

# Former Ayr Station Hotel Building Structural Condition

Independent Report

03 October 2019

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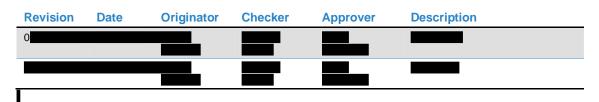
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South Ayrshire Council 399316/SNI/GLA/DOC/S2/REP/002

# **Issue and Revision Record**



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# Contents

Exe	cutive	e summa	ıry	2		
1	Introduction					
	1.1	Author		7		
	1.2		his Report	7		
	1.3					
	1.4	Additional Information				
	1.5	ons and Exclusions	10			
		1.5.1	General	10		
		1.5.2	Accessibility	10		
		1.5.3	Areas and items not inspected	10		
		1.5.4	Building Services	11		
		1.5.5	Environmental Issues	11		
		1.5.6	Hazardous Materials	11		
		1.5.7	Ground Conditions	11		
		1.5.8	Rot and Dampness	11		
		1.5.9	Consent, Approvals and Searches	11		
		1.5.10	Previous Condition Surveys	11		
2	Survey					
	2.1	External Area Survey				
	2.2		Area Survey	14		
		2.2.1	Basement Area Survey	15		
3	Observations – External Area Survey (EAS)					
	3.1			16		
	0.1	3.1.1	Components of Architectural and Structural Fabric	19		
	3.2		Perimeter Walls	19		
	3.3	Dormer Structures				
	3.4	Historic (and other types of) Metal Inserts				
	3.5	Cross walls, Chimney Stacks and architectural feature arch structures				
	3.6	Roof Structure				
		3.6.1	General	23		
		3.6.2	Mansard	23		
		3.6.3	Trapezoidal (top-hat) type	24		
		3.6.4	Clock-Tower (including feature chimney structure)	24		
	3.7	Ancillary	y External Structures	25		
		3.7.1	Flat roof extension at south/west corner of the south section of the building	25		
		3.7.2	Railway Station Concourse Enclosure	26		

	3.7.3	Escape Stairway (and raised walkway) Gantry West Elevation	26		
Observations - Internal Area Survey (IAS)					
4.1	General		28		
	4.1.1	Components of Architectural and Structural Fabric	28		
	4.1.2	•	28		
4.2	Compor		30		
	4.2.1	Building Perimeter and Cross Walls	30		
	4.2.2	5	31		
	4.2.3		32		
	4.2.4		33		
		-	33		
			33		
			34		
			34		
	-	0	34		
			•••		
Dampness and Rot					
5.1	General		35		
Cau	sation		36		
		and Cocondan. Defecto Categorization			
0.1	Primary	and Secondary Defects Categorisation	36		
Mechanisms that have Caused Structural Distress in the Building					
7.1	Concent	trations of stress and vertical settlement	44		
7.2 General Deterioration of Structural Fabric					
Structural configuration and performance; Stability and Load Transfer					
7.3 47					
		49 40			
7.5	Passive	and Reactive (and Care and) Maintenance	49		
Compliance with Building Standards (Scotland)					
			54		
Conclusion					
Recommendations					
Cost Report					
Clas			60		
GIOS	sary		60		
Defects/Observations Location Drawings					
	4.1 4.2 Dam 5.1 Cau 6.1 Mec 7.1 7.2 7.3 7.4 7.5 Com Con Reco Cost Glos	Observation         4.1       General         4.1.1       4.1.2         4.2       Compor         4.2.1       4.2.2         4.2.2       4.2.3         4.2.4       4.2.5         4.2.6       4.2.7         4.2.8       4.2.9         Dampness a         5.1       General         Structur         7.1       Concent         7.1       Concent         7.2       General         Structur       Structur         7.3       47         7.4       Conseque         Conclusion       Recomment         Glossary	Observations - Internal Area Survey (IAS)         4.1       General         4.1.1       Components of Architectural and Structural Fabric         4.1.2       Components List of Internal Area elements         2.2       Components of architectural and structural fabric         4.2.1       Building Perimeter and Cross Walls         4.2.2       Suspended floors (ground, first, second, third and fourth floor)         4.2.3       Roof Support Structure (including roof void below ridge level)         4.2.4       Cast or Wrought Iron Columns         4.2.5       Load Bearing Masonry Pilasters and Partition Walls         4.2.6       Feature (and ancillary) Stainway Structures         4.2.8       Ground Bearing Floor slabs         4.2.9       Foundations         Dampness and Rot         5.1       General         Causation         Oncentrations of stress and vertical settlement         7.1       Concentrations of stress and vertical settlement         7.2       General Deterioration of Structural Fabric         Structural configuration and performance; Stability and Load Transfer         7.3       A7         7.4       Consequential Impact of Defects on Structural Performance and serviceability         7.5       Passive and Reactive (and		

Β.	External Defects Tables	68
C.	Internal Defects Tables	69
D.	Excluded Survey Areas	70
E.	Rectification Schedule	71
F.	Cost Estimate	72

Mott MacDonald | Former Ayr Station Hotel Building Structural Condition Independent Report

# **Executive summary**

Mott MacDonald was commissioned by South Ayrshire Council (SAC) Building Standards Services to undertake survey, investigation and assessment work and produce an Independent Report on the structural condition of the former Ayr Station Hotel building.

The report was commissioned by SAC further to the subject property at Ayr Station being categorised by SAC as a 'Dangerous Building'. Dangerous Building (Section 29) Notices were issued by SAC in July 2013 and March 2018, with the subject issues having been identified by Network Rail and SAC Inspectors.

Over two stages of the commission, namely S1 (Factual) and S2 (Assessment) Mott MacDonald has identified and considered the issues, and concluded on causation, rectification and the cost to restore the subject building back to compliance with baseline Building Standards.

This document presents the whole of the commission delivered in the narrative, in individual sections each covering in turn; the Survey and Observations, and the Assessment of Surveyed findings from both External and Internal Areas of the building. Access to areas of the building was limited by SAC due to the condition of the building and the presence of asbestos.

As an Independent Report the output of this document is based upon factual information recovered from site survey and inspection, and upon Mott MacDonald's opinion on cause and effect.

Mott MacDonald has considered in detail the factual information alongside the building's structural configuration and circumstances. These have been separately determined through examination of drawings and other records and information provided.

Record drawings were used to determine the form of construction and the layout of the building. Targeted intrusive investigation of internal structure, identified by Mott MacDonald and instructed by SAC, has been used to assist with the findings.

The following points that pertain to the subject Grade Listed and Extended buildings have been established by Mott MacDonald during the commission:

Safety Priority 1 issues (and mitigation) relating to the subject building were established during the inspections and mitigation instigated as follows:

- Compromised Timber Roof Structure south section (Option 2 Encapsulation works installed)
- Compromised Timber Suspended Floor Structure south section (access to building prohibited)
- Unstable upper section of feature Clocktower Chimney (upper section of chimney dismantled)
- Fragile elements of architectural detail north and south façades (nylon netting installed)
- Presence of Asbestos preventing full access to the building

The 'headline' detail that Mott MacDonald considers to be the principal causes of the established defects is:

- Wind, rain, temperature and rooted plants and vegetation
- Failed and/or missing Rain Water Exclusion systems
- Inactive Building Management System and Care and Maintenance regime
- Concentration of stress and minor settlement of sub strata and structure
- Vibration generated by adjacent rail and road traffic and infrastructure

In the event that Option 2 Encapsulation is removed as planned in May 2020, and that none of the rectifications recommended by Mott MacDonald in this report are implemented within the next 3 years, the south section of the grade listed building will:

- Continue to degrade and the cost of rectification to rise, increasingly over time;
- Reach the point a point in the medium to long term that a substantial demolition of the south section is required for viability and safety reasons;
  - Any decision to remove the encapsulation would have to be subject to a rigorous risk assessment. This process would likely conclude that further structural consideration and significant rectification work is required to assure safety.

A Red, Amber and Green (RAG) and a risk assessment have been used to categorise the defects for:

- Level of severity
- Timeframe for action to rectify

Other Key recommendations include:

- Further investigation is required to establish further information to complete a full maintenance plan
- Completion of a risk log to prioritise the repair work
- Implementation of the proposed rectifications within the timeframe for action
- Reinstatement of an inspection and maintenance regime

# 1 Introduction

Mott MacDonald was commissioned by South Ayrshire Council (SAC) in July 2018, to undertake a visual survey and assessment of the structural condition of the Station Hotel Building. This report presents the findings from the survey, assessment, conclusions and costed recommendations for making the building viable and safe.

The subject building is sited in a development connected to Ayr Railway Station and located in the town centre of Ayr. The building is historic dating from the mid to late 19<sup>th</sup> century and is a category B Building, listed by Historic Environment Scotland (HES).

HES have described the building to be French Renaissance in style and dating from 1885. Other records show the building to have been opened to the general public and passengers using the rail service in 1886.

Highly detailed period architectural features predominate throughout the external facades and continue across the mansard styled roofscape including 'trapezoidal' shaped flat roofed areas, clocktower and chimneys. Incorporated within the architectural detailing are numerous metal features that form rainwater flashing, decoration and balustrading.



### Photo 1: Dormer at east corner of south section

Source: Mott MacDonald

Feature dormers formed from decorative sandstone pilasters and mullions topped by both triangular and semi-circular pediments, are formed throughout at eaves level. In individual component parts, the dormers are supported from the 'head' of perimeter walls and built into the lower section of the mansard roof.

The original building is understood to have operated from the outset as a railway station and hotel, and for the purpose of descriptions in this report the principal sections of the building are referred to as; the north section, and the south section. The south section includes the feature Clock Tower and adjacent feature chimney that are located close to the north/south change point.

Principal structural elements of the building are formed from modular sandstone blocks used throughout on external facades, modular bricks used internally for example in the construction of cross-walls and timber for beams and rafters supporting the roof. Iron used for columns and beams and joists in suspended floors is indicted on the record drawings.

The principal 'structure' of the building is set-out over 5 storeys rising from basement slab level, some 4.5m below external ground level. Configured around a feature 'open' atrium from ground to eaves level, the south section of the building accommodates a large reception area at ground level. A stairway and lift are incorporated within the reception area for the circulation of hotel patrons.

Other open areas that form a bar/reception, kitchen, dining and ballroom are located on ground and first floors respectively. Sleeping compartments, toilets and ancillary apartments are distributed across upper floors along with access service (and escape) stairways.

To accommodate and cover passengers using the railway station platforms, a cast iron structural frame in period style was formed to support a canopy roof. The original canopy likely formed in open timber trussing and slate tiled roof has been replaced with a modern equivalent formed in Perspex. Both frame and canopy extend over the rail tracks, partially covering current platforms 1, 2, 3 and 4.

The north section of the building is similarly formed over 4 storeys above ground level, however, there is a vertical step down from suspended floor levels in the south section of some 600mm. This appears to provide for reduced celling heights in the north section that appear to be on less grand scale than the south that accommodates more 'front of house' type areas.

Accommodating further sleeping compartments and various other reception and ancillary rooms, the north section appears to have fewer 'open concept' public type areas than the south section.

Building interventions undertaken in the 1970's and 1980's in the form of a reconfiguration of the basement area and a two-storey extension at the south/west corner of the south section of the building, were warranted and are a matter of record held by SAC Building Standards (SACBS). A modern dormer intervention is apparent on the mansard roof on the south section' west elevation above the entrance to the hotel and adjacent to the clocktower.

The hotel is understood to have ceased all operations in 2013, when it was apparently closed for business. In the interim the south section of the building and part of the north section have remained closed and appear to have had little or no meaningful external or internal maintenance in the interim. Consequently, the south and part of the north section of the building have fallen into a largely dilapidated state.

A 'pend' type passageway formed at ground level (from east to west) allows passengers using the railway to pass through the building into the station concourse. The concourse is an enclosed area accommodating ticketing sales and passenger control, and retail that is covered by the modern 'perspex' canopy.

ScotRail/Network Rail (SR/NR) occupied the building's ground floor accommodation in the north section adjacent to station platform 1. This accommodation was used for various operations up to the issue of the Dangerous Building Notice (DBN) when the operatives vacated the accommodation from July 2018.

The usable pedestrianised external areas (concourse and railway line platforms) adjacent to the building's perimeter are protected by a temporary 'crash deck' structure, formed above the concourse canopy level from scaffolding and timber boards. The 'crash deck' was designed and erected (in 2013) above an area extending along platforms 1 and 3, between the building's south and north gables. The intended purpose was to protect the customers and railway operatives using the Railway Station from falling debris from the Grade Listed Building.

SACBS have to date served two Section 29 DBN documents on the owners firstly in July 2013 and most recently in April 2018.

Safety works that were identified by SAC within the DBN document were addressed in a works contract with scaffold contractor CPMS. CPMS set up a controlled site confined within perimeter fencing and subcontracted and deployed specialist surveyor Zenith to undertake and implement a 'tactile' survey.

The tactile survey comprised close-proximity access to all external areas of the subject building to establish loose and/or fragile components of fabric that were at risk of detaching and falling to ground. Once identified Zenith in agreement with CPMS and SAC removed the components and as required set them aside for future use. Zenith's sub-contract was expanded to include de-vegetation (removal of plant and

root growth) and netting (containment) of areas where there was further risk of stonework becoming dislodged in the near future.

Mott MacDonald's commission was undertaken in 2 stages:

Stage 1 (S1)

- Site Survey;
- Desktop Review;
- Interim investigation and assessment;
- Interim conclusions;
- Interim recommendations;
- Factual Report.

Stage 2 (S2)

- Intrusive Investigations (as required during and following S1);
- Detailed assessment, including rectification requirement;
- Compliance Check against Building Standards;
- Detailed Conclusion;
- Recommendations on Rectifications;
- Costed Rectifications and site works.

As the Factual sections (2, 3 and 4) of this report document presents findings that Mott MacDonald established at the end of S1.

Sections 2, 3 and 4 present general information along with the survey and observations sub-divided into two sections: External Area Survey (EAS); Internal Area Survey (IAS).

Note that the EAS does not include items, elements or components of architectural and structural fabric that are located inside the building, apart from exposed elements of timber roof structure. The timber roof structure is also included along with other key structural components in the IAS document.

Photo images are contained within the defects schedule, along with a brief description of each defect item.

