

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
NORTH WALL	Skirting/Wall	G7.WA.03	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 0.35		
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 sgm	UNIT COST	PRICE
SOUTH WALL	Wall	G7.WA.04	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 0.40		
SOUTH WALL	Wall				Modern door to external side alley. Later concrete lintel over door.	Enlarge opening .New lintel. See Architect Dwg. No... Carefully remove sound bricks clean off and set aside for re-use. Form new quoins toothed-in to match existing. DO NOT USE SNAPPED HEADERS, maintain bond. Measured elsewhere				
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
WEST WALL	Wall	G7.WA.01 G7.WA.05 G7.WA.06 G7.WA.07	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 0.51 Approx. area 1.08 Approx. area 1.00 Approx. area 0.51		
FLOOR	Floor	G7.FL.	Stone	Fair	Stone stair, with mosaic strip, dirty.	Clean throughout	Contractor	Approx. area 3.70		
SERVICES	Electrical			Poor	Wires visible running over the walls.	New wiring. See M&E drawings. Run wires				
IRONMONGERY					Hardwood handrail; Iron Balustrade	French polish handrail. Strip paint and repaint balustrade.	Contractor			
JOINERY	Window	W.G.14	See: Schedule of works (External windows ground floor)							
JOINERY	Door	D.G.05	See: Schedule of works (External door ground floor)							
JOINERY	Door	D.G.16	See Schedule of works (Ground floor - Internal doors and windows)							
									Page Total To Collection £	

Ground floor: Stair 1						Refer to Drawing Number P002-03				
ELEMENT	ELEMENT/DE TAIL	REFERENCE N°	MATERIAL	CONDITION	DESCRIPTION	REPAIR/WORKS	TRADES	DIMENSION sqm	UNIT COST	PRICE
CEILING	Structure	ST1.CE.								
CEILING	General	ST1.CE.	Paint		Cracking across the ceiling and cornices.	Prepare and redecorate with 3 coats of emulsion overall.	Painter / Decorator	Approx. area 14.15		
WALLS	Structure	ST1.WA.								
WALLS	General	ST1.WA.	Paint		Cracking and paint work defects to walls.	Prepare and redecorate with 3 coats of eggshell oil overall.	Painter / Decorator	Approx. area 32.40		
SOUTH WALL	Skirting/Wall	ST1.WA.01	Plaster		Plaster cracking due to water ingress.	Examine area immediately around cracked plaster for adherence. Where the underlying plaster is sound, fill hairline cracks with a lime plaster patching compound. 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 18		
FLOOR	General	ST1.FL.			Poor carpet and finishes to balustrade and steps	New double-width axminster runner, with brass stair rods. See Pcsums	Contractor	Approx. area 8.06		
JOINERY	Window	W.G.35			See Schedule of works (Ground floor - Internal doors and windows)					
Page Total To Collection									£	

Ground floor: Drawing Number P002-10 Stair 2

Ground floor: Drawing Number 1002-10-01a1										
ELEMENT	ELEMENT/ DETAIL	REFERENCE NUMBER	MATERIAL	CONDITION	DESCRIPTION	REPAIR/WORKS	TRADES	DIMENSION sqm	UNIT COST	PRICE
CEILING	General	ST2.CE.	Paint		Paintwork defects to ceiling	Redecorate paintwork throughout; 3 coats emulsion paint.	Decorator	Approx. area 15.66		
WALLS	General	ST2.WA.	Paint		Paintwork defects to walls.	Scrape off any areas of exfoliating paint. Make good. Prepare and redecorate 3 coats eggshell paint.	Painter / Decorator	Approx. area 49		
NORTH WALL	Wall	ST2.WA.01	Plaster		Diagonal crack on North wall over office.	Allow for stitching brickwork. See Structural Engineer's Dwg's for more details	Plasterer	Approx. area 5.60		
SOUTH WALL	Wall	ST2.WA.02	Plaster		Cracked and crazing with exfoliating and peeling paint	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.	Plasterer	Approx. area 18		
FLOOR	Floor	ST2.FL.	Concrete covered with mosaic		Poor carpet and finishes to balustrade and steps	New double-width axminster runner, with brass stair rods. Measured elsewhere	Contractor	Approx. area 9.77		
FLOOR	Floor	ST2.FL.01	Mosaic		Missing tesserae	Repairs to tesserae measured elsewhere.	Contractor	Approx. area 0.50		
JOINERY	Window	W.G.38	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)							
JOINERY	Opening door into G9	D.G.17	See Schedule of works (Ground floor - Internal doors and windows)							
								Page Total To Collection £		

Ground floor: Room G8a (Area beneath Gallery)

