

TRADES HALL STAGE THREE

CONSERVATION SCHEDULE OF REPAIR

54 Victoria Street, Carlton VIC 3054

June 2024

Prepared for

VICTORIAN TRADES HALL COUNCIL

Prepared by

LOVELL CHEN



Trades Hall Stage Three - Victoria Street Wing
Schedule of Repairs

Notes: This scope is to be read in conjunction with Lovell Chen Drawings.

Refer to Menu of Repair for full description of Repair Codes. All repairs are to match like with like, to original detailing.

Item No.	Item	Location	Elevation	Repair Works Description	Repair Code	Quantity	Lm	m2
ROOM NUMBER: B1								
0.001	Marble panelling	B1	All	Clean marble dado panelling	S1			
0.002	Marble balustrade	B1	Top	Carefully remove embedded metal items from marble by hand, do not drill or cut marble, fill void with epoxy resin colour matched to marble	S3	5		
0.003	Flat plaster	B1	East	Cut out and re-plaster to plain/flat surfaces	HP03			1.20
0.004	Flat plaster	B1	South	Cut out and re-plaster to plain/ flat surfaces underneath W0.92	HP03			1.60
0.005	Flat plaster	B1	West	Minor crack repair to hard plaster	HP01		1	
0.006	Flat plaster	B1	West	Minor crack repair to hard plaster	HP01		1.75	
0.007	Flat plaster	B1	West	Minor crack repair to hard plaster	HP01		1.5	
0.008	Flat plaster	B1	West	Minor crack repair to hard plaster	HP01		2	
0.009	Flat plaster	B1	West	Minor crack repair to hard plaster	HP01		1.75	
0.010	Embedded metal	B1	North	Remove embedded metal items from Flat plaster above stair to basement	HP05	1		
0.011	Flat plaster	B1	North	Moulded render repair, fill all knicks and dints to restore to original profile	HP04		0.15	
0.012	Flat plaster	B1	North	Moulded render repair, fill all knicks and dints to restore to original profile	HP04		0.15	
ROOM NUMBER: B2								
0.013	Redundant pipework	B2	All	Remove redundant pipework, patch and repair holes	G1	2		
0.014	Redundant fixtures	B2	All	Remove redudant fixtures, patch and repair Flat plaster	HP05	8		
0.015	Embedded metal	B2	South	Remove embedded metal above window, patch and repair	HP05	2		
0.016	Flat plaster	B2	South	Cut out and re-plaster to plain/flat surfaces	HP03			2.6
0.017	Salt Efflorescence	B2	South	Poultice Efflorescence	HP10			2.4
0.018	Cornice/ Flat plaster	B2	South	Minor crack repair to hard plaster	HP01		1	
0.019	Flat plaster	B2	South	Minor crack repair to hard plaster	HP01		0.3	
0.020	Flat plaster	B2	South	Minor crack repair to hard plaster	HP01		0.3	
0.021	Flat plaster	B2	South	Minor crack repair to hard plaster	HP01		0.3	
0.022	Flat plaster	B2	South	Minor crack repair to hard plaster	HP01		0.3	
0.023	Redundant conduit	B2	West	Remove redundant conduit	G1	1		
0.024	Salt Efflorescence	B2	West	Poultice Efflorescence	HP10			0.5
0.025	Beam	B2	West	Major crack repair to hard plaster	HP02		0.4	
0.026	Beam	B2	West	Major crack repair to hard plaster	HP02		0.4	
0.027	Beam	B2	West	Major crack repair to hard plaster	HP02		2	
0.028	Flat plaster	B2	North	Remove tiles, cut out and re-plaster to plain/ flat surfaces above internal windows	HP03			
0.029	Flat plaster	B2	Ceiling	Minor crack repair to hard plaster	HP01		1	
0.030	Parquetry	B2	Floor	Allow to replace damaged or missing sections of parquetry floor	FL01			2
ROOM NUMBER: B3								
0.031	Redundant conduit	B3	East	Remove redundant conduit	G1	1		
0.032	Flat plaster	B3	East	Cut out and re-plaster to plain/flat surfaces	HP03			0.5
0.033	Flat plaster	B3	East	Cut out and re-plaster to plain/flat surfaces	HP03			1
0.034	Beam	B3	East	Cut out and re-plaster to plain/ flat surfaces along beam	HP03			0.5
0.035	Beam	B3	East	Major crack repair to hard plaster	HP02		1.5	
0.036	Flat plaster	B3	East	Minor crack repair to hard plaster	HP01		1.2	
0.037	Flat plaster	B3	South	Poultice Efflorescence	HP10			1.7
0.038	Flat plaster	B3	West	Poultice Efflorescence	HP10			2.3
0.039	Beam	B3	West	Major crack repair to hard plaster	HP02		5.6	
0.040	Flat plaster	B3	West	Minor crack repair to hard plaster	HP01		5	
0.041	Redundant conduit	B3	North	Remove redundant conduit	G1	1		
0.042	Flat plaster	B3	North	Cut out and re-plaster to flat surfaces below internal window	HP03			0.45
0.043	Moulded plaster	B3	North	Cut out and re-plaster to moulded surfaces below internal window	HP04			0.2
0.044	Parquetry	B3	Floor	Allow to replace damaged or missing sections of parquetry floor	FL01			2
ROOM NUMBER: B4								
0.045	Redundant pipework	B4	All	Remove redundant pipework from ceiling	G1	3		
0.046	Beam	B4	East	Cut out and re-plaster to plain/ flat surfaces along beam	HP03			1.8
0.047	Beam	B4	East	Major crack repair to hard plaster	HP02		0.5	
0.048	Flat plaster	B4	East	Cut out and re-plaster to plain/ flat surfaces	HP03			2.5
0.049	Flat plaster	B4	East	Minor crack repair to hard plaster	HP01		1.5	

Item No.	Item	Location	Elevation	Repair Works Description	Repair Code	Quantity	Lm	m2
0.050	Salt Efflorescence	B4	South	Poultice Efflorescence	HP10			5.5
0.051	Beam	B4	West	Minor crack repair to hard plaster	HP01		0.3	
0.052	Flat plaster	B4	West	Minor crack repair to hard plaster	HP01		0.6	
0.053	Ceiling cornice	B4	North	Crack repair to ceiling cornice along beam	HP01		1	
0.054	Flat plaster	B4	North	Cut out and re-plaster to plain/ flat surfaces along beam	HP03			1.5
0.055	Beam	B4	Ceiling	Major crack repair to hard plaster	HP02		0.5	
0.056	Beam	B4	Ceiling	Minor crack repair to hard plaster	HP01		2	
0.057	Flat plaster	B4	Ceiling	Poultice Efflorescence	HP10			1.5
0.058	Parquetry	B4	Floor	Allow to replace damaged or missing sections of parquetry floor	FL01			2
ROOM NUMBER: B5.1								
0.059	Redundant pipework	B5.1	All	Remove redundant pipework	G1			
0.060	Flat plaster	B5.1	South	Cut out and re-plaster to plain/ flat surfaces along beam	HP03			0.4
0.061	Flat plaster	B5.1	West	Cut out and re-plaster to plain/ flat surfaces around door architrave	HP03			1.5
0.062	Flat plaster/ cornice	B5.1	North	Patch hole and re-run moulded hard plaster wall/ ceiling cornice	HP04			0.25
0.063	Flat plaster/ cornice	B5.1	North	Patch hole and re-run moulded hard plaster wall/ ceiling cornice	HP04			0.25
0.064	Flat plaster/ cornice	B5.1	North	Patch hole and re-run moulded hard plaster wall/ ceiling cornice	HP04			0.25
0.065	Flat plaster/ cornice	B5.1	North	Patch hole and re-run moulded hard plaster wall/ ceiling cornice	HP04			0.4
0.066	Flat plaster/ cornice	B5.1	North	Patch hole and re-run moulded hard plaster wall/ ceiling cornice	HP04			0.25
0.067	Parquetry	B5.1	Floor	Allow to replace damaged or missing sections of parquetry floor	FL01			1
ROOM NUMBER: B5.2								
0.068	Embedded items	B5.2	South	Remove embedded items, re-plaster to plain/ flat surfaces along beam	HP05		2	
0.069	Parquetry	B5.2	Floor	Allow to replace damaged or missing sections of parquetry floor	FL01			0.25
ROOM NUMBER: B5.3								
0.070	Redundant pipework	B5.3	All	Remove redundant pipework, inspection and confirm onsite prior to completing works	G1			
0.071	Parquetry	B5.3	Floor	Allow to replace damaged or missing sections of parquetry floor	FL01			1
ROOM NUMBER: B5.4								
0.072	Flat plaster	B5.4	East	Cut out and re-plaster to plain/ flat surfaces	HP03			1.2
0.073	Flat plaster	B5.4	South	Cut out and re-plaster to plain/ flat surfaces	HP03			2.6
0.074	Redundant conduits	B5.4	North	Remove redundant conduits	G1		2	
0.075	Redundant fixtures	B5.4	Ceiling	Remove redundant fixtures, patch and repair	HP05		7	
0.076	Flat plaster	B5.4	Ceiling	Cut out and re-plaster hole in ceiling	HP03			0.25
0.077	Parquetry	B5.4	Floor	Allow to replace damaged or missing sections of parquetry floor	FL01			1
ROOM NUMBER: B6								
0.078	Redundant pipework	B6	All	Remove redundant pipework, inspection and confirm onsite prior to completing works	G1		2	
0.079	Flat plaster	B6	East	Plaster finish coat to full extent of wall	HP11			
0.080	Flat plaster	B6	South	Cut out and re-plaster to plain/flat surfaces	HP03			0.5
0.081	Conduit	B6	West	Remove redundant item	G1		1	
0.082	Flat plaster	B6	West	Cut out and re-plaster to plain/flat surfaces	HP03			2.4
0.083	Flat plaster	B6	West	Cut out and re-plaster to plain/flat surfaces	HP03			3.9
0.084	Internal windows	B6	North	Removed embedded items, putty and fill all holes within window frame	J06		4	
0.085	Internal windows	B6	North	Putty and fill all dints and holes in window frames	J01		10	
0.086	Plaster wall moulding	B6	North	Cut out and re-plaster to curved wall moulding below internal window	HP04			1
0.087	Flat plaster	B6	Ceiling	Carefully remove redundant items, patch repair ceiling	HP05		8	
0.088	Parquetry	B6	Floor	Allow to replace damaged or missing sections of parquetry floor	FL01			1.5
ROOM NUMBER: B7								
0.089	Redundant pipework	B7	All	Removal of redundant pipework	G1		2	
0.090	Redundant fixtures	B7	All	Remove redudant fixtures, patch and repair Flat plaster wall	HP05		4	
0.091	Flat plaster	B7	East	Cut out and re-plaster penetrations to plain/ flat surfaces	HP03		2	
0.092	Parquetry	B7	Floor	Allow to replace damaged or missing sections of parquetry floor	FL01			1.5
ROOM NUMBER: B8								
0.093	Redundant pipework	B8	All	Remove redundant pipework including fixings to substrate	G1		2	
0.095	Flat plaster	B8	East	Minor crack repair to hard plaster	HP01		1	
0.096	Flat plaster	B8	East	Minor crack repair to hard plaster	HP01		1	
0.097	Flat plaster	B8	East	Minor crack repair to hard plaster	HP01		5	
0.098	Ceiling	B8	Ceiling	Patch hole and re-plaster to plain/ flat surfaces	HP03		0.5	
0.099	Parquetry	B8	Floor	Allow to replace damaged or missing sections of parquetry floor	FL01			1
ROOM NUMBER: B09								
-	No itemised conservation works							