Other photographs have been added to the text sections to assist the reader with descriptions provided and points made.

A severity categorisation for each defect was established during the detailed assessment in S2. This categorisation has been added to defects in the schedule that is annexed in appendix B and C.

A definition is used by Mott MacDonald to present a view on the condition of items, components, elements and areas of the building. The definitions used include; good, reasonable, poor, very, poor and hazardous. A brief description of each definition is also provided to assist the reader.

Where defects have been determined, during the course of Mott MacDonald's commission, to be safety priority issues, a more specific definition of SP1 has been used.

### **Condition of Building Fabric**

• Good

The item is fully functional and fully meets the requirements of the specification;

Reasonable

The item is functional and just meets the basic requirements of the specification;

### • Poor

The item is barley functional and fails to meet the requirements of the specification;

Very Poor

The item is largely dysfunctional and fails to meet the requirements of the specification;

Chronic

The item is fully dysfunctional, fails to meet the requirements of the specification and bordering on dangerous;

Hazardous

The item is dangerous (unsafe) and requires immediate attention and rectification.

This report presents in detail Mott MacDonald's considerations, assessment, conclusions, and recommendations on:

- Severity and Causation of Primary Defects;
- A Red, Amber and Green Priority rating for Primary and Secondary Defects;
- Risk profile and view on longevity;
- Compliance with Building Standards;
- Outline detail of Risk Management, further Investigation and Review/Study and Repair Works required to reinstate the building to baseline SAC BS;
- Order of Cost Estimate of Repair Works.

### 1.1 Author

Mott MacDonald was commissioned by SACBS in July 2018, further to the emerging safety issues and the placing of a Dangerous Building Notice to produce and an Independent Report (IR).

The IR was managed and delivered by Mott MacDonald, who led the survey and assessment and cost teams.

Having undertaken and delivered several IR's, Mott MacDonald has been directly involved in the investigation and assessment of several cases of contemporary and historic buildings with 'defective' components.

The IR was commissioned by SAC further to emerging safety issues related to the subject building.

### **1.2** Aim of this Report

Evidence of defective components of both architectural and structural fabric, that had detached and fallen to ground raising concerns over public safety, were established firstly by SAC. These items are listed in the DBN documents, an extract of which is contained for information in the IR document.

As part of the first stage commission (S1), Mott MacDonald deployed to site and undertook detailed survey and an inspection of the accessible areas of the subject building. Thereafter Mott MacDonald conducted a preliminary assessment of the recorded defects to determine as far as is possible the mechanisms of causation.

Site survey and inspection were also necessary to establish salient dimensional and physical details of the building structure and the developed ground level areas. These were required to assist Mott MacDonald's preliminary understanding and considerations of structural performance.

The Mott MacDonald inspection identified a significant number of additional defects. All defects have been the subject of a detailed assessment to categorise severity and then to risk-profile the impact upon current, short, medium and longer-term structural performance of the building'.

Upon completion in S2 of the commission, the IR presents a conclusion to a full and detailed assessment that has been benchmarked to current Building Standard requirements. This along with the categorisation of severity of the defects and a forecast on longevity providing final context to the condition of the building.

The IR also presents an 'Order of Cost' Report for the rectifications and contract works that are required to restore the building to baseline viability. The term 'baseline viability' is defined in section 8.

In summary the aim of this report is to:

- Capture the findings of the survey
- Rate the severity of the defects
- Establish the impact of defects on the building
- Identify rectification work that are required to make the building safe
- Identify rectification work and approximate costs, to bring the building back to baseline building standards

### 1.3 SAC Concerns and Actions

SAC' Dangerous Building Notice (DBN) documents, that were served upon the property owners, are referenced in this report for information.

SAC DBN Documents:

- DBN Document reference 13/52667, dated 25<sup>th</sup> July 2013
- DBN Document reference 12/59124, dated 28<sup>th</sup> March 2018

Areas of the subject building and adjacencies affected by safety matters raised in the DBN include:

- Elevations;
- Roofscape;
- Suspended floors;
- Basement;
- Foundations;
- Adjacent roadway and over-bridge;
- Adjacent railway concourse platforms and railway infrastructure.

#### **Key Concerns:**

The condition of the building, impacting on short, medium and long term public safety.

SAC is concerned that the condition of the building is detrimental to the durability and lifetime performance of the principal structure.

### **1.4 Additional Information**

SAC provided Mott MacDonald with pertinent information relating to the building including copies of various architectural record and building warrant drawings. Information was recovered from the record drawings that assisted Mott MacDonald and provided information that is referenced in both the FR and the IR.

Whilst the drawings were informative, showing good and revealing detail, there was insufficient engineering information to wholly determine the structural configuration and detail. As such Mott MacDonald has relied upon information provided by the Mott MacDonald surveyors and where this has been absent (due to parts or areas of the building that were inaccessible at the time) certain assumptions have been made.

Option 2 (O2) works referred to by Mott MacDonald from time-to-time represent the outcome of separate investigation and risk profiling commissioned by SAC to assess priority safety concerns to protect the building from further deterioration.

The O2 works were designed, commissioned and installed by contractor CPMS and sub-contractor Zenith) to mitigate the risk of materials of building fabric detaching and falling and/or being blown off the roof under hazard wind conditions. And to prevent rain water accessing the degraded timber rafters and other degraded roof fabric, and thereafter internal areas of the building, thus avoiding a compounding of the pre-existing deterioration.

Comprising scaffold and specialist proprietary metal framing erected around the perimeter and over the roof of the south section of the Grade Listed building; the O2 works include 'wrapping' the scaffold (and the metal framing) in specialist PVC sheeting.

To sustain environmental wind loading imparted to the building by the O2 works; structural loading is transferred to a large number of locations on the chimney stacks above roof level and external walls as concentrated points of loading on the building's principal structure.

Surveying of the building was both helped and hindered by the O2 works; providing good access, cover and protection to the surveyors, and making movement through the survey more time-consuming whilst physically over-coming multiple components of scaffold

Anecdotal information pertaining to the history of the Station Hotel Building development and particularly the apparent presence of a drainage culvert below basement level was provided by the **Exercise** The information was provided during a discussion regarding apparent settlement of foundations on the east elevation of the building adjacent to station platform 3. Mott MacDonald considers this

information in the detailed assessment presented in section 7 of the IR.

Additionally, it was noted **between** that a pilaster had detached from a window at the third-floor level on the west of the south section of the building. Falling from a perimeter wall below the clocktower, on the west/east elevation, there was apparently no one in the area at the time.

Due primarily to safety concerns over the condition of suspended floor structure and to the perceived presence of asbestos, a general embargo was imposed by SAC in the early stage of the external survey on access to the internal areas of the building.

Mott MacDonald worked closely with SAC to mitigate this key constraint to the survey and development of the report. A 'work-around' was established where a suitably qualified and experienced specialist surveyor was mobilised to support Mott MacDonald surveyors. The specialist surveyor working securely in a controlled and limited area, was guided by Mott MacDonald to recover salient information – refer section 2.2 for details.

Of note is the limitation imposed by SAC on the extent of 'intrusive' survey undertaken due to risk of floor collapse and presence of asbestos. The consequence of this was to constrain the information available to Mott MacDonald and so Mott MacDonald's ability to fully assess pertinent matters based on fact.

SAC sought to assure themselves that the Construction Design and Management Regulations as part of SAC's client and Principal Designer roles and responsibilities was fully covered. Mott MacDonald was duly commissioned (under a separate appointment) as CDM Co-ordinator to provide support to SAC during the works by both CPMS and sub-contractor Zenith.

The key areas (and components) of the Grade Listed building affected by the limited access are listed for information, in section 1.6.

## 1.5 Limitations and Exclusions

#### 1.5.1 General

- 1.5.1.1 This report is limited to the requirements of the technical brief only.
- 1.5.1.2 We have reported on any obvious Health & Safety hazard only to the extent that it was apparent from the elements of the property considered as part of the survey and inspection.
- 1.5.1.3 We have not commented or advised on any matter the significance of which, in relation to the property, was not apparent at the time of the inspection or from the inspection itself.

### 1.5.2 Accessibility

- 1.5.2.1 Mott MacDonald have not completed external surveys of soils and sub-grade to hard-standings but have reviewed and commented upon external survey information completed by other consultants.
- 1.5.2.2 We have not opened or inspected those parts of the structure which were not exposed or were/are inaccessible. An embargo placed on access to the internal areas of building by South Ayrshire Council (SAC) was the reason for the limited survey. The embargo was intended to protect the surveyors from areas that SAC deemed to unsafe from damaged ceilings and floors and from the potential presence of Asbestos. We are therefore unable to confirm such parts are free from defective concrete, corrosion, condensation, wet rot, dry rot, woodworm or any other defects.
- 1.5.2.3 We have not lifted floorboards in every area nor have we lifted any ply, hardboard, fitted carpets or other fixed floor coverings.
- 1.5.2.4 We have not moved any obstruction during the inspection, including but not limited to furniture, fixtures, fittings or equipment.
- 1.5.2.5 We were unable to fully inspect roof voids, plant rooms, lift rooms or water tanks.

### 1.5.3 Areas and items not inspected

- 1.5.3.1 Structural Foundations.
- 1.5.3.2 Structural Iron used in the suspended floors at ground, first, second and third floors.
- 1.5.3.3 Structural Iron used above apertures in walls at basement, ground, first, second and third floors.
- 1.5.3.4 Structural iron used for columns between ground and first floors.
- 1.5.3.5 Structural masonry for load bearing partition and 'dwarf' walls, pilasters and piers.
- 1.5.3.6 Lift shaft and other lift support structures.
- 1.5.3.7 Perimeter and cross wall structure (presumed formed in modular sandstone and/or modular brick) between basement and ground floor level particularly with reference to vertical structural

cracks observed on the outside face of the east elevation.

#### 1.5.4 Building Services

1.5.4.1 We have not carried out any survey or inspection of building services, including but not limited to; gas, electric, fire, water and drainage installations.

### 1.5.5 Environmental Issues

1.5.5.1 Our survey and report have not taken into account the energy performance of the building.

### 1.5.6 Hazardous Materials

- 1.5.6.1 This report cannot be relied upon to confirm the presence or otherwise of asbestos containing materials. Whilst asbestos sampling and testing was undertaken during the period that Mott MacDonald attended for inspection and survey of the building, the work, tests and results were undertaken and acted upon by others. If South Ayrshire Council are unaware of the presence of such materials, a suitably qualified specialist should be engaged to carry out a specific asbestos survey.
- 1.5.6.2 Unless otherwise expressly stated in the report, we assume no deleterious or hazardous materials or techniques have been used in the construction or maintenance of the property.

### 1.5.7 Ground Conditions

- 1.5.7.1 We have not commented on the possible existence of radon, noxious substances, landfill or mineral extraction implications, or any other forms of contamination.
- 1.5.7.2 We have not reviewed the ground conditions or soils underlying the building or considered the detail that may be contained in any local borehole or other records.
- **1.6.7.3** We have not reviewed or monitored any vibration or ground movement data.

### 1.5.8 Rot and Dampness

1.5.8.1 This aspect of condition was excluded from the survey and inspection – refer section 5.

### 1.5.9 Consent, Approvals and Searches

- 1.5.9.1 We have assumed the building is only subject to the Dangerous Building notices referenced in the report and is not subject to any other unusual or onerous restrictions, obligations or covenants which apply to the property.
- 1.5.9.2 We have assumed that all planning, building regulations and other consents required in relation to the property had been obtained and that duly applied prior to the closure of the Hotel business in 2013.

### 1.5.10 Previous Condition Surveys

1.5.10.1 Mott MacDonald understands that at least one other condition survey of the property was commissioned, undertaken and completed within the last five years. No sight or access to this

report has been requested by Mott MacDonald or provided by any third party.

# 2 Survey

### 2.1 External Area Survey

Precedent to the Mott MacDonald survey and as a direct consequence of the SAC Dangerous Building Notice (DBN) served in March 2018, was a 'tactile' survey undertaken by specialist surveyor Zenith.

Zenith were commissioned by principal contractor CPMS in accordance with SAC requirements to identify, dismantle and remove loose or unstable items of building fabric. Zenith's 'tactile' survey included devegetation and netting of areas of the building perimeter walls that were deemed to present a safety concern. The tactile survey was completed in advance of Mott MacDonald deploying teams to site.

Two survey teams comprising lead Surveyors, each with an assistant surveyor, and Bryan Mackay attended the site to survey the subject property.

The teams were inducted firstly by SAC and then by CPMS (including for working within a live railway environment). Mott MacDonald Risk Assessment and Method Statements (RAMS) were presented at the time of induction fully demonstrating that all risks had been considered and each surveyor had sufficient training (as required including harness restraint) and adequate PPE.

Observations were made from both ground level and scaffold platform (erected around the building's perimeter to provide local structural stability and support to O2 works) at each storey. The surrounding development infrastructure including hard-standing, car-park, roadways, over-bridge and railway were noted but not surveyed or inspected – refer to exclusions in section 1.6.

Due to a number of issues arising on site impacting on progress, the survey of the external areas (EAS) of the building was undertaken over four site visits. Survey visit 1 (SE1) was in July 18, visit 2 (SE2) was August 2018, and over two visit(s) 3 (SE3) and 4 (SE4) in January 19. SE3 and SE4 were undertaken from within a PVC envelope installed to 'encapsulate' and protect the south section of the subject building.

The weather varied over the period of the surveys from sunny to wet, mild to cold and calm to windy. Significant rain fell during the period of SE3, with surveyors reporting that rain water was largely excluded from all areas of the building within the O2 PVC envelope. This was recognised by all as an indication of the success of the O2 system.

SAC along with scaffold contractor CPMS and their specialist sub-contractor Zenith were in attendance for part of SE1, SE2, SE3 and SE4. As Principal Contractor responsible for the site, CPMS attended with Mott MacDonald team guiding and showing SAC and the Mott MacDonald team key access points to scaffold at ground and other platform levels erected around the perimeter of the building.

The teams completed the EAS comprising SE1, SE2, SE3 and SE4 over a total of 7 days.

Survey of the 4-storey north section of the building was limited due to insufficient scaffold access. Access was provided to the external area of windows immediately adjacent to a single scaffold tower (rising from external ground level to eaves) located some 10m south of the pre-existing escape stair. Otherwise the survey of the remaining areas of the 4 storey and two and single storey Grade Listed buildings on both the west and the north, was conducted from ground level. A zoom camera was used insofar as possible to visually access areas and detail of interest and concern.

