELEMENT	ELEMENT/D ETAIL	REFERENCE NUMBER	MATERIAL	CONDITION	DESCRIPTION	REPAIR/WORKS	TRADES	DIMENSION sqm	UNIT COST	PRICE
EAST WALL	Skirting/Wall	G2c.WA.03	Plaster		Severe damp damage exfoliating and extruding salts by the low level.	<p>Remove plaster on walls affected by rising damp up to a height of 300 mm above the highest point reached by the damp or 1 m above the dpc, whichever is higher.</p> <p>- Rake out perished and salt contaminated mortar joints and cut out and renew any heavily salt contaminated bricks</p> <p>Advise architect if any structural deficiencies or additional sources of damp are revealed.</p> <p>Provide the maximum ventilation possible and leave walls to dry for as long as possible before applying new plaster.</p> <p>- Thoroughly dry brush background to remove dust, loose material and efflorescence before applying plaster. Make good.</p> <p>Replaster as specified.</p> <p>Skirtings: Strip existing paint. Make good. Repair where missing, to match existing.</p>	Plasterer	Approx. area 0.36		
Page Total To Collection									£	

Ground floor: Room G2c (vestibule)						Refer to Drawing Number P002-06				
ELEMENT	ELEMENT/D ETAIL	REFERENCE NUMBER	MATERIAL	CONDITION	DESCRIPTION	REPAIR/WORKS	TRADES	DIMENSION sqm	UNIT COST	PRICE
EAST WALL	Skirting/Wall	G2c.WA.03	Plaster		Severe damp damage exfoliating and extruding salts by the low level.	Remove plaster on walls affected by rising damp up to a height of 300 mm above the highest point reached by the damp or 1 m above the dpc, whichever is higher. - Rake out perished and salt contaminated mortar joints and cut out and renew any heavily salt contaminated bricks Advise architect if any structural deficiencies or additional sources of damp are revealed. Provide the maximum ventilation possible and leave walls to dry for as long as possible before applying new plaster. - Thoroughly dry brush background to remove dust, loose material and efflorescence before applying plaster. Make good. Replaster as specified. Skirtings: Strip existing paint. Make good. Repair where missing, to match existing.	Plasterer	Approx. area 0.36		
WEST WALL	Wall	G2c.WA.04	Plaster		Plaster cracked and affected by water ingress.	Wall: Carefully remove plaster which is loose, soft, friable; Gently tap all remaining intact surfaces and remove hollow sounding areas of plaster. Cut back to straight horizontal and vertical edges. Make good. Replaster as specified	Plasterer	Approx. area 7.30		
FLOOR	General	G2c.FL.	Concrete covered with mosaic		Mat- well contains the early grille, hard rubber mats with the Synagogue monogram. Floor area extremely stained, and dirty and noticeable subsidence. Mosaic floor uneven, cracked and broken up in places. Some tesserae missing.	Repairs to tesserae measured elsewhere.	Specialist floor contractor	Approx. area 22.67		
SERVICES					Area generally in poor condition	To be reconditioned as specified by M&E	Electrician			
JOINERY	Window	W.G.07			See: Schedule of works (External windows ground floor)					
JOINERY	Door	D.G.04			See: Schedule of works (External door ground floor)					
JOINERY	Opening door into G3	D.G.13			See Schedule of works (Ground floor - Internal doors and windows)					
Page Total To Collection									£	

Ground floor: Room G3 (Office)						Refer to Drawing Number P002-07				
ELEMENT	ELEMENT/DETAIL	REFERENCE NUMBER	MATERIAL	CONDITION	DESCRIPTION	REPAIR/WORKS	TRADES	DIMENSION sqm	UNIT COST	PRICE
CEILING	Structure	G3.CE.						Approx. area		
CEILING	General	G3.CE.	Paint	Poor	Cracked and crazed generally and in poor condition	Scrape paint where exfoliated. Make good. Bring forward. Sample trials to be prepared before applying part-coloured paint scheme. Redecorate with 3 coats of emulsion paint.	Decorator	Approx. area 16.06		
CEILING	Ceiling	G3.CE.01	Plaster	Poor	Damage caused by water ingress at high level in the north east corner.	Remove plaster which is loose, soft, friable, badly cracked or affected by efflorescence. Gently tap all remaining intact surfaces and remove hollow sounding areas of plaster. Remove stained plaster to 300 mm beyond last point of visible staining. Cut back to straight horizontal and vertical edges. Make good. Re-plaster	Plasterer	Approx. area 3.71		
WALLS	Structure	G3.WA.	Brickwork							
WALLS	General	G3.WA.	Paint		Poor paintwork to walls	Redecorate, paint work to walls 3 coats eggshell oil paint.	Painter / Decorator	Approx. area 55.75		
EAST WALL	Skirting/Wall	G3.WA.01	Plaster		Areas missing plaster	Examine area immediately around cracked / missing plaster for adherence. Remove detached, soft, friable or badly cracked plaster. Make good. Replaster as specified.	Plasterer	Approx. area 1.00		
SOUTH WALL	Wall	G3.WA.02	Plaster		Crack visible above the door No. D.G.14	Examine area immediately around cracked / missing plaster for adherence. Remove detached, soft, friable or badly cracked plaster. Make good. Replaster as specified.	Plasterer	Approx. area 1.00		
WEST WALL	Wall	G3.WA.03	Plaster				Plasterer	Approx. area 1.92		
FLOOR	General	G3.FL.			Carpeted floor presumably over original terrazzo	Remove carpet, re-carpet; Measured elsewhere	Contractor	Approx. area 16.06		
SERVICES					Profusion of surface run wiring and cabling. Central suspended double batten fitting.	Remove existing electrical wires. Make good. New wiring as per M&E instructions. New heating. See M&E drawings for specification.	Electrician / Plumber			
									Page Total To Collection £	