Item No.	Item	Location	Elevation	Repair Works Description	Repair Code	Quantity	Lm	m2
ROOM NUMBER: G28								
1.001	Ceiling cornice	G28	All	Supply and install new moulded plaster cornice			29	
1.002	Flat plaster walls	G28	All	Allow for removal of fixings to hard plaster walls following demolition non-original partition walls	G1			
1.003	Timber skirting	G28	East	Cut out and recast section of damaged timber skirting	J07			0.3
1.004	Flat plaster	G28	East	Cut out and re-plaster to plain/flat surfaces	HP03			0.5
1.005	Flat plaster	G28	South	Cut out and re-plaster to plain/flat surfaces	HP03			0.5
1.006	Flat plaster	G28	South	Minor crack repair to hard plaster	HP01		1	
1.007	Flat plaster	G28	South	Minor crack repair to hard plaster	HP01		1	
1.008	Flat plaster	G28	South	Minor crack repair to hard plaster	HP01		0.7	
1.009	Flat plaster	G28	South	Plaster finish coat to flat/plain plaster wall	HP11			17.4
1.010	Flat plaster	G28	West	Cut out and re-plaster to plain/flat surfaces	HP03			0.5
1.011	Flat plaster (top of wall)	G28	West	Minor crack repair to hard plaster	HP01		6	
1.012	Timber skirting	G28	West	Replace damaged timber skirting with new section to match original profile	J07		0.3	
1.013	Timber skirting	G28	West	Replace damaged timber skirting with new section to match original profile	J07		0.3	
1.014	Flat plaster	G28	North	Minor crack repair to hard plaster	HP01		4	
1.015	Flat plaster	G28	North	Minor crack repair to hard plaster	HP01		1	
1.016	Ceiling	G28	Ceiling	Minor crack repair to hard plaster	HP01		2	
1.017	Ceiling	G28	Ceiling	Minor crack repair to hard plaster	HP01		7	
1.018	Ceiling	G28	Ceiling	Minor crack repair to hard plaster	HP01		7	
ROOM NUMBER: G29								
1.019	Ceiling cornice	G29	All	Supply and install new moulded plaster cornice			26	
1.020	Flat plaster	G29	East	Cut out and re-plaster to plain/flat surfaces	HP03			1.8
1.021	Flat plaster	G29	East	Cut out and re-plaster to plain/flat surfaces	HP03			0.3
1.022	Flat plaster	G29	East	Minor crack repair to hard plaster	HP01		1	
1.023	Flat plaster	G29	East	Minor crack repair to hard plaster	HP01		1	
1.024	Flat plaster	G29	East	Minor crack repair to hard plaster	HP01		1	
1.025	Flat plaster	G29	East	Minor crack repair to hard plaster	HP01		0.3	
1.026	Flat plaster	G29	East	Minor crack repair to hard plaster	HP01		0.3	
1.027	Flat plaster	G29	South	Cut out and re-plaster to plain/flat surfaces	HP03			3
1.028	Flat plaster	G29	South	Cut out and re-plaster to plain/flat surfaces	HP03			0.5
1.029	Flat plaster	G29	South	Cut out and re-plaster to plain/flat surfaces	HP03			0.25
1.030	Flat plaster	G29	South	Cut out and re-plaster to plain/flat surfaces	HP03			1.25
1.031	Flat plaster	G29	South	Cut out and re-plaster to plain/flat surfaces	HP03			0.2
1.032	Flat plaster	G29	South	Cut out and re-plaster to plain/flat surfaces	HP03			0.5
1.033	Flat plaster	G29	South	Cut out and re-plaster to plain/flat surfaces	HP03			1
1.034	Flat plaster	G29	South	Minor crack repair to hard plaster	HP01		1	
1.035	Flat plaster	G29	South	Minor crack repair to hard plaster	HP01		1	
1.036	Flat plaster	G29	South	Minor crack repair to hard plaster	HP01		1	
1.037	Flat plaster	G29	West	Cut out and re-plaster to plain/flat surfaces	HP03			1.25
1.038	Flat plaster	G29	West	Cut out and re-plaster to plain/flat surfaces	HP03			0.5
1.039	Flat plaster	G29	West	Cut out and re-plaster to plain/flat surfaces	HP03			0.3
1.040	Flat plaster	G29	West	Cut out and re-plaster to plain/flat surfaces	HP03			0.25
1.041	Flat plaster	G29	West	Cut out and re-plaster to plain/flat surfaces	HP03			0.5
1.042	Flat plaster	G29	West	Minor crack repair to hard plaster	HP01		0.75	
1.043	Flat plaster	G29	North	Cut out and re-plaster to plain/flat surfaces	HP03			0.12
1.044	Flat plaster	G29	North	Cut out and re-plaster to plain/flat surfaces	HP03			0.75
1.045	Flat plaster	G29	North	Cut out and re-plaster to plain/flat surfaces	HP03			0.8
1.046	Flat plaster	G29	North	Cut out and re-plaster to plain/flat surfaces	HP03			0.6
1.047	Flat plaster	G29	North	Cut out and re-plaster to plain/flat surfaces	HP03			0.2
1.048	Flat plaster	G29	North	Cut out and re-plaster to plain/flat surfaces	HP03			0.6
1.049	Flat plaster	G29	North	Cut out and re-plaster to plain/flat surfaces	HP03			0.7
1.050	Flat plaster - chimney	G29	North	Cut out and re-plaster to plain/flat surfaces	HP03			0.35
1.051	Flat plaster - chimney	G29	North	Cut out and re-plaster to plain/flat surfaces	HP03			0.35
1.052	Flat plaster	G29	North	Minor crack repair to hard plaster	HP01		1	
1.053	Flat plaster	G29	North	Minor crack repair to hard plaster	HP01		1	
1.054	Flat plaster	G29	North	Minor crack repair to hard plaster	HP01		1	
1.055	Flat plaster	G29	Ceiling	Minor crack repair to hard plaster	HP01		1.2	
1.056	Flat plaster	G29	Ceiling	Minor crack repair to hard plaster	HP01		1.2	
1.057	Flat plaster	G29	Ceiling	Minor crack repair to hard plaster	HP01		1.2	

Item No.	Item	Location	Elevation	Repair Works Description	Repair Code	Quantity	Lm	m2
1.058	Flat plaster	G29	Ceiling	Minor crack repair to hard plaster	HP01		1	
1.059	Flat plaster	G29	Ceiling	Minor crack repair to hard plaster	HP01		1	
1.060	Flat plaster	G29	Ceiling	Minor crack repair to hard plaster	HP01		0.8	
1.061	Flat plaster	G29	Ceiling	Minor crack repair to hard plaster	HP01		0.8	
1.062	Flat plaster	G29	Ceiling	Minor crack repair to hard plaster	HP01		0.8	
1.063	Flat plaster	G29	Ceiling	Minor crack repair to hard plaster	HP01		0.8	
1.064	Flat plaster	G29	Ceiling	Minor crack repair to hard plaster	HP01		3	
ROOM NUMBER: G30								
1.065	Flat plaster	G30	Ceiling	Cut out and re-plaster to plain/flat surfaces	HP03			2
ROOM NUMBER: G32								
1.066	Timber skirting	G32	East	Replace damaged timber skirting with new section to match original profile	J07		1	
1.067	Ceiling Cornice	G32	East	Minor crack repair to hard plaster	HP01		4	
1.068	Picture Rail	G32	East	Repair picture rail to match original moulding profile	J07		0.25	
1.069	Flat plaster	G32	East	Minor crack repair to hard plaster	HP01		1.25	
1.070	Flat plaster	G32	East	Minor crack repair to hard plaster	HP01		0.5	
1.071	Flat plaster	G32	East	Minor crack repair to hard plaster	HP01		1	
1.072	Flat plaster	G32	East	Cut out and re-plaster to plain/flat surfaces	HP03			9
1.073	Flat plaster	G32	East	Cut out and re-plaster to plain/flat surfaces	HP03			16
1.074	Flat plaster	G32	South	Cut out and re-plaster to plain/flat surfaces	HP03			0.37
1.075	Flat plaster	G32	South	Cut out and re-plaster to plain/flat surfaces	HP03			0.25
1.076	Flat plaster	G32	South	Cut out and re-plaster to plain/flat surfaces	HP03			0.25
1.077	Flat plaster	G32	South	Cut out and re-plaster to plain/flat surfaces	HP03			0.5
1.078	Flat plaster	G32	South	Cut out and re-plaster to plain/flat surfaces	HP03			0.7
1.079	Flat plaster	G32	South	Cut out and re-plaster to plain/flat surfaces	HP03			6
1.080	Picture Rail	G32	West	Repair picture rail to match original moulding profile	J07		0.25	
1.081	Picture Rail	G32	West	Repair picture rail to match original moulding profile	J07		0.3	
1.082	Flat plaster	G32	West	Cut out and re-plaster to plain/flat surfaces	HP03			1.75
1.083	Flat plaster	G32	West	Cut out and re-plaster to plain/flat surfaces	HP03			0.25
1.084	Flat plaster	G32	West	Cut out and re-plaster to plain/flat surfaces	HP03			0.37
1.085	Flat plaster	G32	West	Cut out and re-plaster to plain/flat surfaces	HP03			0.5
1.086	Flat plaster	G32	West	Cut out and re-plaster to plain/flat surfaces	HP03			0.5
1.087	Flat plaster	G32	West	Cut out and re-plaster to plain/flat surfaces	HP03			1
1.088	Flat plaster	G32	West	Cut out and re-plaster to plain/flat surfaces	HP03			0.5
1.089	Flat plaster	G32	West	Cut out and re-plaster to plain/flat surfaces	HP03			0.5
1.090	Timber skirting	G32	North	Replace damaged timber skirting with new section to match original profile	J07			0.2
1.091	Picture Rail	G32	North	Re-fix picture rail to substrate, recess fixings below surface of picture rail and fill void prior to painting preparation	-		7	
1.092	Picture Rail	G32	North	Repair picture rail to match original moulding profile	J07		0.25	
1.093	Picture Rail	G32	North	Repair picture rail to match original moulding profile	J07		0.25	
1.094	Flat plaster	G32	North	Cut out and re-plaster to plain/flat surfaces	HP03			0.9
1.095	Flat plaster	G32	North	Cut out and re-plaster to plain/flat surfaces	HP03			2
1.096	Flat plaster	G32	North	Cut out and re-plaster to plain/flat surfaces	HP03			9.8
1.097	Ceiling	G32	Ceiling	Minor crack repair to hard plaster	HP01		4	
1.098	Ceiling	G32	Ceiling	Minor crack repair to hard plaster	HP01		2	
1.099	Ceiling	G32	Ceiling	Minor crack repair to hard plaster	HP01		1	
1.100	Ceiling	G32	Ceiling	Minor crack repair to hard plaster	HP01		3	
1.101	Ceiling	G32	Ceiling	Minor crack repair to hard plaster	HP01		3	
1.102	Ceiling	G32	Ceiling	Minor crack repair to hard plaster	HP01		1	
1.103	Ceiling	G32	Ceiling	Minor crack repair to hard plaster	HP01		2	
ROOM NUMBER: G33								
1.104	Brick wall	G33	All	Remove all embedded metal - internal	B03	4		
1.105	Brick wall	G33	East	Replace brickwork	B02	5		0.35
1.106	Brick wall	G33	West	Repoint brickwork	B01		2	
1.107	Brick wall	G33	West	Replace brickwork around joists penetrating wall	B02	5		
1.108	Brick wall	G33	North	Repoint brickwork	B01		1	
1.109	Ceiling	G33	Ceiling	Repair timber lath and hard plaster ceiling	HP06			28
ROOM NUMBER: G34								
1.109	Flat plaster	G34	East	Cut out and re-plaster to plain/flat surfaces	HP03			0.3
1.110	Flat plaster	G34	East	Cut out and re-plaster to plain/flat surfaces	HP03			0.6
1.111	Flat plaster	G34	East	Cut out and re-plaster to plain/flat surfaces	HP03			1