Refer to Drawing Number P002-12

ELEMENT	ELEMENT/DE TAIL	REFERENCE NUMBER	MATERIAL	CONDITION	DESCRIPTION	REPAIR/WORKS	TRADES	DIMENSION sqm	UNIT COST	PRICE
CEILING	Structure	G8a.CE.	Lath & Plaster				Plasterer	Approx. area		
CEILING	General	G8a.CE.	Paint			Prepare and decorate in 3 coats of emulsion overall.	Decorator	Approx. area 23.70		
CEILING	Ceiling	G8a.CE.01	Plaster		Paint work is dirty and scuffed generally; Areas of paint exfoliation.	Redecorate parti-coloured paint , 3 coats emulsion as specified throughout .Colour trials required.	Plasterer	Approx. area 1.00		
WALLS	Structure	G8a.WA.	Brickwork				Bricklayer	Approx. area		
WALLS	General	G8a.WA.	Paint		Paint work is dirty and scuffed generally; Areas of paint exfoliation.	Redecorate parti-coloured paint , 3 coats eggshell oil paint as specified throughout .Colour trials required.	Painter / Decorator	Approx. area 23.65		
EAST WALL	Wall	G8a.WA.01	Plaster		Cracks and damage to the plaster in marked areas	Examine area immediately around cracked plaster for adherence. Remove detached, soft, friable or badly cracked plaster. Make good. Replaster as specified.	Plasterer	Approx. area 3.30		
EAST WALL	Wall	G8a.WA.02	Plaster		Cracks and damage to the plaster in marked areas	Examine area immediately around cracked plaster for adherence. Remove detached, soft, friable or badly cracked plaster. Make good. Replaster as specified.	Plasterer	Approx. area 1.00		
EAST WALL	Wall	G8a.WA.03	Plaster		Cracks and damage to the plaster in marked areas	Examine area immediately around cracked plaster for adherence. Remove detached, soft, friable or badly cracked plaster. Make good. Replaster as specified.	Plasterer	Approx. area 1.40		
EAST WALL	Wall	G8a.WA.04	Plaster		Cracks and damage to the plaster in marked areas	Examine area immediately around cracked plaster for adherence. Remove detached, soft, friable or badly cracked plaster. Make good. Replaster as specified.	Plasterer	Approx. area 12.30		
Page Total To Collection £										

Ground floor: Room G8a (Area beneath Gallery)

Refer to Drawing Number P002-12

ELEMENT	ELEMENT/DE TAIL	REFERENCE NUMBER	MATERIAL	CONDITION	DESCRIPTION	REPAIR/WORKS	TRADES	DIMENSION sqm	UNIT COST	PRICE
EAST WALL	Wall	G8a.WA.04	Plaster		Cracks and damage to the plaster in marked areas	Examine area immediately around cracked plaster for adherence. Remove detached, soft, friable or badly cracked plaster. Make good. Replaster as specified.	Plasterer	Approx. area 12.30		
FLOOR	Floor Boards	G8a.FL.	Timber covered with linoleum		The floor is softwood boarding on joists; this mostly seems sound but all along the East Wall the joint ends and bearer are decayed and must be replaced.	Replace damaged boards with new to match.T&G SW.	Contractor	Approx. area 20.65		
FLOOR	Floor Boards	G8a.FL.01	Linoleum		The floor beneath and surrounding the seating appears to be linoleum (of some kind) black and possibly later painted, also in poor condition. Some areas, the lines of the floor boards beneath are visible. The outer perimeter has areas of cast iron floor grills visible where the carpet has worn away.	Remove floor coverings (measured elsewhere), re-carpet throughout (measured elsewhere). level and fix boards,	Contractor	Approx. area 2.50		
SERVICES	Heating	Generally			Provided by cast iron column radiators, around the walls and inset each inside of the Bimah and in front of the front pew seat Those on the north side are cast iron decorated column radiators, of an early, if not original pattern and with iron curved deflector shields. Those on the south side are a later modern replacement elsewhere similar.	Existing radiators to be re-conditioned, as per M&E instructions. See M&E engineers drawings for reference.	Plumber			
SERVICES	Electricity				Series of bulkhead ceiling fittings of unsuitable domestic design, served by surface mounted plastic trunking, which has damaged the cornice at the Gallery level. Extremely intrusive and ugly.	NEW Lighting . See M&E / Lighting Consultant Drawings.	Electrician			
JOINERY	Window	W.G.27			See: Schedule of works (External windows ground floor)					
JOINERY	Window	W.G.28			See: Schedule of works (External windows ground floor)					
JOINERY	Door	D.G.07			See: Schedule of works (External door ground floor)					
JOINERY	Opening door into d	D.G.29			See Schedule of works (Ground floor - Internal doors and windows)					
JOINERY	Opening door into d	D.G.30			See Schedule of works (Ground floor - Internal doors and windows)					
JOINERY	Opening door into G11	D.G.31			See Schedule of works (Ground floor - Internal doors and windows)					
									Page Total To Collection £	

Ground floor: Room G8b (Area beneath Gallery)

Refer to Drawing Number P002-13

ELEMENT	ELEMENT/DE TAIL	REFERENCE NUMBER	MATERIAL	CONDITION	DESCRIPTION	REPAIR/WORKS	TRADES	DIMENSION sqm	UNIT COST	PRICE
CEILING	Structure	G8b.CE.	Lath & Plaster				Plasterer	Approx. area		
CEILING	General	G8b.CE.	Paint		Paint work is dirty and scuffed generally; Areas of paint exfoliation.	Redecorate parti-coloured paint , 3 coats emulsion as specified throughout .Colour trials required.	Decorator	Approx. area 35		
CEILING	Ceiling	G8b.CE.01	Plaster		Cracks and damage to the plaster in marked areas	Examine area immediately around cracked plaster for adherence. Remove detached, soft, friable or badly cracked plaster. Make good. Replaster as specified.	Plasterer	Approx. area 2.00		
CEILING	Ceiling	G8b.CE.02	Plaster		Cracks and damage to the plaster in marked areas	Examine area immediately around cracked plaster for adherence. Remove detached, soft, friable or badly cracked plaster. Make good. Replaster as specified.	Plasterer	Approx. area 1.20		
WALLS	Structure	G8b.WA.	Brickwork				Bricklayer	Approx. area		
WALLS	General	G8b.WA.	Paint		Paint work is dirty and scuffed generally; Areas of paint exfoliation.	Redecorate parti-coloured paint , 3 coats eggshell oils as specified throughout .Colour trials required.	Painter / Decorator	Approx. area 34.80		
EAST WALL	Wall including reveals	G8b.WA.01	Plaster		Cracks and damage to the plaster in marked areas	Examine area immediately around cracked plaster for adherence. Remove detached, soft, friable or badly cracked plaster. Make good. Replaster as specified.	Plasterer	Approx. area 2.40		
EAST WALL	Wall including reveals	G8b.WA.02	Plaster		Cracks and damage to the plaster in marked areas	Examine area immediately around cracked plaster for adherence. Remove detached, soft, friable or badly cracked plaster. Make good. Replaster as specified.	Plasterer	Approx. area 2.40		
Page Total To Collection £										