Ground floor: Room G3 (Office)							Refer to Drawing Number P002-07			
ELEMENT	ELEMENT/DE TAIL	REFERENCE NUMBER	MATERIAL	CONDITION	DESCRIPTION	REPAIR/WORKS	TRADES	DIMENSION sqm	UNIT COST	PRICE
JOINERY	Window	W.G.08			See: Schedule of works (External windows ground floor)					
JOINERY	Window	W.G.09			See: Schedule of works (External windows ground floor)					
JOINERY	Window	W.G.10			See: Schedule of works (External windows ground floor)					
JOINERY	Window	W.G.11			See: Schedule of works (External windows ground floor)					
JOINERY	Opening door into G3	D.G.13			See Schedule of works (Ground floor - Internal doors and windows)					
JOINERY	Opening door into G4	D.G.14			See Schedule of works (Ground floor - Internal doors and windows)					
								Page Total To Collection		£

Ground floor: Room G4 (Rabbi's office)						Refer to Drawing Number P002-08				
ELEMENT	ELEMENT/DE TAIL	REFERENCE NUMBER	MATERIAL	CONDITION	DESCRIPTION	REPAIR/WORKS	TRADES	DIMENSION	UNIT COST	PRICE
CEILING	Structure	G4.CE.								
CEILING	General	G4.CE.	False ceiling		False lowered ceiling with plain cove with inset downlighters.	Remove false ceiling; Make good to ceiling surface.	Plasterer	Approx. area 13.30		
CEILING	General	G4.CE.	Paint			Prepare and redecorate with 3 coats emulsion paint as specified.	Decorator	Approx. area 13.30		
WALLS	General	G4.WA.	Paint		Some damage and flaking in various places. Cracking on the wall surface, adjacent to door to the vestibule.	Scrape off exfoliating paint. Make good. Bring forward, re-paint 3 coats egg shell oil paint.	Painter / Decorator	Approx. area 57.30		
EAST WALL	Wall / Skirting	G4.WA.01	Plaster		Plain plastered. Cracking on the wall surface, adjacent to door to the vestibule and marks of previous repairs and cracks, particularly from the corners the window cills.	Remove detached, soft, friable or badly cracked plaster. Make good. Repair cracks, as specified. Replaster.	Plasterer	Approx. area 0.15		
FLOOR	Floor	G4.FL.	Carpet		Carpeted floor presumably over original terrazzo	Remove carpet, re- carpet;	Specialist flooring contractor	Approx. area 13.30		
SERVICE/ HEATING	Heating	See M&E DWG			No radiator, but exposed flow and return pipes at skirting level in the east and south walls.	New radiator, as specified by M&E.	Plumber			
SERVICES	Electrical	See M&E DWG			Inset downlighters in the false ceiling. Surface run wiring and cabling, which is obtrusive and extremely ugly. Surface mounted pyro cables to power sockets, which are disfiguring.	Remove existing wiring. Make good. New wiring to M&E specification. Remove existing downlighters. New light fitting,	Electrician			
FIXTURES/ FITTINGS					A crude, inbuilt cupboard on the north wall.	Improvement to fitted cupboards, as specified by architect Provisional sum.	Joiner			
FIXTURES/ FITTINGS					Oil painting on the wall in an appallingly inappropriate and ugly frame.	Change frame to suitable. Provisional sum required	Specialist Joiner			
FIXTURES/ FITTINGS					Poor curtains to both windows, with curtain track fixed behind the coving.	Replace with new, as specified by architect. Provisional sum.	Upholsterer			
JOINERY	Window	W.G.12			See: Schedule of works (External windows ground floor)					
JOINERY	Window	W.G.13			See: Schedule of works (External windows ground floor)					
JOINERY	Opening door into G4	D.G.14			See Schedule of works (Ground floor - Internal doors and windows)					
JOINERY	Opening door into ST2	D.G.15			See Schedule of works (Ground floor - Internal doors and windows)					
									Page Total To Collection £	