Item No.	Item	Location	Elevation	Repair Works Description	Repair Code	Quantity	Lm	m2
1.112	Flat plaster	G34	East	Cut out and re-plaster to plain/flat surfaces	HP03			0.5
1.113	Flat plaster	G34	East	Cut out and re-plaster to plain/flat surfaces	HP03			0.5
1.114	Flat plaster	G34	East	Cut out and re-plaster to plain/flat surfaces	HP03			0.2
1.115	Flat plaster	G34	East	Cut out and re-plaster to plain/flat surfaces	HP03			0.25
1.116	Flat plaster	G34	East	Cut out and re-plaster to plain/flat surfaces	HP03			0.1
1.117	Flat plaster	G34	East	Cut out and re-plaster to plain/flat surfaces	HP03			2
1.118	Flat plaster	G34	South	Cut out and re-plaster to plain/flat surfaces	HP03			0.25
1.119	Flat plaster	G34	South	Cut out and re-plaster to plain/flat surfaces	HP03			0.25
1.120	Flat plaster	G34	South	Cut out and re-plaster to plain/flat surfaces	HP03			0.75
1.121	Flat plaster	G34	South	Cut out and re-plaster to plain/flat surfaces	HP03			3
1.122	Flat plaster	G34	South	Cut out and re-plaster to plain/flat surfaces	HP03			0.75
1.123	Flat plaster	G34	South	Cut out and re-plaster to plain/flat surfaces	HP03			0.6
1.124	Picture Rail	G34	West	Repair picture rail to match original moulding profile	J07		0.25	
1.125	Picture Rail	G34	West	Repair picture rail to match original moulding profile	J07		0.25	
1.126	Flat plaster	G34	West	Minor crack repair to hard plaster	HP01		1.5	
1.127	Flat plaster	G34	West	Cut out and re-plaster to plain/flat surfaces	HP03			0.6
1.128	Flat plaster	G34	West	Cut out and re-plaster to plain/flat surfaces	HP03			0.25
1.129	Flat plaster	G34	West	Cut out and re-plaster to plain/flat surfaces	HP03			0.25
1.130	Flat plaster	G34	West	Cut out and re-plaster to plain/flat surfaces	HP03			0.5
1.131	Flat plaster	G34	West	Cut out and re-plaster to plain/flat surfaces	HP03			0.35
1.132	Flat plaster	G34	West	Cut out and re-plaster to plain/flat surfaces	HP03			0.35
1.133	Flat plaster	G34	West	Cut out and re-plaster to plain/flat surfaces	HP03			0.4
1.134	Flat plaster	G34	West	Cut out and re-plaster to plain/flat surfaces	HP03			0.3
1.135	Flat plaster	G34	West	Cut out and re-plaster to plain/flat surfaces	HP03			0.2
1.136	Flat plaster	G34	West	Cut out and re-plaster to plain/flat surfaces	HP03			0.5
1.137	Picture Rail	G34	North	Repair picture rail to match original moulding profile	J07		0.25	
1.138	Flat plaster	G34	North	Minor crack repair to hard plaster	HP01		2.5	
1.139	Flat plaster	G34	North	Cut out and re-plaster to plain/flat surfaces	HP03			3
1.140	Flat plaster	G34	North	Cut out and re-plaster to plain/flat surfaces	HP03			0.3
1.141	Flat plaster	G34	North	Cut out and re-plaster to plain/flat surfaces	HP03			0.3
1.142	Flat plaster	G34	North	Cut out and re-plaster to plain/flat surfaces	HP03			0.5
1.143	Flat plaster	G34	North	Cut out and re-plaster to plain/flat surfaces	HP03			1.2
1.144	Flat plaster	G34	North	Cut out and re-plaster to plain/flat surfaces	HP03			4.8
1.145	Flat plaster	G34	North	Cut out and re-plaster to plain/flat surfaces	HP03			2.25
1.146	Flat plaster	G34	North	Cut out and re-plaster to plain/flat surfaces	HP03			2.5
1.147	Flat plaster	G34	North	Cut out and re-plaster to plain/flat surfaces	HP03			1
1.148	Flat plaster	G34	Ceiling	Minor crack repair to hard plaster	HP01		2	
1.149	Flat plaster	G34	Ceiling	Minor crack repair to hard plaster	HP01		2	
1.150	Flat plaster	G34	Ceiling	Minor crack repair to hard plaster	HP01		3	
1.151	Flat plaster	G34	Ceiling	Minor crack repair to hard plaster	HP01		2.5	
ROOM NUMBER: G35 (BATHROOM)								
1.152	Flat plaster	G35	East	Cut out and re-plaster to plain/flat surfaces	HP03			3
1.153	Flat plaster	G35	South	Cut out and re-plaster to plain/flat surfaces	HP03			2
ROOM NUMBER: G35 (HALLWAY)								
-	No itemised conservation works							
ROOM NUMBER: G36								
1.154	Flat plaster	G36	East	Remove embedded metal and re-plaster to plain/ flat surface	HP05	2		
1.155	Flat plaster	G36	East	Poultice Efflorescence	HP10			5.7
1.156	Flat plaster	G36	East	Minor crack repair to hard plaster	HP01		0.7	
1.157	Flat plaster	G36	East	Minor crack repair to hard plaster	HP01		1	
1.158	Flat plaster	G36	East	Minor crack repair to hard plaster	HP01		1	
1.159	Flat plaster	G36	South	Remove embedded metal and re-plaster to plain/ flat surface	HP05	2		
1.160	Ceiling cornice	G36	South	Cut out and re-run hard plaster moulded surface	HP04		2.2	
1.161	Flat plaster	G36	South	Minor crack repair to hard plaster	HP01		0.8	
1.162	Flat plaster	G36	South	Minor crack repair to hard plaster	HP01		1.4	
1.163	Flat plaster	G36	South	Minor crack repair to hard plaster	HP01		0.5	
1.164	Flat plaster	G36	South	Minor crack repair to hard plaster	HP01		2	
1.165	Flat plaster	G36	South	Minor crack repair to hard plaster	HP01		0.5	
1.166	Flat plaster	G36	North	Remove embedded metal and re-plaster to plain/ flat surface	HP05	4		

Item No.	Item	Location	Elevation	Repair Works Description	Repair Code	Quantity	Lm	m2
1.167	Flat plaster	G36	North	Cut out and re-plaster to plain/flat surfaces	HP03			7.3
1.168	Flat plaster	G36	North	Poultice Efflorescence	HP10			5
1.169	Ceiling	G36	Ceiling	Poultice Efflorescence	HP10			4
1.170	Ceiling	G36	Ceiling	Minor crack repair to hard plaster	HP01		1.9	
1.171	Ceiling	G36	Ceiling	Minor crack repair to hard plaster	HP01		1.8	
1.172	Ceiling	G36	Ceiling	Minor crack repair to hard plaster	HP01		1	
1.173	Flat plaster	G36	Ceiling	Cut out and re-plaster to plain/flat surfaces	HP03			4
ROOM NUMBER: G37								
1.174	Flat plaster	G37	South	Remove embedded metal and re-plaster to plain/ flat surface	HP05	3		
1.175	Flat plaster	G37	South	Minor crack repair to hard plaster	HP01			1.1
1.176	Redundant services	G37	West	Removal of redundant services	G1	1		
1.177	Flat plaster	G37	North	Cut out and re-plaster to plain/flat surfaces	HP03			0.2
1.178	Parquetry	G37	Floor	Remove embedded metal items from floor	G1	2		0.1
1.179	Parquetry	G37	Floor	Allow to replace damaged or missing sections of parquetry floor	FL01			1
ROOM NUMBER: G36								
1.180	Flat plaster	G36	South	Minor crack repair to hard plaster	HP01		0.5	
1.181	Flat plaster	G36	South	Minor crack repair to hard plaster	HP01		0.5	
1.182	Flat plaster	G36	South	Minor crack repair to hard plaster	HP01		0.3	
1.183	Ceiling cornice	G36	West	Cut out and re-run hard plaster moulded surface	HP04			0.2
1.184	Flat plaster	G36	South	Cut out and re-plaster to plain/flat surfaces	HP03			0.1
1.185	Flat plaster	G36	South	Cut out and re-plaster to plain/flat surfaces	HP03			0.5
ROOM NUMBER: G38								
1.186	Flat plaster	G38	East	Carefully remove electrical services and re-plaster to plain/ flat surfaces behind	HP03			0.3
1.187	Flat plaster	G38	South	Cut out and re-plaster to plain/ flat surfaces around window	HP03			2
1.188	Ceiling cornice	G38	South	Crack repair to cornice	HP01		0.5	
1.189	Flat plaster (upper wall)	G38	South	Minor crack repair to hard plaster	HP01		1.4	
1.190	Flat plaster (upper wall)	G38	South	Minor crack repair to hard plaster	HP01		1.4	
1.191	Flat plaster (upper wall)	G38	South	Minor crack repair to hard plaster	HP01		1.4	
1.192	Flat plaster (upper wall)	G38	South	Minor crack repair to hard plaster	HP01		1.4	
1.193	Flat plaster (upper wall)	G38	South	Minor crack repair to hard plaster	HP01		1	
1.194	Flat plaster (lower wall)	G38	South	Minor crack repair to hard plaster	HP01		1	
1.195	Flat plaster	G38	South	Cut out and re-plaster to plain/flat surfaces	HP03			8.6
1.196	Flat plaster	G38	West	Minor crack repair to hard plaster	HP01		1	
1.197	Flat plaster	G38	West	Minor crack repair to hard plaster	HP01		1	
1.198	Flat plaster	G38	West	Minor crack repair to hard plaster	HP01		0.7	
1.199	Flat plaster	G38	West	Minor crack repair to hard plaster	HP01		0.7	
1.200	Flat plaster	G38	West	Minor crack repair to hard plaster	HP01		0.5	
1.201	Embedded items	G38	North	Remove embedded items and re-plaster to plain/ flat surfaces	HP05	4		
1.202	Conduits	G38	North	Remove redundant electrical conduits	G1	2		
1.203	Parquetry	G38	Floor	Allow to replace damaged or missing sections of parquetry floor	FL01			1
1.204	Flat plaster	G38	Ceiling	Minor crack repair to hard plaster	HP01		1	
ROOM NUMBER: G39								
1.205	Redundant items	G39	All	Removal of partition walls and kitchenette	G1			
1.206	Embedded metal items	G39	East	Remove embedded metal and re-plaster to plain/ flat surface	HP05	27		
1.207	Ceiling Cornice	G39	East	Minor crack repair to hard plaster	HP01		0.3	
1.208	Flat plaster	G39	East	Minor crack repair to hard plaster	HP01		1.5	
1.209	Flat plaster	G39	East	Minor crack repair to hard plaster	HP01		1.5	
1.210	Flat plaster	G39	East	Minor crack repair to hard plaster	HP01		1.5	
1.211	Flat plaster	G39	East	Minor crack repair to hard plaster	HP01		0.4	
1.212	Flat plaster	G39	East	Minor crack repair to hard plaster	HP01		1	
1.213	Flat plaster	G39	East	Minor crack repair to hard plaster	HP01		1.5	
1.214	Flat plaster	G39	East	Minor crack repair to hard plaster	HP01		1	
1.215	Flat plaster	G39	East	Minor crack repair to hard plaster	HP01		0.8	
1.216	Flat plaster	G39	East	Cut out and re-plaster to plain/flat surfaces	HP03			8.6
1.217	Salt Efflorescence	G39	East	Poultice Efflorescence	HP10			0.4
1.218	Embedded metal items	G39	South	Remove embedded metal and re-plaster to plain/ flat surface	J06	2		
1.219	Ceiling Cornice	G39	South	Minor crack repair to hard plaster	HP01		1	
1.220	Ceiling Cornice	G39	South	Minor crack repair to hard plaster	HP01		0.5	
1.221	Ceiling Cornice	G39	South	Minor crack repair to hard plaster	HP01		0.5	