Ground floor: Room G8b (Area beneath Gallery)

Refer to Drawing Number P002-13

ELEMENT	ELEMENT/DE TAIL	REFERENCE NUMBER	MATERIAL	CONDITION	DESCRIPTION	REPAIR/WORKS	TRADES	DIMENSION sqm	UNIT COST	PRICE
FLOOR	Floor Boards	G8b.FL.	Timber covered with linoleum		The floor beneath and surrounding the seating appears to be linoleum (of some kind) black and possibly later painted, also in poor condition. Some areas, the lines of the floor boards beneath are visible. The outer perimeter has areas of cast iron floor grills visible where the carpet has worn away.	Remove floor coverings (measured elsewhere), re-carpet throughout (measured elsewhere). level and fix boards,	Contractor	Approx. area 30.30		
SERVICES	Heating	General			Cast Iron original	Existing radiations to be re-conditioned, as per M&E instructions. See M&E engineers drawings for reference.	Plumber			
SERVICES	Electricity				Series of bulkhead ceiling fittings of unsuitable domestic design, served by surface mounted plastic trunking, which has damaged the cornice at the Gallery level. Extremely intrusive and ugly.	NEW Lighting . See M&E / Lighting Consultant Drawings.	Electrician			
JOINERY	Window	W.G.29			See: Schedule of works (External windows ground floor)					
JOINERY	Window	W.G.30			See: Schedule of works (External windows ground floor)					
Page Total To Collection £										

Ground floor: Room G8c (Area beneath Gallery)						Refer to Drawing Number P002-14				
ELEMENT	ELEMENT/DE TAIL	REFERENCE NUMBER	MATERIAL	CONDITION	DESCRIPTION	REPAIR/WORKS	TRADES	DIMENSION sqm	UNIT COST	PRICE
CEILING	Structure	G8c.CE.	Lath & Plaster							
CEILING	General	G8c.CE.	Paint		Paint work is dirty and scuffed generally; Areas of paint exfoliation.	Redecorate parti-coloured paint , 3 coats emulsion as specified throughout .Colour trials required.	Decorator	Approx. area 31		
CEILING	Ceiling	G8c.CE.01	Plaster		Cracks and damage to the plaster in marked areas	Examine area immediately around cracked plaster for adherence. Remove detached, soft, friable or badly cracked plaster. Make good. Replaster as specified.	Plasterer	Approx. area 0.50		
CEILING	Ceiling	G8c.CE.02	Plaster		Cracks and damage to the plaster in marked areas	Examine area immediately around cracked plaster for adherence. Remove detached, soft, friable or badly cracked plaster. Make good. Replaster as specified.	Plasterer	Approx. area 1.10		
WALLS	Structure	G8c.WA.	Brickwork							
WALLS	General	G8c.WA.	Paint		Paint work is dirty and scuffed generally; Areas of paint exfoliation.	Redecorate parti-coloured paint , 3 coats eggshell oils as specified throughout .Colour trials required.	Painter / Decorator	Approx. area 31.10		
EAST WALL	Wall including reveals	G8c.WA.01	Plaster		Cracks and damage to the plaster in marked areas	Examine area immediately around cracked plaster for adherence. Remove detached, soft, friable or badly cracked plaster. Make good. Replaster as specified.	Plasterer	Approx. area 2.40		
EAST WALL	Wall including reveals	G8c.WA.02	Plaster		Cracks and damage to the plaster in marked areas	Examine area immediately around cracked plaster for adherence. Remove detached, soft, friable or badly cracked plaster. Make good. Replaster as specified.	Plasterer	Approx. area 2.40		
EAST WALL	Wall including reveals	G8c.WA.03	Plaster		Cracks and damage to the plaster in marked areas	Examine area immediately around cracked plaster for adherence. Remove detached, soft, friable or badly cracked plaster. Make good. Replaster as specified.	Plasterer	Approx. area 2.40		
Page Total To Collection									£	

Ground floor: Room G8c (Area beneath Gallery)						Refer to Drawing Number P002-14				
ELEMENT	ELEMENT/DE TAIL	REFERENCE NUMBER	MATERIAL	CONDITION	DESCRIPTION	REPAIR/WORKS	TRADES	DIMENSION sqm	UNIT COST	PRICE
FLOOR	Floor Boards	G8c.FL.	Timber covered with linoleum		The floor beneath and surrounding the seating appears to be linoleum (of some kind) black and possibly later painted, also in poor condition. Some areas, the lines of the floor boards beneath are visible. The outer perimeter has areas of cast iron floor grills visible where the carpet has worn away.	Remove floor coverings (measured elsewhere), re-carpet throughout (measured elsewhere). level and fix boards,	Contractor	Approx. area 30.30		
SERVICES	Heating	Generaly			Cast Iron original radiators	Existing radiators to be re-conditioned, as per M&E instructions. See M&E engineers drawings for reference.	Plumber			
SERVICES	Electricity				Series of bulkhead ceiling fittings of unsuitable domestic design, served by surface mounted plastic trunking, which has damaged the cornice at the Gallery level. Extremely intrusive and ugly.	NEW Lighting . See M&E / Lighting Consultant Drawings.	Electrician			
JOINERY	Window	W.G.31			See: Schedule of works (External windows ground floor)					
JOINERY	Window	W.G.32			See: Schedule of works (External windows ground floor)					
JOINERY	Window	W.G.33			See: Schedule of works (External windows ground floor)					
Page Total To Collection									£	