The Internal Area Survey (IAS) was undertaken in March, April and May 2019, with the basement area being the last completed. The IAS was completed over a total of 24 days.

Access was unavailable to all internal areas of the two and single storey Grade Listed buildings in the north section.

Areas of the building that were physically and/or visually inaccessible at the time of survey are highlighted on the plan in Appendix A.

# 2.2 Internal Area Survey

Due to difficulties posed by the O2 scaffolding system that encapsulates the entire south section of the Grade listed building, the physical survey (and inspection) was undertaken at each level from behind the handrailing of the external scaffold walkways.

The Mott MacDonald teams were supported by two operatives from specialist surveyor Zenith provided with suitable training, PPE, and camera equipment, who accessed the internal floor areas on the following basis:

# 2.2.1 Ground and Upper Suspended Floor Surveys

Working in the south section of the building in a rolling sequence from south to north and from roof to ground level, the Zenith survey 'team' accessed the internal area through selected window apertures and inspected each room in turn.

Access was based on a rolling sequence of 5 to 6 windows (and roof hatches) to be open at any one time. No windows (or roof hatches) were left open over-night or at weekends

### Roof

Access to the roof void(s) used existing skylights/hatches or where necessary a 500x500mm aperture/access point was created on the sloping and flat 'trapezoidal' roof areas to view/ sample roof joists.

Also, similar 500x500mm apertures were opened on the lower mansard roof at a minimum of three locations on both the East and West elevations.

### Floor

Upon access to rooms, three sample floor areas on both east and west sides of the building, 500x500mm were identified on each floor level. Each area had the timber floor boards removed to reveal floor joist ends immediately adjacent to selected sample windows.

Timber samples were taken from the joists, the sample locations were staggered on each floor.

### Ceiling

Similarly, to above, suspended ceiling bulkheads were taken down to expose a minimum of 1000x1000mm of the floor soffit and supporting joist ends from below.

The survey of the 4-storey north section of the building was limited due to insufficient scaffold access. Access was provided to windows immediately adjacent to a single scaffold tower (rising from external ground level to eaves) located some 10m south of the pre-existing escape stair. Zenith Operatives (ZO) under Mott MacDonald direction made tethered access to the inside area of available rooms at each level on the west. Selected access was achieved by the ZO to areas on the east of the building and a limited number of roof voids.

### 2.2.1 Basement Area Survey

Two Zenith Operatives (ZO) under Mott MacDonald Surveyor direction and with suitable training, PPE and task lighting, and camera equipment entered and surveyed the basement areas and recorded defects – a limiting period of 1.5 hours was set for any person being in the basement at any one time. This time limit was set to make the survey of items and the recording of findings, and the direction to ZO as efficient and productive as possible.

After each period the ZO' returned to the site cabin where the Mott MacDonald surveyor was based to debrief and take further direction.

The Mott MacDonald Surveyor recorded details of progress, findings and reviewed the photographs taken by the ZO.

The Internal Area Survey (IAS) was undertaken in March, April and May 2019, with the basement area being the last completed.

# **3** Observations – External Area Survey (EAS)

# 3.1 General

The architectural and key structural fabric of the roof and perimeter walls was observed to be generally in poor to very poor condition in east and south areas of the south section and reasonable to good (apart from a number of localised areas) condition in the north section of the Grade listed building. Significant evidence of defects, damage, movement and structural distress, were found in the perimeter and cross wall structures, as well as elements of secondary structure. Defects were also evident throughout the west side however generally both less in number and in more reasonable condition than the east side.



### Photo 2: Roof Eaves Beam – East Elevation

Source: Mott MacDonald

Constructed from modular sandstone blocks cut to various dimensions ranging from some 150x200x420-600mm to 300x600x420-600mm thick throughout, both perimeter and cross-walls (at and above roof level) form the principal vertical and horizontal load bearing structure of both the south and the north sections of the building.

The plan shape of the building extends from the south (adjacent to the roadway over-bridge) as a 'long' rectangle, approximately 11m wide and 62m long. At the north end, the plan 'cranks' (dog-legs) over approx. 26.5m from east to west. The Clocktower and adjacent feature chimney, some 8.5m high, are located on the west side of the 'crank'. The north section of the building starts from the tower continues to the north by for approx. 120m. The north section of the building is the same 11m width.



# Figure 1: Indicative Site Layout Plan

Source: South Ayrshire Council

Replicating the south section height and appearance, the north section of the building reduces in height and architectural configuration at a point some 60m north of the clocktower. Beyond this the building stepsdown in three stages to a single storey structure, forming three partial gables all of which were surveyed and inspected.

The principal foundation structure is formed from corbelled sand stone blocks bearing directly onto indigenous soils. Period buildings of the subject type where commonly designed and constructed on this basis. A detailed examination of the original architectural drawings was undertaken in Commission Stage 2 to reconcile structural form and function.

A mansard type roof structure formed in timber with a steeply sloping bottom section and shallow pitch top section, and formed between the cross-walls, provides support to sarking and slate tiles.

The roof is highly architecturally detailed and formed at various finished lines and levels. There are many junctures forming return and re-entrant type corners, edges and valleys. Lead flashing has been used extensively to form rain water exclusion and management systems directing the flow towards gutters at eaves and various other building levels and locations.

Similar in both plan and vertical geometry, both the north and south sections of the building are formed in the same materials and the same architectural and structural configuration.

A significant number of defects affecting the building's architectural and structural fabric appear to relate directly to ingress of water. Rainwater appears to have breached barriers and management systems to access and ingress beyond the surface layers, penetrating through the roofline and perimeter walls,

accessing areas inside the building and into the sandstone and timber structural fabric. Lead flashing is extensively damaged and/or missing, as are large lengths of both gutters and rain water downpipes.

In addition, extensive deterioration and damage were evident that appeared to be as a direct result of wind action A limited number of other defects such as vertical, horizontal, diagonal and radial cracking affecting the building and structural fabric were also recorded.

Significant localised vertical cracks apparent on both the south and east evaluations, appear indicative of settlement at the building foundation level. Road traffic and train rolling stock movements on adjacent rail and road over-bridge are likely a contributary factor. Settlement at foundation level may also be linked to an apparent historical water culvert underlying the building.

Evidence of deterioration includes dislodged sandstone blocks and fractured and broken, and detached parts of sandstone. Defects of this kind are evident throughout the upper levels of perimeter and exposed (at or above roof line) cross-walls and extend to areas throughout the chimney stacks. Feature 'arches' span over the roof ridge line, separating but connecting stacks that service apartments on both east and west areas of the building.

Concentrated structural cracking is apparent around historic metal inserts (likely in wrought iron) at various points on perimeter and cross-walls and chimney stacks. The metal inserts are typically at an advanced stage of decay, with both corrosion and delamination of the metal evident.



### Photo 3: Historic Metal Insert - South Gable

Source: Mott MacDonald

Features such as sandstone corbels and detailed stonework are highly weather eroded and appear in many locations to be in deteriorated and fragile condition.

In the south section of the building the level of efflorescence 'white bloom' appears consistent with age, and consistent for a building that has had little or no maintenance for some 6 years. The commensurate walls in the north section of the building appears generally less affected, except for an area at eaves level on the east elevation adjacent to platform 1.

The following sub-sections provide a commentary of observations, with the condition of key components of building fabric categorised by Mott MacDonald to be; good, reasonable, poor, or hazardous. A description of each category is provided in the glossary for further information.

# 3.1.1 Components of Architectural and Structural Fabric

To assist the reader and provide focus for the survey, inspection record, and findings in sections 3 and 4, and the assessment section 7, Mott MacDonald has listed the items that constitute the buildings component parts.

Each component of structure is structurally significant, to a greater or lesser extent. This is important when considering the impact of any evident deterioration, damage, movement or structural distress evident and therefore sustained by individual components that then impacts on overall structural performance and longevity.

### List of External Area elements

South, West, East and North Elevations and Roof Area components surveyed include:

- Architectural
  - 1. Architraves
  - 2. Cornice and Corbels
  - 3. Metalwork finishes
    - i. Finials
    - ii. Pediments
    - iii. Mansard
    - iv. Top-hat
    - v. Eaves
  - 4. Timber window frames
  - 5. Valley and eaves gutters and rainwater downpipes, and associated rainwater flashings
  - 6. Flat roof materials including parapets over modern extensions

Structural (Building Envelop above finished external ground level)

- 7. Clocktower roof support
- 8. Trapezoidal Roof support
- 9. Mansard roof support
- 10. Flat roof supports and parapets over modern extensions
- 11. Perimeter walls
- 12. Cross walls
- 13. External Lintels
- 14. Clocktower Chimney (stack)
- 15. Cross Wall Chimneys
  - I. Stacks and feature arches
- 16. Dormers
  - I. Stone double and triple Mullions
  - II. Pediments
- 17. Lintels over apertures for windows and doorways
  - I. Metal
  - II. stone

### 3.2 Building Perimeter Walls

Based on a limited amount of legible information contained in original architectural drawings, the perimeter walls appear detailed as single 'leaf' construction, with the 'head' of wall mostly at eaves level. The south elevation gable wall, and the 'cross-walls' all extend above the roof line. The single 'leaf' detail comprises a course of 420mm sandstone block, with inner face appearing to be finished formed from lath and plaster unless in a location where modern interventions have been added. The detail shown on the original architectural drawings indicates timber battens nailed to the inner face of the sandstone wall supporting the lath and plaster work.

The perimeter walls along with the cross-walls form a significant part of the Principal structure of the building.

A prominent feature cornice styled ledge has been formed at the outside edge of the 'header' stones at eaves level as part of the period architectural detail. The cornice geometry is tapered on a stepped curved profile that makes the outer finished edge fragile and more susceptible to wind type erosion. Similar architectural features of less pronounced geometry are formed in the sandstone perimeter walls, particularly at cill levels and between storeys throughout from ground to eaves level. The details are formed in 'bands' that are set out and continued around the full perimeter of the building. Defects were recorded throughout on the external face of the perimeter wall structure within the south section of the building. Defects observed were lesser in number on the north section.

The south 'gable' elevation of the building appears to have been designed with enhanced architectural detailing. Panelling framed by 'Doric' styled columns and detailed pediments are 'centred' on the elevation at each storey. In some cases, the panel appears to include a modern infill, as the remnants of metal inserts indicate both historic platform and winch structures that no longer exist. These could have been required for moving goods or materials from ground to upper levels through doorways or apertures in the former days of the hotel. The inserts and the detailing have fared badly over time, with damage to sandstone in the form of swelling, erosion and cracking adversely affecting many areas.

Of particular note is evidence of localised settlement of foundations assumed from the presence of significant vertical cracks observed in localised areas on the east elevation. The cracks were measured insitu and in the worst case were found to be some 5mm wide and some 3500mm (above existing external finished ground level). Significantly, the cracks appear to emanate from a point somewhere below existing ground level.

Other defects observed and recorded include; depletion of sandstone apparently through various naturally occurring mechanisms (yet to be fully established) resulting in a breakdown of both finished face and/or substrate and loss of surface material and/or loss of section.

Cracks in sandstone blocks and/or sandstone components of varying width, length and direction were observed and recorded. In some cases, the cracks appear to have propagated through the entire section of 'parent' material.

Appearing to radiate from historic metal inserts, cracks were evident in several locations on the south elevation, but also on the west elevation and on chimney stacks rising from the east side of the roof within the south section of the building. These are covered in more detail in sections 3.4 and 3.7.

Surface discoloration of the sandstone in the form of efflorescence (commonly known as 'white bloom') appears to be widespread on the elevations of the south section of the building, and particularly in two locations on the west perimeter wall. Firstly at mid-height below the clocktower, and secondly at and below eaves level, above the two-storey modern extension.

Appearing more developed and extensive on the east elevation the efflorescence is more obvious along the line of the feature cornice at eaves level in two locations adjacent to platforms 1 and 3.



Photo 4: Efflorescence – East Elevation

Source: Mott MacDonald

Efflorescence is also apparent on both the east and west elevations of the Grade Listed building's north section.

Of note is an area of wall in the north section adjacent to the escape stairway and raised walkway described in section 3.7.3, where extensive mould is evident. The mould appears to a very localised area that rises continuously as a band of some 1m from ground level to eaves. The wall in this location is in poor condition.

There are also numerous examples of 'erosion', 'blistering' and 'delamination' of sandstone as further evidence of defective sandstone material. Loss of mortar bedding between sandstone blocks appeared significant throughout the external survey areas.

Evidence of extensive de-vegetation as a result of the 'tactile' survey was observed and obvious throughout, however, with localised impacts from root expansion in the form of damage to sandstone from movement observed and recorded.

The sandstone material in the perimeter walls where it is visible appeared on the south and east elevations of the south section of the building to be generally to be in poor condition. In some location's defects identified as cracks and/or dislodged and broken stones were deemed by Mott MacDonald to be very poor and/or hazardous condition. Where significant defects exist, they have been categorized by Mott MacDonald as Primary defects.

### 3.3 Dormer Structures

Highly architecturally detailed sandstone dormer windows are supported directly from the 'head' of the perimeter walls. The prominent feature cornice styled ledge forms the baseline and cill to the dormer windows. The principal structural components are formed from decorative sandstone pilasters and mullions, and arching pediments (in various period styles). The dormers 'frame' timber 'sash and case' type windows. The window frames appear to be original throughout, apart from one or two exceptions and are recessed within the dormer and so set back from the edge of the feature cornice type corbel.

Defects were recorded throughout the dormer structures in most locations in the south section of the building, and less so in the north section. Of particular note is evidence of lateral movement (both in east/west and north/south directions) that has caused mortar to de-bond and joints between component parts of the dormer to open-up.

In at least one case the east/west lateral movement, for example on the east elevation adjacent to platform 3, appears as a 'rotation' of sandstone pilasters and mullions about a base point at cill level. This rotation has resulted in the dormer 'leaning' forward at the head point, or pediment apex level. The out-of-plumb at the top-most point was measured in-situ at a significant 10mm to 15mm.

In a number of other locations notably on the west elevation, south from the clocktower, the dormer pilaster has fractured vertically (on the inside face) and the pilasters and pediments appear to have moved outwards. Where these occur the dormer structure is in a very poor to hazardous condition.