Item No.	Item	Location	Elevation	Repair Works Description	Repair Code	Quantity	Lm	m2
1.222	Ceiling Cornice	G39	South	Minor crack repair to hard plaster	HP01		0.5	
1.223	Flat plaster	G39	South	Cut out and re-plaster to plain/flat surfaces	HP03			0.4
1.224	Flat plaster	G39	South	Cut out and re-plaster to plain/flat surfaces	HP03			1.5
1.225	Flat plaster	G39	South	Cut out and re-plaster to plain/flat surfaces	HP03			0.4
1.226	Flat plaster	G39	South	Cut out and re-plaster to plain/flat surfaces	HP03			0.2
1.227	Flat plaster	G39	South	Cut out and re-plaster to plain/flat surfaces	HP03			1
1.228	Flat plaster	G39	South	Cut out and re-plaster to plain/flat surfaces	HP03			1
1.229	Flat plaster	G39	South	Cut out and re-plaster to plain/flat surfaces	HP03			0.75
1.230	Flat plaster	G39	South	Cut out and re-plaster to plain/flat surfaces	HP03			0.2
1.231	Embedded metal items	G39	West	Remove embedded metal and re-plaster to plain/ flat surface	HP05	8		
1.232	Ceiling Cornice	G39	West	Minor crack repair to hard plaster	HP01	3	0.3	
1.233	Flat plaster	G39	West	Minor crack repair to hard plaster	HP01	4	1	
1.234	Flat plaster	G39	West	Minor crack repair to hard plaster	HP01	2	0.6	
1.235	Flat plaster	G39	West	Minor crack repair to hard plaster	HP01	3	0.5	
1.236	Picture Rail	G39	West	Re-attach and repair picture rail to match original moulding profile	J07	1		
1.237	Flat plaster	G39	West	Cut out and re-plaster to plain/flat surfaces	HP03			1.2
1.238	Flat plaster	G39	West	Cut out and re-plaster to plain/flat surfaces	HP03			0.2
1.239	Flat plaster	G39	West	Cut out and re-plaster to plain/flat surfaces	HP03			0.8
1.240	Flat plaster	G39	West	Cut out and re-plaster to plain/flat surfaces	HP03			2
1.241	Flat plaster	G39	West	Cut out and re-plaster to plain/flat surfaces	HP03			0.5
1.242	Flat plaster	G39	West	Cut out and re-plaster to plain/flat surfaces	HP03			0.5
1.243	Embedded metal items	G39	North	Remove embedded metal and re-plaster to plain/ flat surface	HP05	19		
1.244	Ceiling Cornice	G39	North	Minor crack repair to hard plaster	HP01	3	0.3	
1.245	Flat plaster	G39	North	Minor crack repair to hard plaster	HP01	2	1.5	
1.246	Flat plaster	G39	North	Minor crack repair to hard plaster	HP01	3	0.6	
1.247	Skirting	G39	North	Replace damaged timber skirting with new section to match original profile	J07		1	
1.248	Electrical services	G39	North	Remove redundant electrical conduit and GPO	G1	2		
1.249	Flat plaster	G39	North	Cut out and re-plaster to plain/flat surfaces	HP03			0.8
1.250	Flat plaster	G39	North	Cut out and re-plaster to plain/flat surfaces	HP03			0.8
1.251	Flat plaster	G39	North	Cut out and re-plaster to plain/flat surfaces	HP03			0.25
1.252	Flat plaster	G39	North	Cut out and re-plaster to plain/flat surfaces	HP03			0.25
1.253	Flat plaster	G39	North	Cut out and re-plaster to plain/flat surfaces	HP03			0.5
1.254	Timber bench	G39	North	Remove fixing from hard plaster wall following demolition of timber bench	G1			
1.255	Redundant fixtures	G39	North	Remove redundant fixtures and re-plaster to plain/ flat surface	HP05	16		
1.256	Flat plaster	G39	West	Cut out and re-plaster to plain/flat surfaces	HP03			0.5
1.257	Flat plaster	G39	West	Cut out and re-plaster to plain/flat surfaces	HP03			0.5
1.258	Flat plaster	G39	West	Cut out and re-plaster to plain/flat surfaces	HP03			0.4
1.259	Flat plaster	G39	West	Cut out and re-plaster to plain/flat surfaces	HP03			5
1.260	Flat plaster	G39	West	Cut out and re-plaster to plain/flat surfaces	HP03			1
1.261	Flat plaster	G39	West	Cut out and re-plaster to plain/flat surfaces	HP03			1.5
1.262	Ceiling	G39	Ceiling	Minor crack repair to hard plaster	HP01		3	
1.263	Ceiling	G39	Ceiling	Minor crack repair to hard plaster	HP01		0.4	
1.264	Ceiling	G39	Ceiling	Minor crack repair to hard plaster	HP01		0.4	
1.265	Ceiling	G39	Ceiling	Minor crack repair to hard plaster	HP01		1.2	
1.266	Ceiling	G39	Ceiling	Minor crack repair to hard plaster	HP01		1.2	
1.267	Ceiling	G39	Ceiling	Minor crack repair to hard plaster	HP01		0.5	
1.268	Ceiling	G39	Ceiling	Minor crack repair to hard plaster	HP01		0.5	
1.269	Ceiling	G39	Ceiling	Minor crack repair to hard plaster	HP01		0.5	
1.270	Ceiling	G39	Ceiling	Minor crack repair to hard plaster	HP01		0.5	
1.271	Parquetry	G39	Floor	Removal of redundant items in parquetry flooring	G1	7		
1.272	Parquetry	G39	Floor	Allow to replace damaged or missing sections of parquetry floor	FL01			6
ROOM NUMBER: G45								
1.273	Flat plaster	G45	North	Cut out and re-plaster to plain/ flat surfaces after removal of partition walls	HP03			1
1.274	Flat plaster	G45	East	Cut out and re-plaster to plain/flat surfaces	HP03			0.5
1.275	Service conduit	G45	West	Remove redundant conduit	G2/HP03		3.3	
1.276	Flat plaster	G45	West	Minor crack repair to hard plaster	HP01		2.4	
1.277	Flat plaster	G45	West	Cut out and re-plaster to plain/flat surfaces	HP03			5.3
1.278	Flat plaster	G45	North	Minor crack repair to hard plaster	HP01		0.6	
1.279	Flat plaster	G45	North	Minor crack repair to hard plaster	HP01		2.8	

Item No.	Item	Location	Elevation	Repair Works Description	Repair Code	Quantity	Lm	m2
1.280	Flat plaster	G45	North	Minor crack repair to hard plaster	HP01		1.5	
1.281	Flat plaster	G45	North	Minor crack repair to hard plaster	HP01		0.5	
1.282	Flat plaster	G45	North	Cut out and re-plaster to plain/flat surfaces	HP03			3
1.283	Flat plaster	G45	Ceiling	Minor crack repair to hard plaster	HP01			0.75
ROOM NUMBER: G46								
1.284	Ceiling cornice	G46	West (north bay)	patch plaster to cornice moulding	HP04			0.3
1.285	Flat plaster	G46	West (north bay)	Minor crack repair to hard plaster	HP01		2.5	
1.286	Moulded render	G46	West (south bay)	Repair knicks and dints in archway moulding to original profile	HP04			0.1
1.287	Moulded render	G46	West (south bay)	Repair knicks and dints in archway moulding to original profile	HP04			0.1
1.288	Moulded render	G46	West (south bay)	Repair knicks and dints in archway moulding to original profile	HP04			0.5
1.289	Moulded plaster	G46	North	Moulded render repair, fill all knicks and dints to restore to original profile	HP04			0.3
1.290	Moulded plaster	G46	Archway	Moulded render repair, fill all knicks and dints to restore to original profile	HP04			0.1
1.291	Moulded plaster	G46	Archway	Moulded render repair, fill all knicks and dints to restore to original profile	HP04			0.1
1.292	Moulded plaster	G46	Archway	Moulded render repair, fill all knicks and dints to restore to original profile	HP04			0.1
1.293	Moulded plaster	G46	Archway	Moulded render repair, fill all knicks and dints to restore to original profile	HP04			0.1
1.294	Moulded plaster	G46	Archway	Moulded render repair, fill all knicks and dints to restore to original profile	HP04			0.1
1.295	Flat plaster	G46	Ceiling	Cut out and re-plaster hole to plain/ flat surfaces	HP03			0.3
ROOM NUMBER: G47								
1.296	Flat plaster	G47	South	Cut out and re-plaster to plain/flat surfaces	HP03			0.8
1.297	Flat plaster	G47	South	Cut out and re-plaster to plain/flat surfaces	HP03			0.3
1.298	Ceiling	G47	Ceiling	Minor crack repair to hard plaster	HP01		2	
1.299	Ceiling	G47	Ceiling	Minor crack repair to hard plaster	HP01		4	
1.300	Ceiling	G47	Ceiling	Minor crack repair to hard plaster	HP01		0.4	
1.301	Ceiling	G47	Ceiling	Minor crack repair to hard plaster	HP01		1.9	
1.302	Ceiling	G47	Ceiling	Cut out and re-plaster to fibrous plaster ceiling	HP03			1
1.303	Ceiling	G47	Ceiling	Cut out and re-plaster to fibrous plaster ceiling	HP03			1
1.304	Ceiling	G47	Ceiling	Cut out and re-plaster to fibrous plaster ceiling	HP03			0.75
1.305	Ceiling	G47	Ceiling	Cut out and re-plaster to fibrous plaster ceiling	HP03			0.4
ROOM NUMBER: G26								
-	No itemised conservation works							
ROOM NUMBER: G54								
1.306	Flat Plaster	G54	East	Cut out and re-plaster to plain/flat surfaces	HP03			1.2
1.307	Flat Plaster	G54	North	Cut out and re-plaster to plain/flat surfaces	HP03			1.8
ROOM NUMBER: G55								
1.308	Flat plaster	G55	East	Cut out and re-plaster to plain/flat surfaces	HP03			0.4
1.309	Flat plaster	G55	East	Cut out and re-plaster ceiling cornice around service riser	HP03			0.3
1.310	Flat plaster	G55	South	Cut out and re-plaster to plain/flat surfaces	HP03			5.5
1.311	Flat plaster	G55	South	Minor crack repair to hard plaster	HP01		0.3	
1.312	Flat plaster	G55	West	Cut out and re-plaster to plain/flat surfaces	HP03			3.2
1.313	Flat plaster	G55	West	Cut out and re-plaster to plain/flat surfaces	HP03			1.8
1.314	Flat plaster	G55	West	Minor crack repair to hard plaster	HP01		1	
1.315	Flat plaster	G55	North	Cut out and re-plaster to plain/flat surfaces	HP03			1.3
1.316	Flat plaster	G55	North	Cut out and re-plaster to plain/flat surfaces	HP03			4.3
1.317	Flat plaster	G55	North	Minor crack repair to hard plaster	HP01		0.3	
1.318	Flat plaster	G55	North	Minor crack repair to hard plaster	HP01		1	
1.319	Ceiling cornice	G55	North	Minor crack repair to hard plaster	HP01		0.3	
ROOM NUMBER: G56								
1.320	Embedded metal items	G56	Ceiling	Remove embedded metal	HP05	11		
1.321	Ceiling	G56	Ceiling	Allow to replace existing non-original plasterboard ceiling with new plasterboard ceiling. Retain perimeter cornices in place as part of ceiling replacement	-			22
ROOM NUMBER: G57								
1.322	Embedded metal items	G57	Ceiling	Remove embedded metal and re-plaster to plain/ flat surface	HP05	22		
1.323	Redundant conduit	G57	East	Remove redundant conduit	G1	2		
1.324	Redundant fixtures	G57	East	Remove embedded metal items	HP05	9		
1.325	Ceiling Cornice	G57	East	Minor crack repair to hard plaster	HP01		4	
1.326	Flat plaster	G57	East	Cut out and re-plaster to plain/flat surfaces	HP03			2.4
1.327	Flat plaster	G57	East	Cut out and re-plaster to plain/flat surfaces	HP03			0.4
1.328	Flat plaster	G57	East	Cut out and re-plaster to plain/flat surfaces	HP03			0.7