Ground floor: Room G8d (Area beneath Gallery)

Refer to Drawing Number P002-15

ELEMENT	ELEMENT/DE TAIL	REFERENCE NUMBER	MATERIAL	CONDITION	DESCRIPTION	REPAIR/WORKS	TRADES	DIMENSION sqm	UNIT COST	PRICE
CEILING	Structure	G8d.CE.	Lath & Plaster				Plasterer	Approx. area		
CEILING	General	G8d.CE.	Paint		Paint work is dirty and scuffed generally; Areas of paint exfoliation.	Redecorate parti-coloured paint, 3 coats emulsion as specified throughout .Colour trials required.	Decorator	Approx. area 31.50		
WALLS	Structure	G8d.WA.	Brickwork				Bricklayer	Approx. area		
WALLS	General	G8d.WA.	Paint		Paint work is dirty and scuffed generally; Areas of paint exfoliation.	Redecorate parti-coloured paint , 3 coats eggshell oils as specified throughout .Colour trials required.	Painter / Decorator	Approx. area 32.80		
NORTH WALL	Wall	G8d.WA.01	Plaster		Cracks and damage to the plaster in marked areas	Examine area immediately around cracked plaster for adherence. Remove detached, soft, friable or badly cracked plaster. Make good. Replaster as specified.	Plasterer	Approx. area 3.41		
EAST WALL	Wall	G8d.WA.02	Plaster		Cracks and damage to the plaster in marked areas	Examine area immediately around cracked plaster for adherence. Remove detached, soft, friable or badly cracked plaster. Make good. Replaster as specified.	Plasterer	Approx. area 4.50		
FLOOR	Floor Boards	G8d.FL.	Timber covered with linoleum		The floor beneath and surrounding the seating appears to be linoleum (of some kind) black and possibly later painted, also in poor condition. Some areas, the lines of the floor boards beneath are visible. The outer perimeter has areas of cast iron floor grills visible where the carpet has worn away.	Remove floor coverings (measured elsewhere), re-carpet throughout (measured elsewhere). level and fix boards,	Contractor	Approx. area 27.60		
Page Total To Collection									£	

Ground floor: Room G8d (Area beneath Gallery)

Refer to Drawing Number P002-15

ELEMENT	ELEMENT/DE TAIL	REFERENCE NUMBER	MATERIAL	CONDITION	DESCRIPTION	REPAIR/WORKS	TRADES	DIMENSION sqm	UNIT COST	PRICE
SERVICES	Heating	Generally			Cast Iron original radiators	Existing radiators to be re-conditioned, as per M&E instructions. See M&E engineers drawings for reference.	Plumber			
SERVICES	Electricity				Series of bulkhead ceiling fittings of unsuitable domestic design, served by surface mounted plastic trunking, which has damaged the cornice at the Gallery level. Extremely intrusive and ugly.	NEW Lighting . See M&E / Lighting Consultant Drawings.	Electrician			
JOINERY	Window	W.G.34			See: Schedule of works (External windows ground floor)					
JOINERY	Window	W.G.35			See Schedule of works (Ground floor - Internal doors and windows)					
JOINERY	Door	D.G.22			See Schedule of works (Ground floor - Internal doors and windows)					
JOINERY	Door	D.G.23			See Schedule of works (Ground floor - Internal doors and windows)					
JOINERY	Door	D.G.24			See Schedule of works (Ground floor - Internal doors and windows)					
Page Total To Collection									£	

Ground floor: Room G8e (Area beneath Gallery)

Refer to Drawing Number P002-16

ELEMENT	ELEMENT/DE TAIL	REFERENCE NUMBER	MATERIAL	CONDITION	DESCRIPTION	REPAIR/WORKS	TRADES	DIMENSION sqm	UNIT COST	PRICE
CEILING	Structure	G8e.CE.	Lath & Plaster				Plasterer	Approx. area		
CEILING	General	G8e.CE.	Paint		Paint work is dirty and scuffed generally; Areas of paint exfoliation.	Redecorate parti-coloured paint , 3 coats emulsion as specified throughout .Colour trials required.	Decorator	Approx. area 30.70		
CEILING	Ceiling	G8e.CE.01	Plaster		Cracks and damage to the plaster in marked areas	Examine area immediately around cracked plaster for adherence. Remove detached, soft, friable or badly cracked plaster. Make good. Replaster as specified.	Plasterer	Approx. area 2.35		
WALLS	Structure	G8e.WA.	Brickwork				Bricklayer	Approx. area		
WALLS	General	G8e.WA.	Paint		Paint work is dirty and scuffed generally; Areas of paint exfoliation.	Redecorate parti-coloured paint , 3 coats eggshell oils as specified throughout .Colour trials required.	Painter / Decorator	Approx. area 32.85		
NORTH WALL	Wall	G8e.WA.01	Plaster		Cracks and damage to the plaster in marked areas	Examine area immediately around cracked plaster for adherence. Remove detached, soft, friable or badly cracked plaster. Make good. Replaster as specified.	Plasterer	Approx. area 1.00		
NORTH WALL	Wall	G8e.WA.02	Plaster		Cracks and damage to the plaster in marked areas	Examine area immediately around cracked plaster for adherence. Remove detached, soft, friable or badly cracked plaster. Make good. Replaster as specified.	Plasterer	Approx. area 1.20		
Page Total To Collection £										