The sandstone material in the dormer components where they were visible appeared generally to be in a poor, to very poor condition. Where significant defects exist, they have been categorised by Mott MacDonald as Primary defects.

# 3.4 Historic (and other types of) Metal Inserts

Items observed were more numerous on the south (gable) elevation, with each appearing to be dating from the original design and construction. Wrought iron appears to have been used in most cases, affixed it appears by inserting items to pre-drilled pockets in the sandstone blocks. Most of the inserts appear to be the remnants of 'angle' iron sections used either as supports to cantilevered service platforms (and/or emergency stairways) or to lifting brackets. In each case the original wrought iron appears to have been sawn or cut back to the surface line of the wall, leaving the inserted length within the wall. The insert has since corroded and delaminated and in most cases is in an advanced stage of deterioration.

Whether from expansion of the metal during the corrosion process or from the action of an external force, or both, during the original period of use, the sandstone around each insert has fractured and cracked. Cracking in most cases is multi-directional, radiating from the pre-drilled pocket - the resulting defects are in Mott MacDonald's view significant.

Metal inserts were also observed in other locations, with defects comparable to that described above. located for example in the sandstone perimeter walls adjacent to the escape stair on the north/west elevation. And various chimney stack walls above either the roof line or the ridge line over the south section of the building.

Other metal inserts in the form of lintels or vertical posts forming apparent replacement components of structure framing window apertures were observed. These were largely in poor condition, with corrosion and delaminating and depletion of 'parent' material evident.

# 3.5 Cross walls, Chimney Stacks and architectural feature arch structures

In conjunction with perimeter walls, the cross walls and chimney stacks are principal structures incorporated within the building that sustain lateral stability load.

The cross walls are formed from modular sandstone blocks and located at intervals throughout the length of both the south and the north sections of the buildings. The cross walls run across the width of the building, parallel with the gable walls. Appearing on the plan sections of the original architect drawings, the cross walls rise from foundation level through each floor level to a final level above the pitched roof line and roof ridge height. Chimney stacks are supported on the middle-third of the cross walls, with chimney flues incorporated in the walls to distribute flues to fireplaces throughout the building.

Only a small section of each cross wall is visible above the roofline where it forms a low 'parapet'.

Defects were recorded throughout the cross-wall and chimney structures, where these were accessible for inspection during the survey. In most locations throughout the south section of the building, and less so in the north section, there was also evidence of the physical movement of individual sandstone blocks.

There was little evidence of efflorescence on the visible areas of cross-wall or on the chimney stacks and connecting arch structures. De-lamination and blistering of the surface layer of the sandstone were evident in places, although not extensive.

The sandstone material in the cross walls where they were visible appeared generally to be in reasonable condition. However, in some locations defects identified as cracks and/or dislodged stones were deemed by Mott MacDonald to be significant. Where significant defects exist, they have been categorized by Mott MacDonald as Primary defects.

### 3.6 Roof Structure

### 3.6.1 General

The fabric covering the roof was observed to be generally in poor to very poor condition throughout the south section of the building, with significant evidence of defect, damage (due to depletion of the section) and structural distress. Observations made on the external area of the north section confirm that the roof fabric is in significantly better condition than the south. There were no visible breaks in the roof covering and no roof support timber exposed. The roof structure in the north was only accessible to survey and inspection from inside the building insofar as this was practically achievable. Thus, the timber roof structure was less accessible/visible to inspection in the north that it was in the south section.

### 3.6.2 Mansard

Comprising an upper and lower section, with the latter steeply sloping and with integrated sandstone framed dormer type windows, the entire mansard is covered in slate tiles.

Covering the largest area of roof over both the south and the north sections of the building, the mansard is formed between gable and cross walls throughout. The longest section of mansard between cross walls measured from record drawings, is some 12m.

Hatch type apertures are apparent on the upper section of the mansard on the east side in each case providing access to the roof void below. The hatches are generally in very poor condition and do not appear to be functional in any location.

Damaged and missing slates, where these appear in medium to large areas, on the east side of the lower mansard section, have exposed sarking that has deteriorated significantly over time. Consequently, rain water has accessed timber rafter beams and trussed sections of roof support on both the upper (presumed in locations where lead flashing has failed or is missing) and lower mansards. Significant damage and deterioration of timber was in evidence throughout, particularly on the lower mansard.

Where areas of roof covering the lower mansard have disintegrated and largely disappeared on the east side of the building, random rubble infill has been exposed. The purpose of rubble infill is unclear however the defect is reported and considered by Mott MacDonald in more detail in the Internal Area report.

Feature metal trimming used to bridge across joints, for example between the upper and lower mansard roofs, used for both cosmetic and rain water-exclusion purposes have been mostly removed, damaged and/or loosened over time. Whilst these items have been largely removed by Zenith to make safe during the tactile survey, rain water accessing the joints has caused significant deterioration of underlying structural fabric.

Lead flashing designed to exclude rain water is largely intact around dormers and other apertures however areas of damaged, failing and missing flashing were recorded.

The materials that constitute the external components of the mansard where they were visible appeared, on the east side of the building, to be generally to be in a poor, to very poor condition.



# Photo 5: Lower mansard – east elevation

Source: Mott MacDonald

Components of principal structure such as timber rafter and eaves beams, and timber trusses that were exposed and visible on the south section (particularly on the east side) of the Grade Listed Building appeared to be in a poor, to very poor and/or hazardous condition. The components of structure in the west (in the south section) by comparison, were observed to be in a reasonable to good condition, with only a few localised exceptions. Where significant defects exist, they have been categorised by Mott MacDonald as Primary defects.

### 3.6.3 Trapezoidal (top-hat) type

The trapezoidal roofs are formed on the north and south ends of the southern building. Like the mansard, these items comprise an upper and lower section, however, forming a flat type raised area that tapers upwards and spans the building width. Steeply sloping side-panel areas that form the perimeter rise to an eaves level commensurate with a large flat roof area. Covered in lead sheeting, the 'flat' roof is laid to falls from a nominal ridge line set east to west. The roof area was previously bounded on all four sides with a feature architectural metal balustrade, before this item was deemed by the 'tactile' surveyors as a safety risk and so removed.

The original architect drawings show the detail of a system of timber truss, beam and rafter structure underlying the trapezoidal roof supporting the sloping perimeter and flat roof areas.

Slate tiles are typically loose or missing particularly in areas of the mid-to-lower sloping sections of roof on the east. Otherwise feature metal trimming used to bridge across joints, for example at eaves lines have been largely removed by the 'tactile' surveyors to make the area safe.

The materials that constitute the external components of trapezoidal roof, where they are visible, appeared generally to be in a reasonable condition.

### 3.6.4 Clock-Tower (including feature chimney structure)

In the same form of construction and architectural shape and style, as both the mansard and the trapezoidal roofs, the clocktower has the highest roof level and was once topped-off with a feature flagpole.

The steeply sloping side panels are punctured at a level approximately half-height by circular window apertures on all 4 sides. A more steeply sloping duo-pitched roof intersects the clocktower on the north

side, the ridge of which is approximately half the clocktower height. This roof provides cover to and extends the void within the clocktower enclosure. The extended space is closed at the north end by a feature chimney that extends upwards from the steeply duo-pitched roof ridge line by some 5.5m. The full height of the feature chimney, on the south side, where it rises above the roof ridge is estimated at some 8.5m.

Established in the tactile survey undertaken by Zenith to be unstable and unsafe, the upper section of the chimney stack was dismantled down to the level of the adjacent roof ridge line. The chimney structure that remained at this level was deemed by Zenith to be stable and safe. It appears that a horizontal 'structural tie' existing between the timber structure of the adjacent roof and the chimney remains intact. However, the mortar bed between sandstone blocks adjacent to the ridge line appears to have failed. Vertical structural 'tying' as a result would have been lost at the subject level de-stabilising the upper section. The remaining (lower) section of the chimney has been left and presumed to be stable under gravity and self-weight. There may however be a residual risk of future instability unless rectification works are undertaken the short to medium term.

The remaining components of the chimney fabric appear to be in a poor condition.

Slate tiles provide the finished covering to the roofscape, with a feature capping piece in ornate architectural style formed in timber and covered in lead flashings. Slate tiles on the lower section of east roof panel were in places loose, damaged or missing.

The materials of fabric that constitute the external components of the clocktower where they were visible appeared generally to be in a reasonable condition.

# 3.7 Ancillary External Structures

# 3.7.1 Flat roof extension at south/west corner of the south section of the building

Constructed as Warrantable Work (refer Appendix E) the two-storey extension appears formed in cavity wall sandstone block outer leaf and concrete block inner leaf. A flat roof formed from a proprietary Ruberoid type water proof material (likely laid over insulation) appears supported from roof structure formed in timber rafter beams. A masonry parapet wall extends above the roof line by some 500mm that is capped by sandstone coping. The roof covering and parapet wall appear to be functional and in reasonable condition, however, two parapet coping stones are loose on the south side adjacent to the road bridge. This defect should be made good at the earliest as currently there is a moderate risk to pedestrians and road users.

As represented in the contemporary building warrant information, the north section of the extension is constructed on reinforced concrete strip foundations supporting three external walls projecting beyond the curtilage of the south section of the original Grade listed building.

Apertures in the walls provide for doors and a limited number of windows on both ground and first floor. The architectural style is modern however appearing to have been designed to blend with the style of the south section of the original building. A sloping roof joining the original and extended building appears to cover a stairway connecting the internal spaces. The roof material appears consistent with the flat roof area being in a Ruberoid sheet formed in sections over and fixed to timber battens below the joints.



### Photo 6: Loose Capping Stone - south/west corner

Source: Mott MacDonald

Surveyed and inspected and found to be in reasonable condition, the extended building was observed to have only a limited number of structural and cosmetic type defects. Of note in addition to the two dislodged sandstone coping stones on the south/east corner of the parapet wall described above, are diagonal cracks in the mortar beds propagating from the corners of the ground and first floor window apertures on the west elevation. The cracks are indicative of horizontal and/or vertical movement that could emanate from foundation level.

### 3.7.2 Railway Station Concourse Enclosure

Station operations including ticketing and automatic ticket gates, to facilitate the through-put of passengers, are located in the ground floor of the Grade listed building's north section. A small number of retail units are also accommodated within the tiled ground bearing floor enclosure.

Appearing to be formed from painted period cast iron, the beam and column frame supporting a contemporary Perspex roof, is connected to the south section of the building The columns are supported from some unknown form of foundation underlying the finished floor level. The roof support beams also span the railway tracks, where both beams and roof are connected to the feature sandstone wall bounding station platform 4, that forms the east elevation of the enclosure. The sandstone walls, beams and roof beyond the curtilage of the enclosure were not surveyed or inspected.

Whilst there was evidence of metal corrosion at the connection of beams to building, the rate of deterioration is deemed to be limited. Overall the iron structures that were visible appeared to be in a reasonable condition.

The sandstone structure exposed and visible within the enclosure was limited to a horizontal band at first floor level, some 1000mm deep. Observations were limited due to proprietary over-cladding boards used extensively on the walls within the enclosure. The sandstone where it was visible appeared to be in reasonable to good condition.

### 3.7.3 Escape Stairway (and raised walkway) Gantry West Elevation

Appearing as an access structure installed over at least three distinct periods in time, the stair and walkway comprise structural steel stringer beams, steps and balustrading that spans from ground level to landing platforms supported by a frame comprising structural steel beams and posts. It is presumed that the posts and bottom flight stringers are supported on reinforced concrete pad foundations below finished ground level.



# Photo 7: Escape Stair – west elevation

Source: Mott MacDonald

Lateral structural stability, to some extent inherent within the structural frame, is fully provided by bolted fixings mechanically anchored to the sandstone walls of the north section of the building.

Remnants of metal wall anchors from what appears to be an installation in a period after the original 1860 construction, and presumed to be fixings for an original stair gantry are apparent in cracked and damaged areas of the sandstone perimeter wall.

In some locations the sandstone has fractured and broken, and small sections have become detached. The condition of the sandstone in these locations is poor to very poor.

Metal used in the original raised walkway structure in some locations is at an advanced stage of corrosion. Particularly the case at connections between stringer beams and column posts, parent section metal would need to be replaced. The condition of the subject metal in these locations is very poor and/or hazardous.

The affected and damaged sandstone in one case is immediately adjacent to a 2m long pilaster supporting a lintel, appears to need priority remedial action. The pilaster appears to have been mechanically impacted from a horizontal external force that has caused the pilaster to shift laterally (north) at mid-height. Consequently the pilaster has fractured and broken, removing support to the lintel i.e. the lintel is at risk, Rectification should be addressed with some urgency to this and to other fractured sandstone, particularly if the current stairway is required to meet legislative operational needs in a re-occupied building. The subject pilaster is poor, to very poor and/or hazardous condition.

Significant damage and degradation are evident where wide cracking and tearing has occurred immediately adjacent to pilasters on feature windows. The defect is vertical running from ground floor level over some 3m in length.

The sandstone pilasters framing window apertures in close proximity to the escape stairway appeared generally to be in a poor, to very poor and/or hazardous condition.

# 4 Observations - Internal Area Survey (IAS)

# 4.1 General

Dark staining from what appears to be dampness on the face of finished walls and ceilings was observed in localised areas throughout the basement and upper floor levels. The dampness appears to result from water ingress; in the form of rising in walls from basement level, or from leaks around pre-formed apertures such as windows in perimeter walls, or from leaks from storage tanks at roof level.

In the worst cases water ingress from what appears to be leaks at roof level has caused the partial collapse of ornate architecturally detailed ceilings repeating on the floors below. Where these were observed, the collapsed materials were in piles and/or strewn across the surface of the floor immediately below.

Modern interventions to lower ceilings for building services such as heating, and ventilation pipework have required 'bulkheads' to be formed that appear to be suspended from the underside of the original floor.

The bulkhead structure adopted for floor levels 2 and 3 has been formed in timber studs, with the ceiling and vertical side material fixed to the timber frame. Suspended from the underside of first floor level, a proprietary type metal framing system has been used.