Item No.	Item	Location	Elevation	Repair Works Description	Repair Code	Quantity	Lm	m2
1.329	Flat plaster	G57	East	Cut out and re-plaster to plain/flat surfaces	HP03			0.7
1.330	Flat plaster	G57	East	Cut out and re-plaster to plain/flat surfaces	HP03			0.1
1.331	Redundant conduit	G57	East	Remove redundant conduit	G1	2		
1.332	Redundant fixtures	G57	East	Remove embedded metal items	HP05	8		
1.333	Ceiling Cornice	G57	South	Minor crack repair to hard plaster	HP01		1	
1.334	Flat plaster	G57	South	Cut out and re-plaster to plain/flat surfaces	HP03			1
1.335	Flat plaster	G57	South	Cut out and re-plaster to plain/flat surfaces	HP03			0.4
1.336	Flat plaster	G57	South	Cut out and re-plaster to plain/flat surfaces	HP03			0.35
1.337	Flat plaster	G57	South	Cut out and re-plaster to plain/flat surfaces	HP03			0.5
1.338	Flat plaster	G57	South	Cut out and re-plaster to plain/flat surfaces	HP03			0.5
1.339	Flat plaster	G57	West	Cut out and re-plaster to plain/flat surfaces	HP03			2.5
1.340	Flat plaster	G57	West	Cut out and re-plaster to plain/flat surfaces	HP03			3
ROOM NUMBER: G58								
-	No itemised conservation works							
ROOM NUMBER: UNDERCROFT								
1.341	Redundant items	U.Croft	All	Remove redundant services/ pipework	G1			
1.342	Bathroom brickwork	U.Croft	East	Allow for removal of embedded items -internal	B03	25		
1.343	Bathroom brickwork	U.Croft	East	Remove redundant item (pipe above brick wall)	B03	1		
1.344	Bathroom brickwork	U.Croft	East	Remove redundant item (pipe embedded in brick wall)	B03			
1.345	Bathroom brickwork	U.Croft	East	Replace brickwork	B02			0.25
1.346	Bathroom brickwork	U.Croft	East	Repoint brickwork	B01			0.5
1.347	Brickwork	U.Croft	South	Remove redundant pipework, patch and repair holes	G1	2		
1.348	Vents	U.Croft	South	Replace missing zinc air vents		2		
1.349	Brickwork	U.Croft	South	Allow for removal of embedded items -internal	B03	40		
1.350	Salt Efflorescence	U.Croft	South	Poultice Efflorescence	HP10			4
1.351	Brickwork	U.Croft	West	Repoint brickwork	B01			2
1.352	Cottage brickwork	U.Croft	West	Repoint brickwork	B01			0.25
1.353	Cottage brickwork	U.Croft	West	Repoint brickwork	B01			0.25
1.354	Brickwork	U.Croft	North	Allow for removal of embedded items -internal	B03	50		
1.355	Vents	U.Croft	North	Replace damaged/ missing zinc air vent		2		
ROOM NUMBER: UNDERCROFT AMENITIES								
1.356	Bathroom brickwork	U.Croft	South	Repoint brickwork	B01			0.5
1.357	Bathroom brickwork	U.Croft	North	Repoint brickwork	B01			1

Item No.	Item	Location	Elevation	Repair Works Description	Repair Code	Quantity	Lm	m2
ROOM NUMBER: STAIR 1 (GROUND LEVEL)								
1.358	Marble panelling	S1	All	Clean marble dado panelling	S1			
1.359	Ceiling Cornice	S1	East	Minor crack repair to hard plaster	HP01		0.25	
1.360	Ceiling Cornice	S1	East	Minor crack repair to hard plaster	HP01		0.25	
1.361	Flat plaster	S1	East	Minor crack repair to hard plaster	HP01		0.3	
1.362	Flat plaster	S1	East	Minor crack repair to hard plaster	HP01		1	
1.363	Flat plaster	S1	East	Minor crack repair to hard plaster	HP01		1	
1.364	Flat plaster	S1	East	Minor crack repair to hard plaster	HP01		1.2	
1.365	Moulded plaster	S1	East	Crack repair in moulded plaster to match original profile	HP01		0.25	
1.366	Moulded plaster	S1	East	Crack repair in moulded plaster to match original profile	HP01		0.25	
1.367	Moulded plaster	S1	East	Crack repair in moulded plaster to match original profile	HP01		0.25	
1.368	Moulded plaster	S1	East	Crack repair in moulded plaster to match original profile	HP01		0.25	
1.369	Moulded plaster	S1	East	Moulded render repair, fill all knicks and dints to restore to original profile	HP04		0.15	
1.370	Moulded plaster	S1	East	Moulded render repair, fill all knicks and dints to restore to original profile	HP04		0.15	
1.371	Moulded plaster	S1	South	Moulded render repair, fill all knicks and dints to restore to original profile	HP04		0.25	
1.372	Flat plaster	S1	West	Minor crack repair to hard plaster	HP01		0.5	
1.373	Flat plaster	S1	West	Minor crack repair to hard plaster	HP01		1.2	
1.374	Flat plaster	S1	West	Minor crack repair to hard plaster	HP01		1	
1.375	Flat plaster	S1	West	Minor crack repair to hard plaster	HP01		1	
1.376	Moulded plaster	S1	West	Minor crack repair to hard plaster	HP01		0.25	
1.377	Moulded plaster	S1	West	Minor crack repair to hard plaster	HP01		0.25	
1.378	Ceiling cornice	S1	Ceiling	Minor crack repair to hard plaster	HP01		0.35	
1.379	Ceiling cornice	S1	Ceiling	Minor crack repair to hard plaster	HP01		0.3	
1.380	Ceiling cornice	S1	Ceiling	Minor crack repair to hard plaster	HP01		0.25	
1.381	Flat plaster	S1	Ceiling	Minor crack repair to hard plaster	HP01		2.8	
1.382	Flat plaster	S1	Ceiling	Minor crack repair to hard plaster	HP01		2.8	

Item No.	Item	Location	Elevation	Repair Works Description	Repair Code	Quantity	Lm	m2
ROOM NUMBER: F19								
-	No itemised conservation works							
ROOM NUMBER: F20								
2.001	Flat plaster	F20	All	Remove Embedded metal and re-plaster to plain/ flat surface	HP05	34		
2.002	Skirtings	F20	All	Carefully remove skirting ducts, patch repair all fixing points prior to painting				
2.003	Flat plaster	F20	East	Cut out and re-plaster to plain/flat surfaces	HP03			0.3
2.004	Flat plaster	F20	East	Cut out and re-plaster to plain/flat surfaces	HP03			2.25
2.005	Flat plaster	F20	East	Cut out and re-plaster to plain/flat surfaces	HP03			1
2.006	Flat plaster	F20	East	Cut out and re-plaster to plain/flat surfaces	HP03			1.5
2.007	Flat plaster	F20	East	Cut out and re-plaster to plain/flat surfaces	HP03			0.6
2.008	Flat plaster	F20	East	Cut out and re-plaster to plain/flat surfaces to side of fire place	HP03			0.1
2.009	Flat plaster	F20	South	Cut out and re-plaster to plain/flat surfaces	HP03			0.8
2.010	Flat plaster	F20	South	Cut out and re-plaster to plain/flat surfaces	HP03			1.4
2.011	Flat plaster	F20	South	Cut out and re-plaster to plain/flat surfaces	HP03			0.5
2.012	Flat plaster	F20	South	Cut out and re-plaster to plain/flat surfaces	HP03			0.25
2.013	Flat plaster	F20	South	Cut out and re-plaster to plain/flat surfaces	HP03			0.15
2.014	Flat plaster	F20	South	Cut out and re-plaster to plain/flat surfaces	HP03			0.25
2.015	Flat plaster	F20	South	Cut out and re-plaster to plain/flat surfaces	HP03			0.5
2.016	Flat plaster	F20	South	Cut out and re-plaster to plain/flat surfaces	HP03			0.3
2.017	Flat plaster	F20	South	Cut out and re-plaster to plain/flat surfaces	HP03			2
2.018	Flat plaster	F20	South	Cut out and re-plaster to plain/flat surfaces	HP03			0.25
2.019	Flat plaster	F20	South	Cut out and re-plaster to plain/flat surfaces	HP03			0.5
2.020	Flat plaster	F20	South	Cut out and re-plaster to plain/flat surfaces	HP03			0.2
2.021	Flat plaster	F20	South	Cut out and re-plaster to plain/flat surfaces	HP03			0.25
2.022	Flat plaster	F20	South	Cut out and re-plaster to plain/flat surfaces	HP03			0.25
2.023	Ceiling Cornice	F20	South	Minor crack repair to hard plaster	HP01		5	
2.024	Flat plaster	F20	West	Cut out and re-plaster to plain/flat surfaces	HP03			0.5
2.025	Flat plaster	F20	West	Cut out and re-plaster to plain/flat surfaces	HP03			0.25
2.026	Flat plaster	F20	West	Cut out and re-plaster to plain/flat surfaces	HP03			0.25
2.027	Flat plaster	F20	West	Cut out and re-plaster to plain/flat surfaces	HP03			0.25
2.028	Flat plaster	F20	West	Minor crack repair to hard plaster	HP01		1	
2.029	Ceiling Cornice	F20	West	Minor crack repair to hard plaster	HP01		0.3	
2.030	Ceiling Cornice	F20	West	Minor crack repair to hard plaster	HP01		0.3	
2.031	Ceiling	F20	West	Minor crack repair to hard plaster	HP01		4	
2.032	Ceiling	F20	West	Minor crack repair to hard plaster	HP01		2	
2.033	Flat plaster	F20	North	Cut out and re-plaster to plain/flat surfaces	HP03			1
2.034	Flat plaster	F20	North	Cut out and re-plaster to plain/flat surfaces	HP03			0.5
2.035	Flat plaster	F20	North	Cut out and re-plaster to plain/flat surfaces	HP03			1.25
2.036	Flat plaster	F20	North	Cut out and re-plaster to plain/flat surfaces	HP03			0.6
2.037	Flat plaster	F20	North	Cut out and re-plaster to plain/flat surfaces	HP03			0.25
2.038	Flat plaster	F20	North	Cut out and re-plaster to plain/flat surfaces	HP03			0.5
2.039	Flat plaster	F20	North	Cut out and re-plaster to plain/flat surfaces	HP03			15
2.040	Flat plaster	F20	North	Cut out and re-plaster to plain/flat surfaces	HP03			0.15
2.041	Flat plaster	F20	North	Cut out and re-plaster to plain/flat surfaces	HP03			0.6
2.042	Flat plaster	F20	North	Minor crack repair to hard plaster	HP01		3.2	
2.043	Ceiling Cornice	F20	North	Minor crack repair to hard plaster	HP01		0.15	
2.044	Ceiling Cornice	F20	North	Minor crack repair to hard plaster	HP01		0.15	
2.045	Ceiling Cornice	F20	North	Minor crack repair to hard plaster	HP01		0.3	
2.046	Ceiling Cornice	F20	North	Minor crack repair to hard plaster	HP01		0.15	
2.047	Ceiling Cornice	F20	North	Minor crack repair to hard plaster	HP01		0.3	
2.048	Ceiling Cornice	F20	North	Minor crack repair to hard plaster	HP01		0.3	
2.049	Ceiling Cornice	F20	North	Minor crack repair to hard plaster	HP01		0.3	
2.050	Ceiling Cornice	F20	North	Cut out and re-run moulded ceiling cornice to match existing profile	HP04		2.4	
ROOM NUMBER: F21								
-	No works							
ROOM NUMBER: F22								
-	No itemised conservation works							