Ground floor: Room G8e (Area beneath Gallery)

Refer to Drawing Number P002-16

ELEMENT	ELEMENT/DE TAIL	REFERENCE NUMBER	MATERIAL	CONDITION	DESCRIPTION	REPAIR/WORKS	TRADES	DIMENSION sqm	UNIT COST	PRICE
FLOOR	Floor Boards	G8e.FL.	Timber covered with linoleum		The floor beneath and surrounding the seating appears to be linoleum (of some kind) black and possibly later painted, also in poor condition. Some areas, the lines of the floor boards beneath are visible. The outer perimeter has areas of cast iron floor grills visible where the carpet has worn away.	Remove floor coverings (measured elsewhere), re-carpet throughout (measured elsewhere). level and fix boards,	Contractor	Approx. area 26.60		
SERVICES	Heating	Generaly			Cast Iron original radiators	Existing radiators to be re-conditioned, as per M&E instructions. See M&E engineers drawings for reference.	Plumber			
SERVICES	Electricity				Series of bulkhead ceiling fittings of unsuitable domestic design, served by surface mounted plastic trunking, which has damaged the cornice at the Gallery level. Extremely intrusive and ugly.	NEW Lighting . See M&E / Lighting Consultant Drawings.	Electrician			
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.20			See Schedule of works (Ground floor - Internal doors and windows)					
JOINERY	Door	D.G.21			See Schedule of works (Ground floor - Internal doors and windows)					
Page Total To Collection									£	

Ground floor: Room G8f (Area beneath Gallery)

Refer to Drawing Number P002-17

ELEMENT	ELEMENT/DE TAIL	REFERENCE NUMBER	MATERIAL	CONDITION	DESCRIPTION	REPAIR/WORKS	TRADES	DIMENSION sqm	UNIT COST	PRICE
CEILING	Structure	G8f.CE.	Lath & Plaster				Plasterer	Approx. area		
CEILING	General	G8f.CE.	Paint		Paint work is dirty and scuffed generally; Areas of paint exfoliation.	Redecorate parti-coloured paint , 3 coats emulsion as specified throughout .Colour trials required.	Decorator	Approx. area 32.20		
WALLS	Structure	G8f.WA.	Brickwork				Bricklayer	Approx. area		
WALLS	General	G8f.WA.	Paint		Paint work is dirty and scuffed generally; Areas of paint exfoliation.	Prepare and decorate in 3 coats eggshell oils overall.	Painter / Decorator	Approx. area 32.60		
NORTH/WEST WALL	Wall	G8f.WA.01	Plaster		Cracks and damage to the plaster in marked areas	Examine area immediately around cracked plaster for adherence. Remove detached, soft, friable or badly cracked plaster. Make good. Replaster as specified.	Plasterer	Approx. area 2.10		
NORTH/WEST WALL	Wall	G8f.WA.02	Plaster		Cracks and damage to the plaster in marked areas	Examine area immediately around cracked plaster for adherence. Remove detached, soft, friable or badly cracked plaster. Make good. Replaster as specified.	Plasterer	Approx. area 5.00		
FLOOR	Floor Boards	G8f.FL.	Timber covered with linoleum		The floor beneath and surrounding the seating appears to be linoleum (of some kind) black and possibly later painted, also in poor condition. Some areas, the lines of the floor boards beneath are visible. The outer perimeter has areas of cast iron floor grills visible where the carpet has worn away.	Remove floor coverings (measured elsewhere), re-carpet throughout (measured elsewhere). level and fix boards,	Contractor	Approx. area 28.10		
SERVICES	Heating	Generaly			Cast Iron original radiators	Existing radiators to be re- conditioned, as per M&E instructions. See M&E engineers drawings for reference.	Plumber			
SERVICES	Electricity				Series of bulkhead ceiling fittings of unsuitable domestic design, served by surface mounted plastic trunking, which has damaged the cornice at the Gallery level. Extremely intrusive and ugly.	NEW Lighting . See M&E / Lighting Consultant Drawings.	Electrician			
JOINERY	Window	W.G.15			See: Schedule of works (External windows ground floor)					
JOINERY	Window	W.G.38			See Schedule of works (Ground floor - Internal doors and windows)					
JOINERY	Door	D.G.17			See Schedule of works (Ground floor - Internal doors and windows)					
JOINERY	Door	D.G.18			See Schedule of works (Ground floor - Internal doors and windows)					
JOINERY	Door	D.G.19			See Schedule of works (Ground floor - Internal doors and windows)					
									Page Total To Collection £	

Ground floor: Room G8g (Area beneath Gallery)