In some locations for example the ground floor 'drawing' room, localised water ingress more likely, due to the volume required, from broken pipe joints and/or fractured pipes appears to have caused a local collapse of the ceiling

Deterioration and degradation of is particularly evident in timber used for structure in the suspended floors. Joists in localised areas of suspended floor on the east side of the south section of the Grade Listed Building level 3. Similarly, localised areas of the floor on level 1 on the east and the north/east on all levels (in the south section) were found to be significantly degraded.

Timber in the roof voids within the upper mansard roof were accessed and inspected, with the timber generally found to be unaffected by water. However, the exception being the connection point of the truss top and bottom chords that join of the upper and lower mansard roof line. At this location the chord-ends where they were accessible to inspection were typically degraded

### 4.1.1 Components of Architectural and Structural Fabric

To assist the reader and provide focus for the survey, inspection record, and findings in the FR and the assessment section of the IR Mott MacDonald has listed the items that constitute the buildings component parts.

Each component of structure is structurally significant, to a greater or lesser extent. This is important when considering the impact of any evident deterioration, damage, movement or structural distress evident and therefore sustained by individual components that then impacts on overall structural performance and longevity.

### 4.1.2 Components List of Internal Area elements

Surveyed from accessible ground and/or within Option 2 PVC Wrapping Envelope and the internal curtilage line of the roof, and accessible scaffold platform levels:

Building fabric on all floors between existing basement, ground level, first, second, third and fourth floor and roof levels

South, West, East and North Sections and Roof Void components surveyed include:

### Architectural

- 1. Suspended ceilings
  - i. Architraves
  - ii. Cornice and Corbels
- 2. Feature Apertures Archways in large open areas
  - i. Dining Room
  - ii. Ballroom
  - iii. Basement
- 3. Feature Supports
  - i. Columns
- 4. Metal work finishes -Feature and Service Stairways
  - i. balusters
  - ii. Handrails
- 5. Vertical Transportation Lifts
  - i. Lift enclosures
  - ii. Lift Door
- 6. Timber Finishes
  - i. Window/Door Framing

Structural (within the Building Envelope above finished external ground level)

- 1. Clocktower roof support
- 2. Trapezoidal Roof support
- 3. Mansard roof support (including dormer window framing)
- 4. Flat roof supports and parapets over modern extensions
- 5. Perimeter walls (including basement) i. Pilasters
- 6. Cross walls (including basement)
  - i. Pilasters
- 7. Internal columns
- i. Iron
- 8. Suspended slabs
  - i. timber joists
- 9. ii. iron joists and beams Basement
  - i. masonry piers
  - ii. masonry foundations
  - iii. Ground bearing slabs
  - iv suspended slabs
- 10. Vertical Transportation Lifts
  - i. Lift enclosures
  - ii. Lift Doors
  - iii. Lift cables
- 11. Large Apertures (including Archways and Internal Lintels)
- 12. Internal Chimneys
  - i. Stacks and Breasts

Secondary Structures in External Walls (including Bressummer beams and Lintels over apertures for windows and doorways)

- 13. Miscellaneous Metal
- 14. Miscellaneous stone
- 15. Miscellaneous Brickwork

## 4.2 Components of Architectural and Structural Fabric

### 4.2.1 Building Perimeter and Cross Walls

The perimeter and cross walls are described as principal structural elements in some detail in the external area observation section 3.2 above. To compliment the description and complete the overall picture from an internal area perspective, would be to add information on the proportions of the walls and the apertures that are formed within them throughout the building.

Reception and other large public rooms such as dinning, and ballroom are typically formed into large open plan spaces, bounded by perimeter walls on the east and west elevations and cross walls to the north and south. Ceiling heights have been maximised as was popular in the time of the period architecture. Creating a voluminous space was the trend, however, that therefore results in high structurally unrestrained walls effectively spanning floor to floor.

Bedroom spaces on the upper floors have fewer high walls and are typically set either side of a central north/south corridor, with feature lift enclosures and feature and service stairways. The lift and stair apertures are formed in the floor plates at intervals to accommodate circulation of both hotel patrons and workers.

Survey and inspection of the inside face of structural walls revealed water stained areas throughout, including evidence of mould, indicative of dampness to finishes that is reasonable to assume is transferred, in some cases at least, from the underlying walls. Otherwise localised concentrated water ingress appearing to be initiated at roof (top floor) level has impacted on perimeter walls, exacerbating levels of dampness where they appear at worst.

Water damage is evident on the timber cills inside windows that are likely linked to failed water exclusion materials for example 'putty' on the outside fabric. Rainwater would in these circumstances ingress thus over time accessing and degrading substrate materials such as sandstone and timber (and metal nails connecting timber components).

Where metal lintels have been used above apertures in perimeter walls, they appear where (partially) visible to have suffered from corrosion. In the worst cases corroded metal appears to be in a poor condition

Cracks that are largely hairline and typically of limited length are evident in plaster finishes in localised areas throughout the south section of the building. These could be indicative of movement in underlying structure and so this matter will be considered in this context in the assessment stage of the commission.

Upper sections of cross walls were accessed by the survey team for inspection from within the roof voids. In the north section of the building apertures some 1200mm square had been cut through the modular brickwork to form what appears to be passageways between roof voids. There were no lintels installed and therefore the brickwork is effectively 'arching' across the aperture, a matter considered by Mott MacDonald at assessment stage. In addition, there was no evidence of firestopping materials having been installed to effect fire compartmentation – see also section 8 Building Standards compliance in the IR.

Long spanning structural metal beams likely formed in cast or wrought iron are presumed to form the support that enables the feature archways between the large open plan public rooms on the ground and first floors. The archways in turn form large apertures through the cross walls. There is no evidence to indicate that the structural beams have suffered a loss of performance, although it is assumed that like other partially visible metal structures in internal areas, the archway beams will have sustained a degree of corrosion.

As discussed in section 4.2.2 'suspended floors' below; pockets created at the time of construction in the walls to 'support and fix' timber floor joists, were observed and appear to have degraded, in some cases significantly. The condition of the sandstone in close proximity to the majority of the joist pockets for suspended floors on first, second, third and fourth levels on the east side of the south section of the building is poor to very poor.

By comparison on the west side of the south section and over all floor levels, the joist pockets are generally in a reasonable to good condition. Where floor areas affected by water induced collapsed ceilings exist, as they do in four distinct locations on first, second, third and fourth levels, the condition of the timber joists and the cast iron beams and the sandstone joist pockets are presumed to be considerably worse. In these locations Mott MacDonald assumes the condition of the timber at the joist-ends to be poor to very poor.

Observations in the north section of the Grade listed building established that perimeter and cross-walls were generally in reasonable to good condition.

# 4.2.2 Suspended Floors (ground, first, second, third and fourth floor)

Formed at the time of construction from what appears to have been good quality period structural class softwood timber, the joists in the accommodation spaces on levels 2, 3 and 4 comprise 'grids' of 50x250mm timber. The joists within these small to medium sized rooms are directly supported on perimeter sandstone and masonry cross, and corridor walls. Within the large open plan rooms on levels 1 and 2 the 50x250mm timber joists are supported on a grid of cast or wrought iron joists and beams. The beams are in turn supported on perimeter and cross walls. Typically, at 400mm centre to centre, the timber joists were observed to be in a widely variable condition throughout the Grade listed building.

Timber tongue and groove (T&G) floor-boards are used to form the finished surface throughout the building, with final covering in carpet and other materials used as required for functional purposes

Except for the basement area, the structure of the suspended floors at ground level are shown on the record drawings to be formed in timber joists spanning onto both perimeter and intermediate 'dwarf' walls in turn formed in masonry on corbelled foundations. This form of construction creates voids below finished floor level that are normally utilised for beneficial air flow.

Observations confirm that joist ends are supported within the perimeter wall structure in pre-formed pockets. The joist ends that support first, second, third and fourth suspended (levels 1, 2, 3 and 4) floors on the east elevation perimeter wall in the south section of the building are in very poor to hazardous condition.

In the worst cases the joist ends are degraded to the point that the entire timber section has disintegrated, leaving the joist effectively unsupported.

Cast or wrought iron joists and beams used in combination with timber joists to form the structure of suspended floors in open plan public areas on floor levels 1 and 2 were not accessible to survey. However, survey information from observations on iron in the basement areas along with assumptions made by Mott MacDonald were combined by Mott MacDonald to speculate on the condition in the text below.

Of note is the depth of the floors, with level 1 being some 900mm and level 2 being some 1200mm; the greater depth shown on the record drawings to accommodate what appears to be and often referred to as 'deafening' material likely for noise attenuation and so comfort levels for the bedrooms on level 3. Deafening material that typically comprises small stones and ash can be extremely dense and heavy causing the cast iron structure to be commensurately deeper.

The survey of the basement area revealed the soffit of the ground suspended floor and so identified the materials and the structure that it comprises. Popular during the period the structure of the floor(s) in the

large open plan public areas appear to be formed in a 'grid' of cast or wrought iron joists, beams and vaulted infill concrete. The concrete soffits in the basement are shaped to form a barrel-vaulted type ceiling, utilising the concrete in its stronger compressive state.

Dimensionally the size and extents of the iron joists, (secondary) beams and the concrete infill was established from limited legibility detail shown on record copies of the original architect's drawings to be: joists -5.5m long, 178x80 Ironwork; infill concrete -0.6m long, varying in depth from 3000mm at the point of support to 200mm at the centre of span.

The reference in section 4.2.1 above to the impact of water ingress that appears to have caused the collapse of ceilings (in upper floor levels 4, 3 and 2) applies as stated also to observations on materials and structures recorded in this section. Thus, it is very likely that cast or wrought iron used in floor structure on levels 1, 2 and 3, where inaccessible to direct inspection and exposed to medium to long term water ingress with supports formed by pockets in the sandstone perimeter walls is locally in poor to very poor condition.

Inspections were undertaken to the soffit of the suspended floor in the basement area revealing the cast or wrought iron structure that in places displayed evidence of surface corrosion and/or delamination. Where these defects were observed the cast or wrought iron was deemed to be in a reasonable condition.

By comparison to the east side, observations on the west (of the south section) in areas of floor not impacted by water ingress, both timber and 'pockets' in sandstone walls were found to be in a reasonable condition.

The suspended floors in the north section of the building where inspected on levels 1, 2, 3 and 4, were found to be in a good condition, with the exception of one location on the east.

Evidence of both wet and dry rot was observed - refer to section 5.

# 4.2.3 Roof Support Structure (including roof void below ridge level)

The roof support structure comprising the upper and lower mansard trusses, rafters and beams, and post timbers, and as described in significant detail in section 3.6 and partially described in section 4.1.1 was found, in numerous locations on the east (south section) of the building to be in an extremely poor to hazardous condition, the following comments relate to these eastern areas.

Extensive areas of degraded timber structure supporting the mansard roof was observed on the east side in the south section of the Grade Listed Building. Vertical, triangulated trusses formed with raking rafter beams support the lower level of the mansard, In with in some locations the raking 'member' of the truss being at best degraded and worst disintegrated 'gone', leaving only a nominal amount of the original timber section.

In a significant number of cases in the east area of the south section of the Grade Listed Building, the entire section of raking, vertical and horizontal members that constitute the mansard, were found to be either moist/spongy or dry and disintegrating to the touch.

Similarly, horizontal 'header' beams supporting the lower vertical trusses and the upper horizontal truss beam supporting the pitched upper section of the mansard, in some locations the 'header' beam was found to be significantly degraded and largely 'gone', leaving only a nominal amount of the original timber section intact. In some cases the entire section of 'header' beam, was found to be either moist/spongy or dry and disintegrating to the touch.

On the truss supporting the pitched upper section of the mansard, only the sawn ends of the top and bottom 'chords', at the connection/support to the 'header' beam, could be accessed to touch using a metal 'podger' rod. In most cases a section inboard from the end of length of some 100mm was found to be either moist/spongy or dry and disintegrating to the touch.

Timber framing that laterally ties and supports the sandstone components of the dormer windows, was expected but not found – a small number of timber 'chocks' or 'packers' were observed and found in every case to be either moist/spongy or dry and disintegrating to the touch.

By comparison the timber roof support structure on the west of the south section of the building was found generally to be in a reasonable condition.

Access to the voids below the two trapezoidal roofs in the south section of the building was limited, however, evidence recovered from observation confirmed that the timber support structure was in a reasonable condition.

Circular apertures on the steeply sloping face of the clocktower allowed access to view the void below the roofline. Timber structure comprising rafter beams and bracing, were inspected and due to load bearing requirements imposed by Option 2 works the timber was also strength tested – refer section 1.5. The timber support structure was found to be in reasonable to good condition.

The roof support structure on the north section of the Grade listed building was generally in a reasonable to good condition, with the exception of an area on the south/east where rain water ingress has impacted to degrade the timber over time. The timber in this location was found to be in a poor condition.

# 4.2.4 Cast or Wrought Iron Columns

A single feature cast or wrought iron column appearing to be constructed as part of the original Grade listed building exists between first and second floor levels in what was originally the station ticket office. The ticket office space has since been re-designated as the drawing room. The column structure, not repeated in any other space within the building creates a large open area and carries load from the first floor through ground to the basement foundation level. The load carried by the column constitutes the weight of some 33% of the open plan floor area.

The structure of the column was not accessible to inspection during the survey; however, Mott MacDonald assumes that moisture from water ingress will have impacted to cause surface corrosion. As such Mott MacDonald considers the iron material to be in a poor condition and so requires at least some level of rectification.

# 4.2.5 Load Bearing Masonry Pilasters and Partition Walls

There is evidence of hairline cracking in walls throughout the floor levels that albeit in the finishing materials, is indicative of underlying structural movement. However, the architectural (and underlying structural fabric) of load bearing walls throughout the building appeared to be generally in reasonable **condition**. Account must be made for dampness and mould that is evident as this can affect the durability and structural performance of affected materials – this matter is covered in the assessment is section 5.0 of the IP.

# 4.2.6 Feature (and ancillary) Stairway Structures

Formed and located in the reception area on the ground floor of the south section, adjacent to the main entrance, the feature stairway is a wide, open structure, rising from ground to first floor. A less wide and less ornate structure is formed to access the corridors and bedrooms on the second and upper floors.

The structure appears to be formed from a inclined spanning cast or wrought iron 'stringer' beam on the outside, supporting treads spanning horizontally to a load bearing wall on the inside of the stairway. The structure appears to be clad in timber finishes to the stringer beam and lathe and plaster to the stairway soffit.