Item No.	Item	Location	Elevation	Repair Works Description	Repair Code	Quantity	Lm	m2
ROOM NUMBER: F23								
2.051	Ceiling Cornice	F23	East	Minor crack repair to hard plaster	HP01		0.5	
2.052	Redundant cable	F23	East	Remove redundant cable and fixtures	G1	1		
2.053	Embedded items	F23	East	Remove embedded items from timber door architrave	J06	5		
2.054	Flat plaster	F23	East	Minor crack repair to hard plaster	HP01		0.25	
2.055	Flat plaster	F23	East	Minor crack repair to hard plaster	HP01		1	
2.056	Flat plaster	F23	East	Minor crack repair to hard plaster	HP01		1.8	
2.057	Flat plaster	F23	East	Minor crack repair to hard plaster	HP01		1	
2.058	Flat plaster	F23	East	Minor crack repair to hard plaster	HP01		0.25	
2.059	Flat plaster	F23	East	Minor crack repair to hard plaster	HP01		0.25	
2.060	Flat plaster	F23	East	Minor crack repair to hard plaster	HP01		0.25	
2.061	Flat plaster	F23	East	Minor crack repair to hard plaster	HP01		0.25	
2.062	Flat plaster	F23	East	Minor crack repair to hard plaster	HP01		0.3	
2.063	Flat plaster	F23	East	Minor crack repair to hard plaster	HP01		0.5	
2.064	Flat plaster	F23	East	Minor crack repair to hard plaster	HP01		0.75	
2.065	Flat plaster	F23	East	Minor crack repair to hard plaster	HP01		1	
2.066	Flat plaster	F23	East	Minor crack repair to hard plaster	HP01		1.25	
2.067	Flat plaster	F23	East	Minor crack repair to hard plaster	HP01		4.5	
2.068	Flat plaster	F23	East	Cut out and re-plaster to plain/flat surfaces	HP03			1.4
2.069	Flat plaster	F23	East	Cut out and re-plaster to plain/flat surfaces	HP03			5.5
2.070	Flat plaster	F23	South	Minor crack repair to hard plaster	HP01		0.75	
2.071	Flat plaster	F23	South	Minor crack repair to hard plaster	HP01		1	
2.072	Flat plaster	F23	South	Minor crack repair to hard plaster	HP01		0.6	
2.073	Flat plaster (above pict. rail)	F23	South	Cut out and re-plaster to plain/flat surfaces	HP03			7
2.074	Flat plaster	F23	South	Cut out and re-plaster to plain/flat surfaces	HP03			1.8
2.075	Flat plaster (above skirt.)	F23	South	Cut out and re-plaster to plain/flat surfaces	HP03			1.8
2.076	Flat plaster	F23	South	Cut out and re-plaster to plain/flat surfaces	HP03			2.8
2.077	Flat plaster	F23	South	Cut out and re-plaster to plain/flat surfaces	HP03			1.2
2.078	Flat plaster	F23	South	Cut out and re-plaster to plain/flat surfaces	HP03			2.3
2.079	Flat plaster (above skirt.)	F23	South	Cut out and re-plaster to plain/flat surfaces	HP03			0.4
2.080	Window frames (W1.94, W1.95)	F23	West	Putty, fill and repaint over holes and dints	J01	10		
2.081	Window frames (W1.94, W1.95)	F23	West	Repair timber window sash	J01			
2.082	Window frames (W1.94)	F23	West	Re-attach sash bead in window	J01			
2.083	Window frames (W1.95)	F23	West	Re-attach sash bead in window	J01			
2.084	Salt Efflorescence	F23	West	Poultice Efflorescence	HP10			1.5
2.085	Flat plaster	F23	West	Minor crack repair to hard plaster	HP01		1	
2.086	Salt Efflorescence	F23	West	Poultice Efflorescence	HP10			1.2
2.087	Picture rail	F23	North	Re-attach and repair picture rail	J07		1.3	
2.088	Picture rail	F23	North	Repair picture rail to match original moulding profile	J07		0.25	
2.089	Picture rail	F23	North	Repair picture rail to match original moulding profile	J07		0.25	
2.090	Picture rail	F23	North	Repair picture rail to match original moulding profile	J07		0.25	
2.091	Picture rail	F23	North	Repair picture rail to match original moulding profile	J07		0.25	
2.092	Flat plaster	F23	North	Minor crack repair to hard plaster	HP01		1	
2.093	Flat plaster	F23	North	Minor crack repair to hard plaster	HP01		0.75	
2.094	Flat plaster	F23	North	Minor crack repair to hard plaster	HP01		1.8	
2.095	Flat plaster	F23	North	Cut out and re-plaster to plain/flat surfaces to chimney	HP03			1
2.096	Flat plaster	F23	North	Cut out and re-plaster to plain/flat surfaces to chimney	HP03			4
2.097	Flat plaster	F23	North	Cut out and re-plaster to plain/flat surfaces to side of chimney	HP03			1
2.098	Flat plaster	F23	North	Cut out and re-plaster to plain/flat surfaces	HP03			0.9
2.099	Flat plaster	F23	Ceiling	Minor crack repair to hard plaster	HP01		1	
2.100	Flat plaster	F23	North	Cut out and re-plaster to plain/flat surfaces	HP03			0.35
ROOM NUMBER: F24								
2.101	Redundant pipework	F24	All	Remove redundant pipework, patch and repair holes	G1	3		
2.102	Redundant item	F24	All	Remove redundant white board and fixtures	G1	3		
2.103	Flat plaster	F24	East	Cut out and re-plaster to plain/flat surfaces	HP03			1.7
2.104	Flat plaster	F24	East	Minor crack repair to hard plaster	HP01		0.4	
2.105	Flat plaster	F24	East	Minor crack repair to hard plaster	HP01		0.4	

Item No.	Item	Location	Elevation	Repair Works Description	Repair Code	Quantity	Lm	m2
2.106	Flat plaster	F24	East	Minor crack repair to hard plaster	HP01		2	
2.107	Flat plaster	F24	South	Plaster finish coat to full extent of wall	HP11			17
2.108	Flat plaster	F24	South	Cut out and re-plaster to plain/flat surfaces	HP03			0.5
2.109	Flat plaster	F24	South	Minor crack repair to hard plaster	HP01			1.3
2.110	Flat plaster	F24	South	Minor crack repair to hard plaster	HP01			1.6
2.111	Flat plaster	F24	South	Minor crack repair to hard plaster	HP01			1
2.112	Flat plaster	F24	West	Cut out and re-plaster to plain/ flat surfaces above picture rail	HP03			2.4
2.113	Parquetry	F24	Floor	Allow to replace damaged or missing sections of parquetry floor	FL01			2
2.114	Ceiling	F24	Ceiling	Poultice Efflorescence	HP10			4.7
2.115	Ceiling	F24	Ceiling	Poultice Efflorescence	HP10			0.5
ROOM NUMBER: F25								
2.116	Redundant pipework	F25	All	Remove redundant pipework, patch and repair holes	G1	3		
2.117	Embedded metal items	F25	All	Remove embedded metal items, cut out and re-plaster to plain/ flat surfaces	HP05	16		
2.118	Flat plaster	F25	East	Cut out and re-plaster to plain/flat surfaces	HP03			0.1
2.119	Flat plaster	F25	East	Cut out and re-plaster to plain/flat surfaces	HP03			0.1
2.120	Flat plaster	F25	East	Minor crack repair to hard plaster	HP01	4.9		
2.121	Flat plaster	F25	South	Cut out and re-plaster to plain/flat surfaces	HP03			4.7
2.122	Flat plaster	F25	South	Poultice Efflorescence	HP10			1
2.123	Flat plaster	F25	South	Minor crack repair to hard plaster	HP01	1		
2.124	Flat plaster	F25	South	Minor crack repair to hard plaster	HP01	1.3		
2.125	Flat plaster	F25	West	Cut out and re-plaster to plain/flat surfaces	HP03			1.8
2.126	Flat plaster	F25	West	Minor crack repair to hard plaster	HP01	1.2		
2.127	Flat plaster	F25	West	Minor crack repair to hard plaster	HP01	0.5		
2.128	Flat plaster	F25	West	Minor crack repair to hard plaster	HP01	0.5		
2.129	Flat plaster	F25	West	Minor crack repair to hard plaster	HP01	0.3		
2.130	Flat plaster	F25	West	Minor crack repair to hard plaster	HP01	1.5		
2.131	Flat plaster	F25	West	Poultice Efflorescence	HP10			1
2.132	Flat plaster	F25	North	Minor crack repair to hard plaster	HP01	2		
2.133	Flat plaster	F25	North	Minor crack repair to hard plaster	HP01	2		
2.134	Parquetry	F25	Floor	Allow to replace damaged or missing sections of parquetry floor	FL01			1.5
2.135	Ceiling	F25	Ceiling	Poultice Efflorescence	HP10			1.5
ROOM NUMBER: F26								
2.136	Redundant pipework	F26	All	Remove redundant pipework, patch and repair holes	G1	3		
2.137	Flat plaster	F26	East	Minor crack repair to hard plaster	HP01		2	
2.138	Flat plaster	F26	East	Minor crack repair to hard plaster	HP01		4	
2.139	Flat plaster	F26	East	Cut out and re-run hard plaster moulded surface	HP05			0.15
2.140	Flat plaster	F26	South	Cut out and re-plaster to plain/flat surfaces	HP03			0.5
2.141	Ceiling cornice	F26	South	Minor crack repair to hard plaster	HP01			0.4
2.142	Ceiling cornice	F26	South	Minor crack repair to hard plaster	HP01			0.4
2.143	Flat plaster	F26	South	Minor crack repair to hard plaster	HP01			0.6
2.144	Beam	F26	West	Major crack repair to hard plaster	HP02			0.2
2.145	Flat plaster	F26	West	Minor crack repair to hard plaster	HP01			5.4
ROOM NUMBER: F27								
2.146	Redundant pipework	F27	All	Remove redundant pipework, patch and repair holes	G1	3		
2.147	Embedded metal	F27	All	Remove embedded metal, patch and repair	HP05	6		
2.148	Flat plaster	F27	East	Cut out and re-plaster to plain/flat surfaces	HP03			1.5
2.149	Flat plaster	F27	East	Cut out and re-plaster to plain/flat surfaces	HP03			0.3
2.150	Flat plaster	F27	East	Cut out and re-plaster to plain/flat surfaces	HP03			0.1
2.151	Flat plaster	F27	East	Cut out and re-plaster to plain/flat surfaces	HP03			0.2
2.152	Flat plaster	F27	East	Cut out and re-plaster to plain/flat surfaces	HP03			0.1
2.153	Flat plaster	F27	South	Cut out and re-plaster to plain/flat surfaces	HP03			1
2.154	Flat plaster	F27	South	Minor crack repair to hard plaster	HP01	1.5		
2.155	Flat plaster	F27	South	Minor crack repair to hard plaster	HP01	0.5		
2.156	Flat plaster	F27	South	Minor crack repair to hard plaster	HP01	0.5		
2.157	Flat plaster	F27	South	Minor crack repair to hard plaster	HP01	0.5		
2.158	Flat plaster	F27	West	Minor crack repair to hard plaster	HP01	0.4		
2.159	Flat plaster	F27	West	Minor crack repair to hard plaster	HP01	1		
2.160	Flat plaster	F27	West	Minor crack repair to hard plaster	HP01	0.4		
2.161	Flat plaster	F27	West	Minor crack repair to hard plaster	HP01	0.4		