Refer to Drawing Number P002-18

ELEMENT	ELEMENT/DE TAIL	REFERENCE NUMBER	MATERIAL	CONDITION	DESCRIPTION	REPAIR/WORKS	TRADES	DIMENSION sgm	UNIT COST	PRICE
CEILING	Structure	G8g.CE.	Lath & Plaster				Plasterer	Approx. area		
CEILING	General	G8g.CE.	Paint		Paint work is dirty and scuffed generally; Areas of paint exfoliation.	Redecorate parti-coloured paint , 3 coats emulsion as specified throughout .Colour trials required.	Decorator	Approx. area 24.20		
CEILING	Ceiling	G8g.CE.01	Plaster		Cracks and damage to the plaster in marked areas	Examine area immediately around cracked plaster for adherence. Remove detached, soft, friable or badly cracked plaster. Make good. Replaster as specified.	Plasterer	Approx. area 1.00		
WALLS	Structure	G8g.WA.	Brickwork				Bricklayer	Approx. area		
WALLS	General	G8g.WA.	Paint		Paint work is dirty and scuffed generally; Areas of paint exfoliation.	Prepare and decorate in 3 coats eggshell oils overall.	Painter / Decorator	Approx. area 26.50		
WEST WALL	Wall including reveals	G8g.WA.01	Plaster		Cracks and damage to the plaster in marked areas	Examine area immediately around cracked plaster for adherence. Remove detached, soft, friable or badly cracked plaster. Make good. Replaster as specified.	Plasterer	Approx. area 2		
FLOOR	Floor Boards	G8g.FL.	Timber covered with linoleum		The floor beneath and surrounding the seating appears to be linoleum (of some kind) black and possibly later painted, also in poor condition. Some areas, the lines of the floor boards beneath are visible. The outer perimeter has areas of cast iron floor grills visible where the carpet has worn away.	Remove floor coverings (measured elsewhere), re-carpet throughout (measured elsewhere). level and fix boards,	Contractor	Approx. area 20.70		
JOINERY	Window	W.G.16			See: Schedule of works (External windows ground floor)					
JOINERY	Window	W.G.17			See: Schedule of works (External windows ground floor)					
Page Total To Collection £										

Ground floor: Room G8h (Area beneath Gallery)

Refer to Drawing Number P002-19

ELEMENT	ELEMENT/DE TAIL	REFERENCE NUMBER	MATERIAL	CONDITION	DESCRIPTION	REPAIR/WORKS	TRADES	DIMENSION sqm	UNIT COST	PRICE
CEILING	Structure	G8h.CE.	Lath & Plaster				Plasterer	Approx. area		
CEILING	General	G8h.CE.	Paint		Paint work is dirty and scuffed generally; Areas of paint exfoliation.	Redecorate parti-coloured paint , 3 coats emulsion oils as specified throughout . Colour trials required.	Decorator	Approx. area 38.00		
CEILING	Ceiling	G8h.CE.01	Plaster		Cracks and damage to the plaster in marked areas	Examine area immediately around cracked plaster for adherence. Remove detached, soft, friable or badly cracked plaster. Make good. Replaster as specified.	Plasterer	Approx. area 2.70		
WALLS	Structure	G8h.WA.	Brickwork				Bricklayer	Approx. area		
WALLS	General	G8h.WA.	Paint		Paint work is dirty and scuffed generally; Areas of paint exfoliation.	Prepare and decorate in 3 coats eggshell oils overall.	Painter / Decorator	Approx. area 36.70		
WEST WALL	Wall including reveals	G8h.WA.01	Plaster		Cracks and damage to the plaster in marked areas	Examine area immediately around cracked plaster for adherence. Remove detached, soft, friable or badly cracked plaster. Make good. Replaster as specified.	Plasterer	Approx. area 3		
WEST WALL	Wall including reveals	G8h.WA.02	Plaster		Cracks and damage to the plaster in marked areas	Examine area immediately around cracked plaster for adherence. Remove detached, soft, friable or badly cracked plaster. Make good. Replaster as specified.	Plasterer	Approx. area 3		
WEST WALL	Wall including reveals	G8h.WA.03	Plaster		Cracks and damage to the plaster in marked areas	Examine area immediately around cracked plaster for adherence. Remove detached, soft, friable or badly cracked plaster. Make good. Replaster as specified.	Plasterer	Approx. area 2.10		
WEST WALL	Wall	G8h.WA.04	Plaster		Cracks and damage to the plaster in marked areas	Examine area immediately around cracked plaster for adherence. Remove detached, soft, friable or badly cracked plaster. Make good. Replaster as specified.	Plasterer	Approx. area 20.00		
FLOOR	Floor Boards	G8h.FL.	Timber covered with linoleum		Linoleum	Remove floor coverings (measured elsewhere), re-carpet throughout (measured elsewhere). Level and fix boards.	Contractor	Approx. area 33.00		
JOINERY	Window	W.G.18			See: Schedule of works (External windows ground floor)					
JOINERY	Window	W.G.19			See: Schedule of works (External windows ground floor)					
JOINERY	Window	W.G.20			See: Schedule of works (External windows ground floor)					
									Page Total To Collection £	

Ground floor: Room G8i (Area beneath Gallery)

Refer to Drawing Number P002-20

ELEMENT	ELEMENT/DE TAIL	REFERENCE NUMBER	MATERIAL	CONDITION	DESCRIPTION	REPAIR/WORKS	TRADES	DIMENSION sqm	UNIT COST	PRICE
CEILING	Structure	G8i.CE.	Lath & Plaster				Plasterer	Approx. area		
CEILING	General	G8i.CE.	Paint		Paint work is dirty and scuffed generally; Areas of paint exfoliation.	Redecorate parti-coloured paint , 3 coats of emulsion as specified throughout .Colour trials required.	Decorator	Approx. area 23.50		
CEILING	Ceiling	G8i.CE.01	Plaster		Cracks and damage to the plaster in marked areas	Examine area immediately around cracked plaster for adherence. Remove detached, soft, friable or badly cracked plaster. Make good. Replaster as specified.	Decorator	Approx. area 6.50		
WALLS	Structure	G8i.WA.	Brickwork				Bricklayer	Approx. area		
WALLS	General	G8i.WA.	Paint		Paint work is dirty and scuffed generally; Areas of paint exfoliation.	Prepare and decorate in 3 coats eggshell oils overall.	Painter / Decorator	Approx. area 34.50		
FLOOR	Floor Boards	G8i.FL.	Timber covered with linoleum		Linoleum poor condition	Remove floor coverings (measured elsewhere), re-carpet throughout (measured elsewhere). Level and fix boards.	Contractor	Approx. area 20.00		
JOINERY	Window	W.G.21	See Schedule of works (Ground floor - Internal doors and windows)							
JOINERY	Window	W.G.24	See: Schedule of works (External windows ground floor)							
JOINERY	Door	D.G.26	See Schedule of works (Ground floor - Internal doors and windows)							
JOINERY	Door	D.G.27	See Schedule of works (Ground floor - Internal doors and windows)							
Page Total To Collection £										