Architecturally ornate balustrades provide protection to the outside line of the stairway within the open stairwell.

Appearing from the original construction, ancillary service and escape-way stairs appear to be formed in cast iron modular 'stringer' and 'tread' support, with finished stone steps and. The baluster uprights appear to be form iron with a timber handrail to finish. Modern interventions have been made to introduce additional access stairs that appear to be formed entirely in mild steel.

Observation and inspection of both feature and ancillary stairways indicate that the structures are in a reasonable to good condition.

# 4.2.7 Lift Enclosure and Lift Support Structures

The lift enclosure formed in metal framing with metal mesh infill along with the concertina type folding door appear to date from the original construction. However, the lift control panel, lift carriage and lifting cables and gear all appear to be of a modern style, type and configuration.

Limited observation and inspection indicate that the lift and lift support structures are in a reasonable to good condition.

# 4.2.8 Ground Bearing Floor slabs

Appearing on record drawings that show the original architectural detail to be formed likely from unreinforced concrete at formation level in the basement in the south section of the building, the ground slab was only visible where there are no floor finishes.

Where the slab was accessible to survey and inspection, hairline cracks and impacts from presumed historic mechanical damage were visible. However, in general terms throughout the structure of the slab appeared to be in a reasonable condition.

It was not clear if waterproofing presumed to include either external or internal (or both) applied tanking is in place and functional. Ponded water was in evidence throughout the basement area presumed to come from either ground water, or water leaking from services pipes and/or water storage tanks. Rainwater ingress through the building envelope is another possible source.

# 4.2.9 Foundations

components of foundations as depicted on the architectural record drawings were inaccessible to survey and inspection throughout the Grade listed and the extended building. However, structural cracks that were observed on the external face of the perimeter walls on the east and on the south elevations of the Grade listed building and on the west elevation of the two-storey extension on the south/west of the south section of the Grade listed building indicate that there could be defects at foundation level. This matter is examined at the assessment stage and the detail covered in section 7.

Mott MacDonald has assumed otherwise that the foundation structures are in a reasonable condition.

# 5 Dampness and Rot

# 5.1 General

No rot and dampness surveys were undertaken as part of the survey and inspection, however, there is evidence of rising damp and of elevated moisture levels in the internal atmosphere. There is also evidence of both wet and dry rot on elements of structural timber that supports the upper mansard roof.

In the event that the building is to be restored back to viable condition, it is recommended that a basic damp and rot survey is undertaken ahead of any works to establish levels of dampness and rot in the affected materials.

# 6 Causation

# 6.1 Primary and Secondary Defects Categorisation

This section of the report presents in sequence; the details of the primary and secondary defects that have been determined by assessment, and then the details of the background, cause and effect.

Defects found during the survey and investigation have been recorded and categorised as Red, Amber and Green (RAG) – this process is explained in more detail below. A number of the defects were deemed to be so severe that they were considered to be hazardous and so immediate action was required.

The authority categorised the hazardous defects as Safety Priority 1 (SP1) issues - the SP1 issues (along with mitigation) are as follows:

- Compromised Timber Roof Structure south section (**Option 2 Encapsulation works installed**)
- Compromised Timber Suspended Floor Structure south section (access to building prohibited)
- Unstable upper section of feature Clocktower Chimney (upper section of chimney dismantled)
- Fragile elements of architectural detail north and south façades (nylon netting installed)

Set out below is Mott MacDonald's view, at the end of the assessment in commission Stage 2, on the causes of Primary and Secondary defects observed in the External Area and Internal Area surveys. Each defect is listed along with the cause and the residual risk and the timeframe the risk is controlled by.

To provide context to the defects, Mott MacDonald has determined the level (category) of severity of each and included the colour-coded outcome in the Defects Tables. Severity is rated by colour-coding; Red, Amber and Green. The codes along with a definition of each are shown in Table 1.

Category	Definition		
RED	Structural item significantly failed and/or at risk of compounding damage to other building components. Defect requires addressed in the current to short term.		
(Severe defect)			
AMBER	Structural item at/near end of normal service life, major		
(Major defect)	defects, isolated failures. Defect requires addressed in the short to medium term.		
GREEN	architectural/structural item that is largely cosmetic that requires attention in the medium to long term.		
(Minor defect)			

# Table 1: Severity Categorisation

It is of significant note that the grade listed building's south section is in a far more degraded condition when compared to the north. Mott MacDonald's view on this is covered in sections 9 and 10.

The principal causes of the primary defects are presented in section 6. Each primary defect is a direct result of one of the following sources:

- Environmental wind, rain and temperature
- Failed and/or missing Water Exclusion systems
- Inactive Building Management System and Maintenance regime
- Concentration of stress at susceptible points of structure

Vibration generated by adjacent rail and road traffic is considered by Mott MacDonald to be a factor that has added to the degradation of the subject buildings.

Primary defects are those deemed to have had to date and likely in future to have the greatest impact (risk) on condition and on current and short to medium term structural performance – these defects are recorded and rated in the defects tables as Red.

Matters that give cause for concern and so considered to be a risk, are listed below each Primary Defect in the following narrative. Each risk is presented along with the period (term) considered to be when the risk will become a cause for concern. A 'Risk Log' to assist the authority to manage concerns going forward is recommended in Section 10.

The word 'likely' is used in the definition of a defect, where the aspect being defined has not been visually observed and so, for good reason, it has to be conjectured.

Longevity is defined by Mott MacDonald as terms (periods of time) and referenced throughout this report as being; current, immediate, short, medium and long-term. Each period is deemed for the purposes of this report to be:

- Current term (within the last 12 months to date)
- Immediate term (within 1 to 3 months)
- Short term (within the next 1 to 2 years)
- Medium term (within the next 2 to 5 years)
- Long term (within the next 5 to 10 years)

Secondary Defects are those deemed by Mott MacDonald to be reportable as being medium, or long-term maintenance issues and/or being the matter of some concern if not dealt with accordingly.

# **Primary Defects**

# Hazardous condition of principal components of timber structure

- Vertical and horizontal Waterproof barriers incorporated in the building envelope missing or breached:
  - Structural roof support timber impacted by rain water penetration has degraded over time (in some locations significantly) resulting in a reduction in structural capacity
    - Physical connection (formed by metal nails or by friction) between structural components and supports also adversely affected
  - Over time structural timber in suspended floors impacted by water has degraded (in some locations significantly) resulting in a reduction in structural capacity (in the worst locations to zero:
    - Physical connection (assumed formed originally by metal nails or by friction) between structural components and supports also adversely affected
  - Over time the surface of sandstone 'pockets' formed to support structural timber joists and impacted by water have degraded, due to the continual presence of water and the wet/dry cycle

# • Current/Short Term Risk

Local failure of timber to timber connections

Local failure of timber to sandstone connections

Local failure of timber components

Local collapse of sections of roof support structure

Section(s) of roof detach and become airborne falling to ground

Section(s) of suspended floor detach falling to floor below

Localised failure or collapse leading potentially to progressive (floor-on-floor) collapse of suspended floors

# Hazardous condition of the external Escape Stairway on the west of the north section

- Vertical and horizontal Waterproof barriers incorporated in the building envelope missing or breached:
  - Metal structure including stair gantry and raised walkways impacted by rain water penetration and a lack of maintenance has corroded over time (in some locations significantly) resulting in a reduction in structural capacity
    - Stair gantry post and beam frame appears unstable due largely to absence of a physical connection (assumed best formed by resin-anchors) to the building and levels 1, 2 and 3
    - Raised walkway stringer beams and connection plates
    - Physical connections (formed by rivets and bolts) between structural components and supports also adversely affected
- Current/Short Term Risk
  - Local failure of connections leading to local collapse
  - Instability leading to a fall if accessed and used

# Damaged Pilaster adjacent to external Escape Stairway on the west of the north section

- Pilaster to LHS of feature window in perimeter wall is significantly damaged at mid-height appearing to be as a result of vehicular impact
  - Local failure of pilaster/lintel leading local collapse of lintel/wall
  - Instability leading to a fall if accessed and used
- Current/Short Term Risk
  - Any further impact or de-stabilising event could lead to collapse

#### Vandalised Parapet structure on extended two-storey building located at the south/west

 external structure of the extended two-storey building located at the south/west corner of the south section of the grade listed building

Dislodged capping stones at roof level likely due to vandalism is presently loose and liable to further acts of vandalism

- Current/Short Term Risk
  - Capping stones can be readily pushed and fall onto the adjacent public footpath

# Wrought Iron principal column and beam (and joist) grillage components of structure

- Vertical and horizontal Waterproof barriers incorporated in the building envelope missing or breached coupled with collapsed ceilings at floor levels 1, 2, 3 and 4:
  - Likely over time cast iron impacted by water (and dampness caused by the presence of water) has degraded the 'parent' material resulting in a reduction in structural capacity:
    - Physical connection (formed by bolts and/or rivets, metal nails or by friction) between structural components and supports likely also negatively impacted
- Water accessing basement from upper and potentially lower (sub-slab) levels:
  - Probable rainwater from ingress through the building envelope
  - Possible ground water ingress through retaining walls or ground bearing slab
  - Probable potable water from fractured or broken pipes and/or storage tanks

- Likely over time cast iron impacted by water (and dampness caused by the presence of water) has degraded the 'parent' material resulting in a reduction in structural capacity
- Physical connection (formed by metal rivets or bolts) between structural components and supports likely adversely affected

# • Short/Medium Term Risk

Local failure of iron to iron connections

Local failure of iron to sandstone connections

Local failure of iron to timber connections

Section(s) of suspended floor detach falling to floor below

Localised leading potentially to progressive (floor-on-floor) collapse of suspended floors

# Wrought Iron lintels (conjectured to be) above feature apertures (windows and doors) secondary structure

- Vertical and horizontal Waterproof barriers incorporated in the building envelope missing or breached coupled with collapsed ceilings at floor levels 1, 2, 3 and 4:
  - Likely over time cast iron impacted by water (and dampness caused by the presence of water) has degraded the 'parent' material resulting in a reduction in structural capacity:
    - Physical connection (formed by bolts and/or rivets, metal nails or by friction) between structural components and supports likely also adversely affected

# • Short/Medium Term Risk

Local failure of iron to sandstone connections

Local failure of iron to façade stone connections

Localised progressive, course-to-course, cracking/failure of supported blocks

# Concentration of stress evidenced by significant structural cracks in perimeter walls

- Significant vertical cracks propagating from above existing ground level on south and east elevations:
  - Sustained localised lateral (north/south) type directional movement of the south gable wall extending
    from above existing ground to third floor level, due to loss of structural tying of suspended floors, that
    has caused damage to the gable wall in the form of stress cracking;
  - Sustained localised lateral (east/west) type directional movement of the east elevation wall extending from above existing ground to third floor level that has caused damage to the gable wall, due to loss of structural tying of suspended floors, in the form of stress cracking;
  - Deemed to be linked to and compounded by vibration and capacity of underlying rock strata/soils
  - Potentially linked also to failure and leakage from underlying water culvert

# Medium Term Risk

Local failure of foundation

Local collapse of wall section

# Dislodged, dislocated and/or cracked and broken sandstone blocks

- Vertical, lateral and rotational movement of sandstone blocks in perimeter and cross walls and structural architectural features such as pilasters and lintels around Dormer and other large windows and doors deemed due to:
  - Expanding roots from vegetation
  - Corroding and expanding historic metal inserts
  - loss of structural connection to adjacent principal structure (timber framing)
  - loss of structural connection to adjacent secondary structure (lintels)
  - deteriorated and/or missing mortar in perp-end joints and bedding
  - deemed to be linked to and compounded by vibration and capacity of underlying rock strata/soils

# • Medium Term Risk

Falling objects

distribution of load to adjacent structure - overloading

# Option 2 Structure loading from wind compounding Primary (and Secondary) defects

- Temporary load (force action) on chimney section of cross walls imposed by Option 2 works
  - structure is in depleted condition with less capacity to sustain loading
    - o dislodged sandstone blocks susceptible to further movement/de-stabilisation
    - o cracked/broken sandstone blocks susceptible to further loss of capacity
- Temporary load (force action) on chimney clocktower roof imposed by Option 2 works
  - structure is dependent upon condition with less capacity to sustain loading
    - o dislodged sandstone blocks susceptible to further movement/de-stabilisation
    - o cracked/broken sandstone blocks susceptible to further loss of capacity
- Absence of physical structural connection between key components of structure
  - Load cannot be adequately shared or transferred between structural components
    - Structural components become susceptible to movement/local de-stabilisation
    - Load cannot be transferred in pre-determined sequence so risk to global structural stability of Option2 frame
- Depletion of sandstone section generally due to exposure factors:
  - highly detailed architectural thin and fragile sections and/or edges:
    - o particle/bond breakdown sandstone/depletion of fragile material under wind action
    - o cracks in sandstone exposed to wind erosion and freeze/thaw cycle
- Medium Term Risk

Local failure of chimney structure

Local failure of transfer structure (6 nr. Locations, 1 nr on each chimney stack)

Re-distribution of load to adjacent chimney structure(s) - overloading

Local failure of Option 2 structure

Sections or components of Option 2 structure detach and become airborne falling to ground

# Degraded Masonry Principal piers and Cross-Walls including perimeter retaining walls and corbelled foundation components of structure in basement

- Vertical and horizontal waterproof barriers incorporated in the building envelope missing or breached, and fractured or broken water supply pipework, coupled with collapsed ceilings at floor levels 1, 2, 3 and 4:
  - Over time masonry impacted by water (and dampness caused by airborne moisture) has degraded the 'parent' material resulting in a reduction in structural capacity:
    - Physical connection (formed by bolts and/or rivets) between structural components and supports likely negatively impacted
  - deemed to be linked to and compounded by vibration and capacity of underlying rock strata/soils
- Potential undermining of foundations due to running water from possible conjectured broken culvert underlying (east to west direction) the south section of the building:
  - Scouring of underlying sands and gravels
  - De-stabilising foundations locally
  - Local collapse of foundations
  - Local collapse of perimeter and/or cross walls
  - Local collapse of ground and first level suspended floor(s) due to loss of support to iron column
- Potential compounding effects on principal structure due to vibration from adjacent rail and road:
  - Compounding effects on sub strata underlying grade listed building adversely affecting existing stress cracks, fractures and broken and dislodged brickwork
  - Compounding effects on sub strata underlying concrete foundations below extended building at south/west adjacent to distributor road overbridge adversely affecting existing diagonal stress cracking in sandstone blocks