Item No.	Item	Location	Elevation	Repair Works Description	Repair Code	Quantity	Lm	m2
2.162	Flat plaster	F27	West	Minor crack repair to hard plaster	HP01		5	
2.163	Flat plaster	F27	West	Minor crack repair to hard plaster	HP01		0.5	
2.164	Flat plaster	F27	North	Cut out and re-plaster to plain/flat surfaces	HP03			0.1
2.165	Flat plaster	F27	North	Cut out and re-plaster to plain/flat surfaces	HP03			0.1
2.166	Flat plaster	F27	North	Minor crack repair to hard plaster	HP01		0.4	
2.167	Ceiling	F27	North	Cut out and re-plaster to plain/flat surfaces	HP03			0.4
2.168	Ceiling	F27	North	Cut out and re-plaster to plain/flat surfaces	HP03			0.4
2.169	Ceiling	F27	North	Cut out and re-plaster to plain/flat surfaces	HP03			0.4
ROOM NUMBER: F28								
2.170	Redundant pipework	F28	All	Remove redundant pipework, patch and repair holes	G1	3		
2.171	Flat plaster	F28	East	Cut out and re-plaster to plain/flat surfaces	HP03		2.2	
2.172	Flat plaster	F28	East	Minor crack repair to hard plaster	HP01		1.5	
2.173	Flat plaster	F28	East	Minor crack repair to hard plaster	HP01		0.75	
2.174	Flat plaster	F28	East	Minor crack repair to hard plaster	HP01		2	2
2.175	Flat plaster	F28	East	Minor crack repair to hard plaster	HP01		1.5	
2.176	Flat plaster	F28	East	Minor crack repair to hard plaster	HP01		0.5	
2.177	Flat plaster	F28	East	Minor crack repair to hard plaster	HP01		0.75	
2.178	Flat plaster	F28	East	Minor crack repair to hard plaster	HP01		1.5	
2.179	Flat plaster	F28	South	Cut out and re-plaster to plain/flat surfaces	HP03			0.25
2.180	Flat plaster	F28	South	Cut out and re-plaster to plain/flat surfaces	HP03			0.7
2.181	Flat plaster	F28	South	Cut out and re-plaster to plain/flat surfaces	HP03			0.65
2.182	Flat plaster	F28	South	Minor crack repair to hard plaster	HP01		0.7	
2.183	Flat plaster	F28	South	Minor crack repair to hard plaster	HP01		3	
2.184	Flat plaster	F28	South	Minor crack repair to hard plaster	HP01		1	
2.185	Flat plaster	F28	South	Minor crack repair to hard plaster	HP01		0.75	
2.186	Flat plaster	F28	South	Minor crack repair to hard plaster	HP01		3	
2.187	Flat plaster	F28	South	Minor crack repair to hard plaster	HP01		0.7	
2.188	Flat plaster	F28	South	Minor crack repair to hard plaster	HP01		0.5	
2.189	Flat plaster	F28	South	Minor crack repair to hard plaster	HP01		1.5	
2.190	Flat plaster	F28	South	Plaster finish coat to full extent of wall below picture rail	HP11			8.3
2.191	Flat plaster	F28	West	Minor crack repair to hard plaster	HP01		0.5	
2.192	Flat plaster	F28	West	Minor crack repair to hard plaster	HP01		1.8	
2.193	Moulded plaster	F28	North	Moulded plaster repair along whole length of wall under internal window	HP04			1.65
2.194	Flat plaster	F28	North	Cut out and re-plaster to plain/flat surfaces	HP03			0.5
2.195	Flat plaster	F28	North	Minor crack repair to hard plaster	HP01		0.4	
2.196	Flat plaster	F28	North	Minor crack repair to hard plaster	HP01		0.6	
2.197	Flat plaster	F28	North	Minor crack repair to hard plaster	HP01		0.2	
2.198	Flat plaster	F28	North	Minor crack repair to hard plaster	HP01		0.2	
2.199	Flat plaster	F28	North	Minor crack repair to hard plaster	HP01		2.3	
2.200	Flat plaster	F28	North	Minor crack repair to hard plaster	HP01		0.2	
2.201	Flat plaster	F28	North	Minor crack repair to hard plaster	HP01		0.4	
2.202	Flat plaster	F28	North	Minor crack repair to hard plaster	HP01		1.5	
2.203	Flat plaster	F28	North	Minor crack repair to hard plaster	HP01		1.5	
2.204	Flat plaster	F28	Ceiling	Minor crack repair to hard plaster	HP01		1.8	
2.205	Flat plaster	F28	Ceiling	Minor crack repair to hard plaster	HP01		1.8	
2.206	Flat plaster	F28	Ceiling	Minor crack repair to hard plaster	HP01		1	
2.207	Flat plaster	F28	Ceiling	Minor crack repair to hard plaster	HP01		1	
ROOM NUMBER: F29								
2.208	Redundant pipework	F29	All	Remove redundant pipework, patch and repair holes	G1	3		
2.209	Embedded metal items	F29	All	Remove embedded metal items, patch and repair	HP05	3		
2.210	Flat plaster	F29	South	Cut out and re-plaster to plain/flat surfaces	HP03			0.15
2.211	Flat plaster	F29	South	Minor crack repair to hard plaster	HP01		0.8	
2.212	Flat plaster	F29	South	Minor crack repair to hard plaster	HP01		0.5	
2.213	Flat plaster	F29	South	Minor crack repair to hard plaster	HP01		0.3	
2.214	Flat plaster	F29	South	Minor crack repair to hard plaster	HP01		0.3	
2.215	Flat plaster	F29	West	Cut out and re-plaster to plain/flat surfaces	HP03			2.7
2.216	Picture rail	F29	West	Repair picture rail to match original profile	J07		0.15	
2.217	Door	F29	North	Replace missing panel on door to match existing	J03			
2.218	Flat plaster	F29	North	Cut out and re-plaster to plain/flat surfaces	HP03			0.2

Item No.	Item	Location	Elevation	Repair Works Description	Repair Code	Quantity	Lm	m2
2.219	Flat plaster	F29	North	Cut out and re-plaster to plain/flat surfaces	HP03			0.1
2.220	Flast plaster	F29	Ceiling	Cut out and re-plaster to plain/flat surfaces	HP03			0.3
2.221	Beam	F29	Ceiling	Minor crack repair to hard plaster	HP01		0.35	
2.222	Beam	F29	Ceiling	Minor crack repair to hard plaster	HP01		0.35	
2.223	Parquetry	F29	Floor	Allow to replace damaged or missing sections of parquetry floor	FL01			1.5
ROOM NUMBER: F30								
2.224	Redundant pipework	F30	All	Remove redudant pipework, patch and repair wall	G1	3		
2.225	Embedded metal items	F30	East	Remove embedded metal items, patch and repair	HP05	2		
2.226	Embedded metal items	F30	East	Remove embedded metal items, patch and repair	J06	2		
2.227	Flat plaster	F30	East	Poultice Efflorescence	HP10			0.5
2.228	Flat plaster	F30	East	Cut out and re-plaster to plain/flat surfaces	HP03			0.8
2.229	Flat plaster	F30	East	Minor crack repair to hard plaster	HP01		1	
2.230	Flast plaster	F30	East	Minor crack repair to hard plaster	HP01		1	
2.231	Flat plaster	F30	South	Cut out and re-plaster to plain/flat surfaces	HP03			0.5
2.232	Flat plaster	F30	South	Cut out and re-plaster to plain/flat surfaces	HP03			0.5
2.233	Flat plaster	F30	South	Minor crack repair to hard plaster	HP01		0.6	
2.234	Flat plaster	F30	South	Minor crack repair to hard plaster	HP01		1.2	
2.235	Ceiling cornice	F30	South	Minor crack repair to hard plaster	HP01		0.25	
2.236	Ceiling cornice	F30	South	Minor crack repair to hard plaster	HP01		0.25	
2.237	Flat plaster	F30	South	Minor crack repair to hard plaster	HP01		0.3	
2.238	Flat plaster	F30	West	Cut out and re-plaster to plain/flat surfaces	HP03			0.8
2.239	Flast plaster	F30	North	Minor crack repair to hard plaster	HP01		0.6	
2.240	Flast plaster	F30	North	Minor crack repair to hard plaster	HP01		1.2	
2.241	Ceiling cornice	F30	North	Minor crack repair to hard plaster	HP01		0.25	
2.242	Ceiling	F30	Ceiling	Poultice efflorescence	HP10			0.5
2.243	Flat plaster	F30	Ceiling	Cut out and re-plaster to plain/flat surfaces	HP03		5	
ROOM NUMBER: F31								
2.244	Redundant pipework	F31	All	Remove redudant pipework, patch and repair wall	G1	3		
2.245	Flat plaster	F31	East	Poultice Efflorescence	HP10			6.3
2.246	Flat plaster	F31	East	Cut out and re-plaster to plain/flat surfaces	HP03			1.9
2.247	Flat plaster	F31	East	Cut out and re-plaster to plain/flat surfaces	HP03			7.6
2.248	Ceiling cornice	F31	East	Replace plaster moulding of ceiling cornice	HP04			0.5
2.249	Flat plaster	F31	East	Minor crack repair to hard plaster	HP01		1.5	
2.250	Flat plaster	F31	East	Minor crack repair to hard plaster	HP01		1.2	
2.251	Flat plaster	F31	South	Cut out and re-plaster to plain/flat surfaces	HP03			2
2.252	Flat plaster	F31	South	Cut out and re-plaster to plain/flat surfaces	HP03			0.4
2.253	Flat plaster (hallway)	F31	South	Cut out and re-plaster to plain/flat surfaces	HP03			5
2.254	Flat plaster	F31	South	Minor crack repair to hard plaster	HP01		0.4	
2.255	Flat plaster	F31	South	Minor crack repair to hard plaster	HP01		0.7	
2.256	Flat plaster	F31	South	Minor crack repair to hard plaster	HP01		0.5	
2.257	Flat plaster	F31	West	Minor crack repair to hard plaster	HP01		1.2	
2.258	Flat plaster	F31	North	Poultice efflorescence	HP10			14
2.259	Flat plaster	F31	North	Cut out and re-plaster to plain/flat surfaces	HP03			14
2.260	Parquetry	F31	Floor	Allow to replace damaged or missing sections of parquetry floor	FL01			1
ROOM NUMBER: F33								
2.261	Redundant pipework	F33	All	Remove redundant pipework, patch and repair holes	G1	21		
2.262	Salt Efflorescence	F33	East	Poultice Efflorescence	HP10			0.6
2.263	Flat plaster	F33	East	Cut out and re-plaster to plain/flat surfaces	HP03			2.5
2.264	Flat plaster	F33	East	Minor crack repair to hard plaster	HP01		1.2	
2.265	Conduit	F33	South	Remove redundant conduit	G1	1		
2.266	Redundant item	F33	South	Remove redundant item on door frame	J06	2		
2.267	Highlight window	F33	South	Epoxy inject crack to window pane, do not remove glazing to complete repair	-		0.5	
2.268	Flat plaster	F33	South	Cut out and re-plaster to plain/flat surfaces	HP03			1
2.269	Flat plaster	F33	South	Cut out and re-plaster to plain/flat surfaces	HP03			1.2
2.270	Plaster wall moulding	F33	South	Cut out and re-plaster to plain/ flat surfaces along curved moulding	HP03			0.5
2.271	Flat plaster	F33	South	Cut out and re-plaster to plain/ flat surfaces along curved moulding	HP03			4.3
2.272	Flat plaster	F33	West	Cut out and re-plaster to plain/ flat surfaces above door frame	HP03			1
2.273	Conduit	F33	North	Remove redundant conduit	G1	1		
2.274	Flat plaster	F33	North	Poultice Efflorescence	HP10			1