Ground floor: Room G10

Refer to Drawing Number P002-23

Ground floor: Room G10

Refer to Drawing Number: 100

ELEMENT	ELEMENT/DE TAIL	REFERENCE NUMBER	MATERIAL	CONDITION	DESCRIPTION	REPAIR/WORKS	TRADES	DIMENSION sqm	UNIT COST	PRICE
CEILING	Structure	G10.CE.						Approx. area		
CEILING	General	G10.CE.	Paint		A modern timber and Georgian wired hipped roof light with timber upstand.	Prepare and redecorate in 3 coats of emulsion overall.	Decorator	Approx. area 5.20		
WALLS	General	G10.WA.			Largely consist of piers between various openings. Have an incised quirk dado, decoration should be investigated here, to reveal the original colour scheme, which no doubt exist beneath. The door opening between G10 and G10e is fitted with perspex panels, lining the reveals, presumably to protect the paintwork, is ugly and unnecessary.	Remove perspex panels. Make good. Prepare and decorate in 3 coats eggshell oils overall.	Decorator.	Approx. area 18		
					A bare light bulb and pendant in the centre of the arch, adjoining G10 of Stair 3 is inappropriate and poorly positioned.	New light fittings, as per Lighting consultant specification				
FLOOR	Floor	G10.FL.	Concrete		Concrete, with concrete steps down. Uneven;dirty.	Clean and repair.	Contractor	Approx. area 5.20		
FLOOR	Floor	G10.FL.01								
JOINERY	Door opening into G12	D.G.28	See Schedule of works (Ground floor - Internal doors and windows)							
									Page Total To Collection £	

Ground floor: Room G11a

Refer to Drawing Number P002-21

ELEMENT	ELEMENT/DE TAIL	REFERENCE NUMBER	MATERIAL	CONDITION	DESCRIPTION	REPAIR/WORKS	TRADES	DIMENSION sqm	UNIT COST	PRICE
CEILING	Structure	G11a.CE.						Approx. area		
CEILING	General	G11a.CE.	Paint		Painted plasterboards on cast concrete, extremely poor condition, with areas of plaster fallen and the remainder cracked and exfoliating.	Prepare and decorate in 3 coats emulsion paint.	Decorator	Approx. area 5.00		
CEILING	Ceiling	G11a.CE.	Plaster		Plaster on cast concrete, extremely poor condition, with areas of plaster fallen and the remainder cracked and exfoliating.	Hack off all existing plaster to all ceiling and replaster.	Plasterer	Approx. area 5.00		
WALLS	Structure	G11a.WA.	Brickwork					Approx. area		
WALLS	General	G11a.WA.	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 to all walls rake out brickwork joints, damp – proof and replaster.	Plasterer	Approx. area 30.00		
WALLS	General	G11a.WA.	Paint		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.	Prepare and decorate in 3 coats eggshell oils overall.	Painter / Decorator	Approx. area 30.00		
FLOOR	Floor	G11a.FL.	Concrete		Cracked	Repair	Contractor	Approx. area 5.00		
JOINERY	Door	D.G.07	See: Schedule of works (External door ground floor)							
JOINERY	Door	D.G.31	See Schedule of works (Ground floor - Internal doors and windows)							
JOINERY	Door	D.G.32	See Schedule of works (Ground floor - Internal doors and windows)							
Page Total To Collection									£	

Ground floor: Room G11b

Refer to Drawing Number P002-22

Ground floor: Room G11b										
ELEMENT	ELEMENT/DE TAIL	REFERENCE NUMBER	MATERIAL	CONDITION	DESCRIPTION	REPAIR/WORKS	TRADES	DIMENSION sqm	UNIT COST	PRICE
CEILING	Structure	G11b.CE.					Bricklayer Contractor Contractor Plasterer	Approx. area 13.70		
CEILING	General	G11b.CE.	Paint		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.	Prepare and decorate in 3 coats emulsion overall	Decorator	Approx. area 13.70		
CEILING	Structure	See dwg No. RGP106A	Glass		Poor condition, panels broken;	New Glazed roof as per architects drawing.(see dwg No. RGP 106B)		Approx. area 3.00		
CEILING	Ceiling	G11b.CE.02	Plaster/ Render		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 to all ceiling and replaster.	Plasterer	Approx. area 7.00		
WALLS	Structure	G11b.WA.	Brickwork		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.	Clean and redecorate in masonry paint, the passageway to West End Lane.	Bricklayer	Approx. area 20		
FLOOR	Floor	G11b.FL.	Concrete		Concrete, cracked	Repair;	Contractor	Approx. area 16.70		
STAIRS	Steps	G11b.FL.01	Concrete		Concrete, cracked	Repair;	Contractor	Approx. area 2.80		
JOINERY	Door	D.G.32	See Schedule of works (Ground floor - Internal doors and windows)							
JOINERY	Door	D.G.33	See: Schedule of works (External door ground floor)							
									Page Total To Collection £	