# Medium Term Risk

Localised failure of masonry structure

Local failure of support to primary beam framing to masonry structure

Re-distribution of load to adjacent masonry structure(s) - overloading

# Degraded/Damaged Unreinforced Concrete Basement Area structure

- Vertical and horizontal Waterproof barriers incorporated in the building envelope missing or breached, and fractured or broken water supply pipework, coupled with collapsed ceilings at floor levels 1, 2, 3 and 4:
  - Over time unreinforced concrete structure formed between iron beams in the suspended ground floor has degraded by mechanical impact and movement damage has been impacted by water (and dampness caused by the presence of water) further degrading the 'parent' material resulting in a minor reduction in structural capacity and durability:
    - Stress cracking at various locations typically propagating from acute corners or cold joints
    - Water accessing cracks likely carrying deleterious substances eroding parent material
  - Over time unreinforced concrete structure ground bearing floor has degraded by mechanical impact and movement damage has been impacted by water (and dampness caused by the presence of water) further degrading the 'parent' material resulting in a minor reduction in structural capacity and durability:
    - Stress cracking at various locations typically propagating from acute corners or cold joints
    - Water accessing cracks likely carrying deleterious substances eroding parent material

#### Medium Term Risk

Localised failure of unreinforced concrete infill structure to suspended floor Local buckling failure of secondary iron beam (potential loss of lateral tying from infill concrete) Re-distribution of load to adjacent secondary/primary beams – overloading

# Settlement of foundations evidenced by structural stress cracks in perimeter walls

- Significant vertical cracks conjectured to propagate below existing ground level (refer also IAS below):
  - deemed to be linked to and compounded by vibration and capacity of underlying sub strata/soils
  - potentially also linked to failure and leakage from underlying water culvert

# Medium to Long Term Risk

Local failure of foundation

Collapse of wall section

# **Secondary Defects**

- Stress Cracking in mortar beds and pointing in loadbearing sandstone block walls
  - prevailing and/or leeward (suction) wind and/or vertical, horizontal or rotational movement due to other mechanisms cause removal of mortar in the **medium to long-term**
- Break down and failure of water exclusion systems servicing the roof and walls
  - further ingress of rain water causing general degradation in the medium to long-term
- Missing rainwater downpipes providing drainage to roofscape
  - ingress of rain water causing general degradation in the medium to long-term
- Efflorescence on sandstone block walls
  - break down of the surfaced layer of sandstone causing a loss of section in the **long-term**
- Airborne debris deposited in re-entrant corners, joints and other 'closed' locations
  - Build-up sufficient to allow vegetation to take hold resulting in root expansion in the medium to longterm
- Stress cracking in sandstone blocks
  - Ingress of rainwater resulting in damage from cyclical Freeze/thaw resulting in loss of section in the medium to long-term
- Degradation of metal Inserts in sandstone walls and chimney stacks
  - Expansion causing further cracking allowing ingress of rainwater resulting in compounded damage from cyclical Freeze/thaw resulting in loss of section in the **medium to long-term**
- Degraded timber where exposed to direct (windward or vortex type wind
  - Causing further drying allowing ingress of rainwater resulting in damage from cyclical Freeze/thaw resulting in loss of section in the **medium to long-term**
- Defects evident on the external structure of the extended two-storey building located at the south/west corner of the south section of the grade listed building
  - Diagonal cracking in mortar beds emanating from corners of windows indicative of vertical movement due to later deflection and/or minor settlement of foundations in the **medium to long-term**
  - Dislodged capping stone at roof level likely due to vandalism is a concern in current term
- Stress Cracking in mortar beds and pointing in modular brick load bearing internal walls

- Internal areas of cross-walls and other load bearing walls suffer vertical, horizontal or rotational movement due to various mechanisms linked to external structures cause breakdown of mortar in the medium to long-term
- Stress Cracking in finishes on walls and ceilings
  - ingress of rainwater resulting in damage from water in the medium to long-term
- Dampness staining on finishes indicative of rising damp in load bearing substrate walls, where mortar and/or sandstone and brick may deteriorate
  - Internal areas of brick and mortar deteriorate with structural capacity and local stability diminishing over time in the medium to long-term
- Wet rot in structural timber
  - high moisture content will lead to a significant weakening of the timber fibre and therefore loss of structural capacity in the medium to long term
- Dry rot in structural timber
  - Fungal growth that attacks timber and masonry lead to a significant weakening of the timber fibre and therefore loss of structural capacity in the **medium to long term**

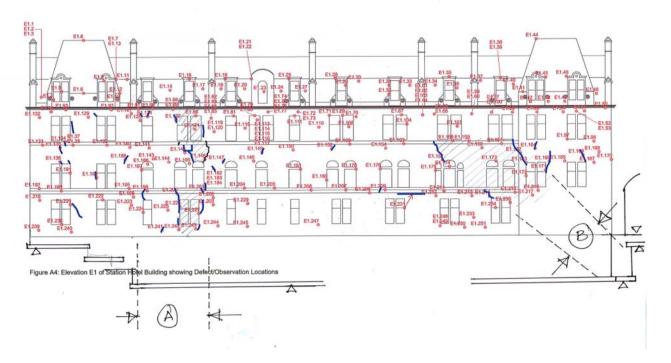
# 7 Mechanisms that have Caused Structural Distress in the Building

# 7.1 Concentrations of stress and vertical settlement

The building has an extensive basement that is formed below the ground floor in the south section.

Configured over a large area of the footprint of the ground floor, the basement (according to record information) is some 4m floor to ceiling, extending to the full width of the building east to west, and to a line some 15m north of the south gable. The basement extends to the north by some 50m, being finally curtailed some 5m beyond the north gable at the clocktower.

Three areas of vertical and diagonal 'pattern-type' cracking: one on the south and two on the east elevations of the south section of the building were established that are considered to be significant. Figure 2 shows the pattern-type cracking on the east elevation.



# Figure 2: East Elevation showing 'patter-type' cracking in areas A and B

Source: Mott MacDonald

In both cases the cracks are assumed to have propagated through the entire thickness (section) of the perimeter wall. Information sufficient to allow a full assessment to determine the cause of the cracks was not available at the time of writing. However, the available evidence indicates that the cracks are due to a combination of causes; concentrations of stress due to stepped foundations, and minor settlement.

Established to be above the stepped foundation to the south of the basement and the single-point step to the north; the two areas of cracks on the east elevation tend to emanate somewhere between external ground and foundation level.

In the case of cracks towards the south, it is considered that in most cases they originate from a singlepoint stress fracture in the sandstone, that then reflects and propagate upwards (to eaves level) and through the wall section.

The cracks to the north are more diagonal appearing to emanate from below ground level, again propagating to eaves level. The pattern of cracking abruptly breaks around first floor level, however, the perimeter wall appears to have been rebuilt in this area to infill apertures for historic windows and doors. The apertures are shown on record drawings and the reason for the infill appears to be to accommodate a wall-mounted war memorial.

Importantly, there is no evidence of a repeat of the pattern-type cracking that was observed on the east elevation, on the west. Thus, it appears that mechanisms of force exist on the east that do not exist on the west. This matter is addressed in the conclusions in section 9.

The pattern-type cracking on the south (gable) elevation was observed to emanate between a point some 2.5m above ground level propagating vertically for some 5.5m. As such the cracks do not appear to emanate from below ground and therefore foundation level. The crack type is more likely to be related to the absence of lateral structural tying between the suspended floors and the gable wall.

# 7.2 General Deterioration of Structural Fabric

Both the external and internal areas of the north section of the Grade Listed building were observed to be generally in reasonable to good condition with very little sign of structural degradation internally. The main exceptions to this were observed on two localised external areas of the west and one external area of the east elevations.

On the east, defects where observed near the northern most point of the south section. Whilst on the west most defects on the building being in proximity to and including the escape stair. Components of the stair structure, including the stair gantry and the raised walkways being significantly degraded by corrosion.

At these locations the deteriorated condition of the sandstone in the north section is evidenced by open joints, surface and deeper cracks, extensive white staining and wind erosion. In addition to environmental sources, mechanical impact damage has caused serious localised degradation of a pilaster structure.

In contrast to the reasonable to good condition of the north section, the condition of the south section of the Grade Listed building was found to be poor to hazardous.

Observations from the survey have identified a significant breakdown of structural fabric, particularly in the mortar bedding supporting and positionally fixing the sandstone blocks, and the deterioration of sandstone 'parent' material in the form loss of section.

Mortar where it has disintegrated partially or in full, from the underside or between blocks will allow the block to shift downwards and/or sideways. This in turn may cause a cracked or fractured block to split/fragment, with elements detaching and falling to ground.

In addition to issues with concentrations of stress and settlement discussed above, cracks in sandstone have been caused by various other mechanisms ranging from natural fractures in sandstone to a local failure in support from underlying sandstone structure. The latter can be seen in sandstone blocks above windows, where the lintel appears to have failed, causing in turn the sandstone facing to the lintel to stress, crack (fail). The stress is then transferred to the sandstone blocks above causing the crack to propagate.

Load carried by failed blocks will then distribute to adjacent blocks, which could lead to over-loading and consequent compounding damage.

Further cracks due to ongoing corrosion of historic metal inserts in perimeter walls and chimney stacks present loss of structural capacity, maintenance and safety issues. These predominate defects on the surface of the south gable wall and the west elevation of north section adjacent to escape stairs.

On external faces of perimeter walls, localised sandstone blocks were observed to be degraded by weather erosion. Wind action on the sharp, exposed edges of cracks causes natural 'wear and tear', which allows moisture to access and cause delamination and 'spalling' of surface layers that may later detach and fall to ground.

Localised vertical and horizontal movement of sandstone blocks on external elevations is in evidence throughout the building's façade and feature chimney stacks. Cracking and breakdown of mortar in bedding and pointing for the blocks is extensive. Mortar where missing and the consequent movement of sandstone blocks is considered to be largely due to natural environmental action - wind (driving rain) and cyclical freeze/thaw expansion of water, removing fragmented mortar, as well as the expansion of roots from vegetation.

Vegetation was more obvious on the east elevation(s) despite the prevailing wind blowing from the west.

Prevailing winds would prevent airborne dirt and debris, and seeds from vegetation deposited in 'nooks and crannies' to remain for long. Thus, the wind prevailing on the west elevation would prevent seeds taking root and growing to any extent. Contrary to this, the lesser wind (more acting as a suction) on the east would allow seed to take hold and to develop (grow) and if left unattended over a long period, the roots to expand.

Plant growth on the east elevation was observed to have been at an extreme level before removal in the tactile survey. Roots in some cases were almost small-tree-like in size, with diameters being in the worst cases up to 20 to 50mm. In these locations affected sandstone blocks have physically shifted by similar amounts, causing some of the worst defects observed.

Vegetation on the east appears to have become predominant in the absence of general maintenance so internal areas were viewed from outside.

As recorded above, access to survey and inspect areas inside the buildings was significantly limited.

Cracks observed inside the building, on the upper floors were largely hairline on finishes and so considered to be cosmetic. There was little or no evidence that cosmetic cracks were reflective of movement or distress in underlying structural cracking.

Structural supports formed in masonry in the basement such as piers and walls are placed to support vertical chimney stacks and primary beams in suspended floors. With five storeys of vertical dead load and lateral wind load there are high concentrations of stress on these supports that over time inevitably produce stress cracks.

Where cracks in masonry were visible, the locations and form, and patterns of cracking, and the level of degradation of structure was largely as expected for a building of the subject type and age.

Damage to the concrete ground slab in the basement from structural cracking, as is likely to be as a result of drying shrinkage at the time of placement coupled with some likely localised vertical settlement of structural make-up and/or soils underlying the ground slab.

Mott MacDonald considers the cracks that were visible and observed in the basement to be of limited structural significance and largely inactive.

# 7.3 Structural configuration and performance; Stability and Load Transfer

In order to determine the consequence and impact of the primary defects it is first necessary to define the principal and secondary structure that was designed to sustain the building against force action.

To provide focus for the following explanative text, we list the principal structural systems in the south section of the building that have been or likely to have been significantly impaired by the defects:

# • Super Structure

- Timber Roof
  - Upper and lower mansard frames
    - Longitudinal structure (north/south); cross-bracing, ridge and eaves beams
    - Transverse structure (east/west); trusses and A-frames
- Sandstone Walls
  - Perimeter and Cross-Walls
    - Longitudinal structure (north/south); vertical shear wall
    - Transverse structure (east/west); vertical shear wall
  - Suspended Timber Floors
  - Levels 1, 2, 3
    - Longitudinal structure (north/south); horizontal shear plate
    - Transverse structure (east/west); horizontal shear plate

# Sub Structure and Foundation

- Sandstone Walls
  - Perimeter and Cross Walls (in south section)
    - Longitudinal structure (north/south); vertical shear wall
    - Transverse structure (east/west); vertical shear wall
    - Longitudinal structure (north/south); ground bearing corbelled foundation
    - Transverse structure (east/west); ground bearing corbelled foundation

Working together in unison the component parts of structure must act as one and be sufficiently 'substantial and robust' to provide the necessary structural stability and load-transfer.

Stability of the structure is the primary requirement and is the means by which the structure (and building) remains upright and intact, and safe in all conditions and events.

In structural engineering terms, primary structure acts with the 'assistance' of secondary to 'capture' the force (load) imparted by the environment in the form of wind, snow and temperature. These loads act in combination with the 'self-weight' (dead load) produced in turn by the materials used to construct the building. The total of all the combined loads 'captured' are then transferred in a pre-determined (by the structural engineer) controlled and safe manner to the building's foundation.

The roof support structure formed entirely in structural grade timber comprises two structural frames. The top frame is formed by timber trusses, that are positionally 'fixed' by ridge and eaves beams, that along with sarking form the upper mansard. The bottom frame formed by timber rafter and framing posts, supported on the 'head' of the perimeter wall and by the eaves beam, faced with sarking forms the lower mansard. Bracing boards connected by nails to the top and bottom frames provide longitudinal (north/south) stability, with the top and bottom frames providing lateral (east/west) stability.