Item No.	Item	Location	Elevation	Repair Works Description	Repair Code	Quantity	Lm	m2
2.275	Flat plaster	F33	North	Cut out and re-plaster to plain/flat surfaces	HP03			1.2
2.276	Flat plaster	F33	North	Cut out and re-plaster to plain/flat surfaces	HP03			3.6
2.277	Flat plaster	F33	North	Cut out and re-plaster to plain/flat surfaces	HP03			6.2
2.278	Flat plaster	F33	North	Cut out and re-plaster to plain/flat surfaces	HP03			7
2.279	Flat plaster	F33	North	Minor crack repair to hard plaster	HP01		1.2	
2.280	Flat plaster	F33	North	Minor crack repair to hard plaster	HP01		1.6	
2.281	Flat plaster	F33	North	Minor crack repair to hard plaster	HP01		1.2	
2.282	Flat plaster	F33	North	Minor crack repair to hard plaster	HP01		1	
2.283	Flat plaster	F33	Ceiling	Cut out and re-plaster to plain/flat surfaces	HP03			5.6
2.284	Salt Efflorescence	F33	Ceiling	Poultice Efflorescence	HP10			1.3
ROOM NUMBER: F34								
2.285	Flat plaster	F34	East	Cut out and re-plaster to plain/flat surfaces	HP03			12
2.286	Flat plaster	F34	South	Minor crack repair to hard plaster	HP01		2.5	
2.287	Flat plaster	F34	West	Cut out and re-plaster to plain/flat surfaces	HP03			1
2.288	Flat plaster	F34	West	Cut out and re-plaster to plain/ flat surfaces around door frame	HP03			1.1
2.289	Flat plaster	F34	North	Minor crack repair to hard plaster	HP01		1.5	
2.290	Flat plaster	F34	Ceiling	Minor crack repair to hard plaster	HP01		1	
2.291	Flat plaster	F34	Ceiling	Minor crack repair to hard plaster	HP01		3	
2.292	Flat plaster	F34	Ceiling	Minor crack repair to hard plaster	HP01		2.3	
2.293	Flat plaster	F34	Ceiling	Minor crack repair to hard plaster	HP01		1	
2.294	Ceiling cornice	F34	Ceiling	Minor crack repair to hard plaster	HP01		5.2	
2.295	Flat plaster	F34	Ceiling	Minor crack repair to hard plaster	HP01		3	
2.296	Flat plaster	F34	Ceiling	Minor crack repair to hard plaster	HP01		1	
2.297	Flat plaster	F34	Ceiling	Cut out and re-plaster to plain/flat surfaces	HP03			0.2
2.298	Flat plaster	F34	Ceiling	Patch and repair around sprinkler head	HP03			0.2
ROOM NUMBER: F34.1								
2.299	Embedded metal item	F34.1	East	Remove embedded item from door architrave, putty and fill hole	J06	1		
2.300	Flat plaster	F34.1	East	Minor crack repair to hard plaster	HP01		1.7	
2.301	Moulded render arch	F34.1	East	Cut out and re-run hard plaster moulded surface	HP04			0.1
2.302	Moulded render arch	F34.1	East	Cut out and re-run hard plaster moulded surface	HP04			0.1
2.303	Moulded render arch	F34.1	East	Cut out and re-run hard plaster moulded surface	HP04			0.1
2.304	Moulded render arch	F34.1	East	Cut out and re-run hard plaster moulded surface	HP04			0.1
2.305	Ceiling cornice	F34.1	South	Minor crack repair to hard plaster	HP01		0.2	
2.306	Moulded render arch	F34.1	South	Cut out and re-run hard plaster moulded surface	HP04			0.1
2.307	Moulded render arch	F34.1	South	Cut out and re-run hard plaster moulded surface	HP04			0.1
2.308	Moulded render arch	F34.1	South	Cut out and re-run hard plaster moulded surface	HP04			0.1
2.309	Redundant services	F34.1	West	Remove redundant conduit below cornice	HP05			
2.310	Flat plaster	F34.1	West	Minor crack repair to hard plaster	HP01			0.8
2.311	Redundant services	F34.1	North	Remove redundant conduit below cornice	HP05			
2.312	Moulded render arch	F34.1	North	Cut out and re-run hard plaster moulded surface	HP04			0.1
2.313	Moulded render arch	F34.1	North	Cut out and re-run hard plaster moulded surface	HP04			0.1
2.314	Flat plaster	F34.1	North	Minor crack repair to hard plaster	HP01		1.2	
2.315	Flat plaster	F34.1	North	Minor crack repair to hard plaster	HP01		2.2	
2.316	Flat plaster	F34.1	Ceiling	Minor crack repair to hard plaster	HP01		0.6	
2.317	Flat plaster	F34.1	Ceiling	Minor crack repair to hard plaster	HP01		0.6	
2.318	Flat plaster	F34.1	Ceiling	Minor crack repair to hard plaster	HP01		1.6	
2.319	Flat plaster	F34.1	Ceiling	Minor crack repair to hard plaster	HP01		1.6	
2.320	Flat plaster	F34.1	Ceiling	Minor crack repair to hard plaster	HP01		0.6	
2.321	Flat plaster	F34.1	Ceiling	Minor crack repair to hard plaster	HP01		0.6	
2.322	Flat plaster	F34.1	Ceiling	Minor crack repair to hard plaster	HP01		2	
2.323	Flat plaster	F34.1	Ceiling	Minor crack repair to hard plaster	HP01		0.7	
ROOM NUMBER: F35								
2.324	Flat plaster	F35	West	Minor crack repair to hard plaster	HP01		0.4	
2.325	Flat plaster	F35	West	Minor crack repair to hard plaster	HP01		1	
2.326	Flat plaster	F35	West	Minor crack repair to hard plaster	HP01		2.2	
2.327	Moulded render	F35	North (west wing)	Cut out and re-run hard plaster moulded surface	HP04			0.1
2.328	Moulded render	F35	North (west wing)	Cut out and re-run hard plaster moulded surface	HP04			0.1
2.329	Moulded render	F35	North (west wing)	Cut out and re-run hard plaster moulded surface	HP04			0.1
2.330	Moulded render	F35	North (west wing)	Cut out and re-run hard plaster moulded surface	HP04			0.1

Item No.	Item	Location	Elevation	Repair Works Description	Repair Code	Quantity	Lm	m2
2.331	Moulded render	F35	North (west wing)	Cut out and re-run hard plaster moulded surface	HP04			0.1
2.332	Flat plaster	F35	North (east wing)	Cut out and re-plaster to plain/flat surfaces	HP03			1
2.333	Flat plaster	F35	Ceiling	Minor crack repair to hard plaster	HP01		2	
2.334	Flat plaster	F35	Ceiling	Cut out and re-plaster to plain/flat surfaces	HP03			1.5

Item No.	Item	Location	Elevation	Repair Works Description	Repair Code	Quantity	Lm	m2
ROOM NUMBER: STAIR 2								
3.001	Embedded metal items	S2	All	Remove embedded metal items, patch and repair	HP05	50		
3.002	Flat plaster	Landing 7	East	Cut out and re-plaster to plain/flat surfaces	HP03			5.4
3.003	Salt Efflorescence	Landing 5	East	Poultice Efflorescence	HP10			5.7
3.004	Flat plaster	Landing 5	East	Cut out and re-plaster to plain/flat surfaces	HP03			5.7
3.005	Flat plaster	Landing 3	East	Poultice Efflorescence	HP10			3.7
3.006	Flat plaster	Landing 3	East	Cut out and re-plaster to plain/flat surfaces	HP03			3.7
3.007	Flat plaster	Landing 1	East	Poultice Efflorescence	HP10			3
3.008	Flat plaster	Landing 1	East	Cut out and re-plaster to plain/flat surfaces	HP03			3
3.009	Brickwork	Landing 1	East	Replace brickwork	B02			0.7
3.010	Flat plaster	Landing 1	East	Replaster to flat surfaces	HP03			0.7
3.011	Redundant services	S2	South	Remove redundant conduits and light switch	G1	3		
3.012	Flat plaster	Landing 6/7	South	Cut out and re-plaster to plain/flat surfaces	HP03			14
3.013	Flat plaster	Landing 6/7	South	Minor crack repair to hard plaster	HP01		1.2	
3.014	Flat plaster	Landing 6/7	South	Minor crack repair to hard plaster	HP01		1.8	
3.015	Flat plaster	Landing 6/7	South	Minor crack repair to hard plaster	HP01		1.2	
3.016	Flat plaster	Landing 3	South	Poultice Efflorescence	HP10			2.8
3.017	Flat plaster	Landing 3/4	South	Cut out and re-plaster to plain/flat surfaces	HP03			3.8
3.018	Flat plaster	Landing 3/4	South	Cut out and re-plaster to plain/flat surfaces	HP03			0.8
3.019	Brickwork	Landing 1	South	Replace brickwork in wall and patch up hole	B02			0.3
3.020	Flat plaster	Landing 1	South	Replaster to flat surfaces	HP03			0.3
3.021	Flat plaster	Landing 1/2	South	Cut out and re-plaster to plain/flat surfaces	HP03			5.6
3.022	Flat plaster	Landing 1/2	South	Minor crack repair to hard plaster	HP01		0.7	
3.023	Flat plaster	Landing 1/2	South	Minor crack repair to hard plaster	HP01		0.7	
3.024	Flat plaster	Landing 1/2	South	Minor crack repair to hard plaster	HP01		0.6	
3.025	Redundant conduit	Landing 6	West	Remove redundant conduit	G1	1		
3.026	Skirting	Landing 6	West	Remove redundant timber block and replace timber skirting to match profile	J07			0.4
3.027	Replace brickwork (6th)	Landing 6	West	Replace brickwork around pipework, patch and repair plaster to flat surface	B02			0.35
3.028	Flat plaster	Landing 4	West	Cut out and re-plaster to plain/flat surfaces	HP03			2
3.029	Flat plaster	landing 2	West	Cut out and re-plaster to plain/flat surfaces	HP03			1.5
3.030	Flat plaster	Landing 6/7	West	Cut out and re-plaster to plain/flat surfaces	HP03			6
3.031	Flat plaster	Landing 6/7	West	Minor crack repair to hard plaster	HP01		2.2	
3.032	Redundant pipework	S2	North	Remove redudant pipes, patch and repair plaster wall	G1	2		
3.033	Flat plaster	Landing 6/7	North	Cut out and re-plaster to plain/flat surfaces	HP03			10
3.034	Flat plaster	Landing 4/5	North	Cut out and re-plaster to plain/flat surfaces	HP03			2
3.035	Flat plaster	Landing 4/5	North	Cut out and re-plaster to plain/flat surfaces	HP03			1.2
3.036	Redundant pipework	Landing 2	North	Remove redudant pipework, patch and repair wall	G1	1		
3.037	Flat plaster	Landing 2	North	Cut out and re-plaster to plain/flat surfaces	HP03			1.2
3.038	Flat plaster	Landing 2	North	Cut out and re-plaster to plain/flat surfaces	HP03			1.9
3.039	Flat plaster	Landing 2	North	Cut out and re-plaster to plain/flat surfaces	HP03			0.6