Ground floor: P002-24 Room G12

Refer to Drawing Number P002-24

ELEMENT	ELEMENT/DE TAIL	REFERENCE NUMBER	MATERIAL	CONDITION	DESCRIPTION	REPAIR/WORKS	TRADES	DIMENSION sqm	UNIT COST	PRICE
CEILING	General	G12.CE.	Paint		Ceiling contains a modern Georgian wired roof light with timbered upstand.	Prepare and redecorate in 3 coats of emulsion overall.	Decorator	Approx. area 2.20		
WALLS	Structure	G12.WA.	Brickwork				Bricklayer			
WALLS	General	G12.WA.	Paint		Paint work is dirty and scuffed generally; Areas of paint exfoliation.	Prepare and decorate in 3 coats eggshell oils overall.	Decorator	Approx. area 22.45		
EAST WALL	Wall	G12.WA.01	Plaster		Cracks and damage to the plaster in marked areas	Examine area immediately around cracked plaster for adherence. Remove detached, soft, friable or badly cracked plaster. Make good. Replaster.	Plasterer	Approx. area 3.40		
WEST WALL	Wall	G12.WA.02	Plaster		Cracks and damage to the plaster in marked areas	Examine area immediately around cracked plaster for adherence. Remove detached, soft, friable or badly cracked plaster. Make good. Replaster .	Plasterer	Approx. area 1.50		
FLOOR	Floor	G12.FL.01	Concrete			Make Good.Repair.	Contractor	Approx. area 2.20		
JOINERY	Door	D.G.06	See: Schedule of works (External door ground floor)							
JOINERY	Door	D.G.28	See Schedule of works (Ground floor - Internal doors and windows)							
Page Total To Collection £										

Ground floor: Beneath Gallery_Room ST3

Refer to Drawing Number P002-25

ELEMENT	ELEMENT/DE TAIL	REFERENCE NUMBER	MATERIAL	CONDITION	DESCRIPTION	REPAIR/WORKS	TRADES	DIMENSION sqm	UNIT COST	PRICE
CEILING	General	ST3.CE.	Paint		Peeling, exfoliating paint.	Redecorate parti-coloured paint , 3 coats emulsion as specified throughout .Colour trials required.	Decorator	Approx. area 8.70		
WALLS	Structure Plaster	ST3.WA.	Brickwork		Painted plaster, severely cracked and crazed, peeling paintwork and substantial damp ingress	Examine area immediately around cracked plaster for adherence. Remove detached, soft, friable or badly cracked plaster. Make good. Replaster as specified.	Plasterer	Approx. area 10		
WALLS	General	ST3.WA.	Paint		Peeling paintwork , as a result of damp ingress.	Redecorate parti-coloured paint , 3 coats eggshell oil as specified throughout .	Decorator	Approx. area 42.00		
FLOOR	Floor	ST3.FL.	Concrete		Cracks	Repair.	Contractor	Approx. area 8.70		
JOINERY	Window	W.G.22	See: Schedule of works (External windows ground floor)							
JOINERY	Window	W.G.23	See: Schedule of works (External windows ground floor)							
Page Total To Collection £										

Ground floor: Room G9a (Dome)

Refer to Drawing Number P002-27

ELEMENT	ELEMENT/DE TAIL	REFERENCE NUMBER	MATERIAL	CONDITION	DESCRIPTION	REPAIR/WORKS	TRADES	DIMENSION sqm	UNIT COST	PRICE
DOME	Structure	G9a.CE.	Lath & Plaster					Approx. area		
DOME	General	G9a.CE.	Paint		Octagonal Dome over the main seating area with decorated main ribs and bisected tapering panels, towards the Octagonal glass centre. Illustrating scenes from the Bible Signs of cracking and crazing in the plasterwork of the Dome.	Prepare and decorate . 2 coats emulsion paint. Allow for sample boards.	Decorator	Approx. area 145.00		
	Above panels		Plaster		Octagonal Dome over the main seating area with decorated main ribs and bisected tapering panels, towards the Octagonal glass centre. Illustrating scenes from the Bible Signs of cracking and crazing in the plasterwork of the Dome.	Examine plaster key from above. Conservation repairs and support key from above. See C45.	Plasterer	Allow 30% of the dome ceiling area		
DOME	Panels	G9a.CE.01 G9a.CE.05 G9a.CE.06	Plaster		Octagonal Dome over the main seating area with decorated main ribs and bisected tapering panels, towards the Octagonal glass centre. Illustrating scenes from the Bible Signs of cracking and crazing in the plasterwork of the Dome.	Fill in cracks. Make good. Replaster. See C45.	Plasterer	Approx. area 4.30		
DOME	Ribs & Mouldings	G9a.CE.02	Plaster		A high level flat coved cornice with incised decoration. The main vaulting springing from column capitals of no known order . The capitals with extension brackets to support the feet of the main ribs. Decorated in flat green with ribs and outlines around the pendentives picked-out. Signs of cracking in the mouldings and ribs.	Repair cracks. Allow for Provisional sum for repair .See C45.	Specialist Plasterer	Approx. area 5		
DOME	Cills		Paint	Poor	Paint peeling due to water ingress.	Redecorate 3 coats eggshell oil paint.	Decorator	Approx. area 15		
DOME	Cills	G9a.CE.03 G9a.CE.04	Plaster	Poor	Cracked plaster due to water ingress.	Make good. Repair cracks in plaster. See C45.	Plasterer	Approx. area 2.00 Approx. area 2.00		
COLUMN C2:					"In Memory of Theobald Alexander, 1931". Joints and pointing missing in the lower alabaster section.	Re-point . Conservation clean.	Specialist marble repairs	Approx. area 0.4		
COLUMN C3:					"In Memory of Abraham Davis", no date. Pointing missing from the lower alabaster section.	Re-point . Conservation clean.	Specialist marble repairs	Approx. area 0.4		
COLUMN C4:					"In Memory of Stern, 1930".					
Page Total To Collection									£	