Ground floor: Room G5 (Lobby to the Gent WC, East Side)						Drawing Number P002-02				
ELEMENT	ELEMENT/DE TAIL	REFERENCE NUMBER	MATERIAL	CONDITION	DESCRIPTION	REPAIR/WORKS	TRADES	DIMENSION sqm	UNIT COST	PRICE
CEILING	General	G5.CE.	Plaster / Paint			Prepare and redecorate in 3 coats of emulsion paint overall.	Painter / Decorator	Approx. area 3,39		
WALLS	General	G5.WA.			Showing signs of damp ingress. Salts outbreak and exfoliating paintwork. Plaster painted finish with incised quirk dado. Signs of previous alterations on the north wall. Plinth to the side of the balusters, salts outbreak at skirting level, uneven and damaged plasterwork above.		Bricklayer			
WALLS	General	G5.WA.	Paint		Exfoliating paint.	Redecorate. 3 coats, eggshell oil overall.	Painter / Decorator	Approx. area 25,97		
WALLS	General	G5.WA.	Plaster		Severe damp damage exfoliating and extruding salts by the low level.	See provisional sum for rising damp treatment.	Plasterer	Approx. area 7		
NORTH WALL EAST WALL WEST WALL	Skirting/Wall	G5.WA.01 G5.WA.02 G5.WA.03 G5.WA.04	Plaster		Severe damp damage exfoliating and extruding salts by the low level.	Remove plaster on walls affected by rising damp up to a height of 300 mm above the highest point reached by the damp or 1 m above the dpc, whichever is higher. Rake out perished and salt contaminated mortar joints and cut out and renew any heavily salt contaminated bricks . Advise architect if any structural deficiencies or additional sources of damp are revealed. Provide the maximum ventilation possible and leave walls to dry for as long as possible before applying new plaster. Thoroughly dry brush background to remove dust, loose material and efflorescence before applying plaster. Make good. Re-plaster as specified. Skirtings: Replace missing to match existing.	Plasterer	Approx. area 7		
Page Total To Collection £										

Ground floor: Room G5 (Lobby to the Gent WC, East Side)							Drawing Number P002-02			
ELEMENT	ELEMENT/DE TAIL	REFERENCE NUMBER	MATERIAL	CONDITION	DESCRIPTION	REPAIR/WORKS	TRADES	DIMENSION sqm	UNIT COST	PRICE
FLOOR	General	G5.FL.	Stone in large slabs		Of stone in large slabs. Packing adjacent to door to G6. General condition, poor.	Clean, repair	Contractor	Approx. area 3,30		
STAIRS					Fine wrought and cast iron balusters, with hardwood rail. Stone steps, fair condition.	Clean, French Polish Handrail, redecorate iron balustrade	Contractor			
SERVICES	Electrics				Surface mounted wiring to exposed batten bulb with plastic switch, extremely incongruous and very unsightly.	Reconditioning of electrical services, to be specified by M&E. See M&E engineers drawings for reference.				
JOINERY	Opening door	D.G.025	See Schedule of works (Ground floor - Internal doors and windows)							
									Page Total To Collection £	

Ground floor: Room G7 (West side entrance lobby)						Drawing Number P002-09				
ELEMENT	ELEMENT/DE TAIL	REFERENCE NUMBER	MATERIAL	CONDITION	DESCRIPTION	REPAIR/WORKS	TRADES	DIMENSION sqm	UNIT COST	PRICE
CEILING	Structure	G7.CE.								
CEILING	General	G7.CE.	Paint on			Prepare and redecorate using emulsion paint, 3 coats	Decorator	Approx. area 3.70		
WALLS	Structure	G7.WA.			Plaster painted finish with incised quirk dado. Signs of previous alterations on the north wall. Plinth to the side of the balusters,					
WALLS	General	G7.WA.	Plaster		Raising Damp ingress	See provisional sum for rising damp treatment.	Plasterer			
WALLS	General	G7.WA.	Paint		Showing signs of damp ingress. Salts outbreak and exfoliating paintwork. salts outbreak at skirting level, uneven and damaged plasterwork above.	Scrape off exfoliating paint. Make good . Bring forward, re-paint 3 coats egg shell oil paint.	Painter / Decorator	Approx. area 29		
NORTH WALL	Skirting/Wall	G7.WA.02	Plaster		Salts outbreak at skirting level, uneven and damaged plasterwork above.	Remove plaster on walls affected by rising damp up to a height of 300 mm above the highest point reached by the damp or 1 m above the dpc, whichever is higher. Rake out perished and salt contaminated mortar joints and cut out and renew any heavily salt contaminated bricks . Advise architect if any structural deficiencies or additional sources of damp are revealed. Provide the maximum ventilation possible and leave walls to dry for as long as possible before applying new plaster. Thoroughly dry brush background to remove dust, loose material and efflorescence before applying plaster. Make good. Re-plaster as specified. Skirtings: Replace missing to match existing,	Plasterer	Approx. area 1.70		
Page Total To Collection £										