Lateral (east/west) 'thrust' force produced by the self-weight of and gravity acting on the roof is normally sustained within the structural frame supporting the roof. A common solution for roof support (and framing) is the truss, with the bottom chord of the truss sustaining the thrust force.

Functional framing and load transfer are provided by the timber roof frames and modular masonry walls formed in the east/west and north/south orientations. Described in section 3 as perimeter and cross-walls these structures, act in combination with the roof support and suspended floor structures to provide load transfer and overall (global – 360 degree) stability.

Loads 'imposed' by human activity must also be accounted for, including self-weight and the dynamic effect of movement (walking and dancing in large numbers). Modern design standards define this type of loading as 'serviceability', with controlling parameters (such as the factoring of loads, vertical and horizontal deflection limits and vibration of suspended floors) set to protect levels of comfort and avoid damage to 'brittle' finishes (such as glass).

Dynamic effects oblige the structural engineer to account for any other (abnormal) loading such as extreme (hazard) wind effects and from other natural phenomena, such as earthquakes. Vibration emanating from large machinery (where it exists) and/or heavy vehicles such as those using rail and road would also be considered. Codes of practice for engineering design also increasingly refer structural designers to climate resilience (mostly flooding and extreme wind) as a contemporary compounding key consideration.

The capacity of geological 'strata' underlying the building's foundation are assessed in the early design stage and the foundations designed accordingly to limit vertical settlement.

Primary and secondary structure are configured and designed by the structural engineer to ensure that the building 'performs' in a serviceable, durable and safe manner over the required (specified) design 'life' of the building.

It is essential therefore that the key structural functions (structural components, materials, connections and fixings) are routinely monitored and fully maintained.

It is essential therefore that the key structural functions (structural components, materials, connections and fixings) are routinely monitored and fully maintained.

# 7.4 Consequential Impact of Defects on Structural Performance and serviceability

Normal operations relating to the adjacent rail and road infrastructure may have routinely produced 'damaging levels' of vibration.

The levels of vibration within the strata underlying the building is likely to have had an effect on the building fabric. It is unlikely even in the more susceptible types of fabric that the level of vibration imparted to the building would be the cause of the damage. However, if a structure was in a pre-damaged condition then it is likely that a force action consequent to vibration could exacerbate the damage.

# 7.5 Passive and Reactive (and Care and) Maintenance

Long term 'serviceability' of the building structure requires comprehensive maintenance.

In modern times 'passive' and 'reactive' maintenance would form part of a robust Building Management System, with the former being implemented by regular planned, routine action and the latter by regular monitoring and intervention type action as required.

It is clear that neither passive or reactive maintenance regimes have been implemented for some time, perhaps as much as 6 to 10 years or more. As a consequence, rain water ingress from defective sources such as gutters and downpipes and roof flashings, has been facilitated such as to access susceptible items and components of structure.

Compounding the effects of rain water, is water from broken and failed water supply systems such as pipes and storage tanks.

We have established that the whole of the south section of the building along with the bedroom accommodation (on first, second and third floor) in the north section ceased to be occupied in 2013. In normal circumstances where a building becomes unoccupied a level of 'care and maintenance' is established and operated. Thus, the very basic functions of the building including wind and watertight, security, structural stability and safety, are attended to and maintained.

A number of historic repairs to structural cracks (stitching) and replacement of sandstone blocks (indenting) are apparent on walls in the grade listed building that are examples of reactive maintenance that has been undertaken. These appear to date from quite some time ago, perhaps 30 - 50 years or more.

Fire so far as the risk of an event such as accident and/or arson is possible, is considered in this report on the basis only of the combustibility of structural material such as timber. In the event that a spark or naked flame were to be presented to defective accessible timber in the south section roof, rated RED, a fire would be deemed inevitable. A fire in the circumstances would likely spread rapidly due to the extremely dry nature of defective timber that exists in the roof since it has been protected from rain by Option 2 works.

The risk of fire is otherwise presently being considered in a separate risk and mitigation assessment by the authority.

Whilst the ground floor area of the north section was occupied and used daily by both Network Rail and Scot Rail, it is obvious that even the basics of 'care and maintenance' were absent in the south and upper areas of the north sections.

The partial occupation of the north section goes some way to explain the reasonable to good condition the north compared to the poor to hazardous condition of the south.

# 8 Compliance with Building Standards (Scotland)

The Scottish Building Standards (BS) set out applicable minimum requirements that, by law, must be applied to all new buildings, alterations and conversions to existing buildings, within the Scotland.

In the case of the Station Hotel buildings, the category of the BS' that (where appropriate) applies is titled in the BS document as 'Non-Domestic'.

As a general rule, BS only apply to new work and as such there is no absolute requirement to upgrade existing buildings to meet the standards.

It is only a requirement to ensure that if alteration works are undertaken, where a building did not comply with the regulations before any alteration work, it is only a requirement to ensure that it is no more unsatisfactory than was the case beforehand. The exception to this is power, heating and ventilation, plumbing, fire and water supply systems.

As a historic Grade Listed building, the original Ayr Station Hotel will not be explicitly required to comply with BS requirements, however, under this premise it is understood that the failure to fall within the requirements, does not necessarily result in non-compliance.

As such, the subject building(s) have been assessed against building standards in this section, however, due to the building construction predating most of the regulatory requirements the assessment will consider the requirements but will note where suitability is implied or where it is not necessarily required.

This compliance check is presented against the background of undertaking remedial and rectification works to restore the building back to a baseline level of viability – this is deemed by South Ayrshire Council Building Standards Services to be an interim stage pending a decision on future planning. Therefore, there are no points of reference in this section to conservation or restoration of historic features.

A definition for the interim stage has been developed thus:

Restore to viability Baseline Building Standards (Scotland):

Rectifications required to restore the building's **basic** structural, architectural and building services performance; in essence a fully supported, stable and connected and/or anchored structure and wind and watertight and insulated envelope; and minimum connected and functioning services providing heat (frost protection system), small power, lighting (emergency type only) and water.

Included are:

- Basic design and/or minimum operational life for:
  - Architectural and structural fabric
  - Minimum M&E including emergency lighting and Utility services for power
  - Fire suppression
  - Fire stopping
  - Fire alarm

#### Excluded are:

- Fit-out and any rectification to finishes
- Conservation/restoration of both external and internal architectural features

- Any exceptions will be identified
- Full power and lighting
- Potable water
- Telecommunications
- Lift systems
- Corridor and stairway widths
- Fire strategy
- Future proofing

The BS clauses numbers deemed applicable for review are stated for reference purposes.

# • Section 0.8.5 - Fitness of material 0.8.5:

Being of an extended age the hotel has not utilised elements with CE marking to confirm the fitness of materials. The hotel construction predates the use of CE marking and therefore cannot comply with this unless remedial/restoration works are carried out. The building however is generally of conventional standard construction and utilises standard materials for the age and likely conforms with fitness of materials (when considering past-experience per 0.8.5 allowances).

# • Section 0.8.7 - Materials susceptible to change in their properties:

Certain materials used in the construction of the hotel such as structural timber roof elements are susceptible to degradation given certain environmental conditions. This is demonstrated through the poor state of roof timbers at the hotel due largely to water ingress. As such the materials no longer perform to the standard expected at the time of design/construction.

# • Section 0.8.8 - Ways of establishing the suitability of workmanship:

The construction of the hotel predates CE marking and national standards however the work methods, materials and construction are common for the time and are therefore deemed acceptable based on past-experience of similar buildings.

# Section 1.1 Structure:

- 1.1.2 Loading The construction of the building predates the requirement for compliance with BS/Eurocodes however is considered to be designed to comply with the regulatory standards of the time.
- 1.1.4 Nature of the ground Generally the foundations appear to be functioning adequately. There
  are a number of cracks identified during the surveys which may indicate differential settlement of the
  building. This is still to be determined.
- 1.2 Disproportionate collapse A detailed assessment has not been carried out however it is unlikely that the building will comply with these requirements. It should be noted that the construction of the building predates requirements for disproportionate collapse and as such there is no general requirement to upgrade the building to comply with this requirement unless suspended floors are replaced or where defects are due to lack of structural tying.

# • Section 1.A.1 Structural Design Standards:

The building predates the use of the noted building design standards however is considered to be constructed commensurate with good practice and complying with the regulatory standards at the time.

Section 2.0 Fire:

Compliance with fire regulations is excluded from this assessment. It is noted that a number of noncompliant elements such as non-closure of fire compartments was noted during the survey. A full assessment will be required to assess compliance with fire regulations, including for the external escape stairway on the west elevation.

• Section 3.0 Environment:

The building is an existing structure therefore compliance against environmental conditions has not been assessed. Due to the age of the building predating the requirement to comply with modern standards it is likely that elements may not comply. However, it is assumed that the building design took cognisance of external environmental factors pertinent to the time.

# Section 3.4 Moisture from the ground:

Basement and ground floor out-with basement areas is understood to be a ground bearing concrete slab. It is unlikely that the construction of the slab complies directly with modern standards however it is assumed they are compatible with building requirements of the age. NB: The building inspection did not reveal major areas of water ingress through the slabs.

# • Section 3.4.5-3.4.7 Walls, floors at or near ground level, structures below ground:

The building does not comply with building regulation codes however is assumed to have complied with building standards of the day. The building inspection did not reveal major water ingress to the lower floors and basements at ground level.

# • Section 3.6.1 Surface water drainage:

The building drainage system is noted to be defective in a number of areas. This has resulted in and continues to result in degradation of the building fabric.

# • Section 3.6.4 SUDS:

Due to the age of the building it is highly unlikely that the building utilises SUDS approach to surface water drainage. It is likely that runoff is directly routed to external drains/sewers

# • Section 3.7 Wastewater drainage:

Wastewater drainage systems have not been explicitly reviewed however they are assumed to have complied with requirements at the time. The building was utilised as a business until fairly recently therefore it seems likely that the system was functional at the time of closure.

# • Section 3.10 – Precipitation:

The building is of traditional stone construction of the age. It does not possess cavity wall construction as per current best practice however the sandstone/masonry single leaf construction is common for the time of construction and generally was effective in preventing water ingress. However, the building survey identified numerous areas where water has penetrated the building fabric due to defective elements such as degraded roof structure and finishes, window framing and sealing, cracking to sandstone blocks, missing mortar causing deterioration of the structure. As such the building is considered to be non-compliant in this aspect.

# • Section 3.18.1 Chimneys:

The building possesses numerous chimneys evidenced by the chimney stacks at roof level. These are believed to be out of service and blocked up internally as they are not visible generally from internal spaces.

# • Section 3.27.1 Water use:

The building is unoccupied and water points are no longer in use. From the survey it would appear that water supply has not been fully disconnected evidenced by the water tank leaking water through the building in the south block. The building was occupied until recently and has had renovations undertaken during its operation therefore it is possible that water fittings are relatively modern. Compliance with current building regulations cannot be confirmed.

# • Section 4.0 Safety:

# • Section 4.1 Access to buildings:

The building survey has identified numerous defects internally and externally. A number of these have resulted in the structure being deemed unsafe for access. This is evidenced by the building notice placed on the building by SAC. As such there is a number of required works to attain safe access for the building.

#### • Section 4.1.3 Accessible routes:

The access to the building is from ground level.

# Section 4.2 – Access within buildings;

The regulations state that a proportion of rooms to be used as bedrooms must be accessible for wheelchair users. Being an old building it is unlikely that access to the upper floors would satisfy this requirement. It is noted that the regulations state a limitation on this requirement whereby access to the ground floor bedrooms is acceptable.

#### • Section 4.3 – Stairs and ramps:

Stairs within the building are generally from the original building construction. The stairs are generally functional and fulfil their purpose however it is unlikely they presently comply directly with current building regulations, for example the external escape stair on the west elevation.

#### • Section 4.8 Danger from accidents:

The building will not comply with a number of the requirements relating to maintenance access and safety from accidents. For examples elements related to cleaning of windows without requirements for access equipment and safe access to the roof. Being a historic building, it is assumed that the regulation requirements will not explicitly apply to this structure.

# • Section 5.0 Noise:

The building has some level of noise reduction measures including floor deafening, insulation internally etc however it will not explicitly comply with noise reduction measures stated within the regulations.

#### • Section 6.0 Energy:

The building is very unlikely to comply with the current building regulation requirements for energy and, being a historic building, this is not necessarily required.

# 9 Conclusion

The key matter identified by the Mott MacDonald survey and the structural assessment that followed, is the critical level of severity of a number of the primary defects and the impact on serviceability in the short to long term.

Structural damage sustained to date by the Grade Listed Station Hotel Building is as a direct of prevailing environmental conditions and the absence of any meaningful maintenance undertaken on the building's architectural, and structural fabric and service systems.

Vibration from the adjacent rail and road traffic may also have contributed to or exacerbated some of the defects.

The absence of maintenance over a significant period has allowed water to impact extensively to degrade roof coverings and primary structure. Also impacting extensively is the growth of vegetation and expansion of corroding metal causing stress cracking and in turn physical movement of blocks in load bearing external walls.

Damage from water has caused areas of the roof and suspended floor structure to come close to the point of collapse.

There have been little or no repairs or restoration to eroded and depleted decorative architectural detailing.

To contextualise and baseline the level of severity, each defect has been categorised with a rating of Red, Amber and Green (RAG). RAG detail and criteria is tabulated in Table 1 in section 6.

In summary, the areas of concern are:

- Sustained commonly occurring local environmental wind (erosion) and water induced (freeze/thaw) loading that has caused lateral (horizontal) and limited vertical (and limited rotational) movement and erosion (deterioration) of component parts of structural fabric;
- Sustained water ingress that in localised areas of roof and suspended floor timber structure that has
  caused hazardous levels of deterioration that has reduced the structural capacity in the worst cases to
  zero, particularly in the east areas of the south section;
- It is likely that sustained water ingress has caused corrosion to internal wrought iron structural columns and beams, reducing the structural capacity of these members;
- Sustained loss of structural connection between adjacent structural components, such as sandstone dormers, pilasters and lintels and timber framing that has caused local instability;
- In the case of the perimeter wall on the south gable elevation, sustained a significant amount of (lateralnorth/south) type directional movement of the centre section of the wall that has caused damage to principal structure in the form of stress cracking;
- In the case of the perimeter walls on the south and the east elevations, sustained an amount of (lateraleast/west) type directional movement of the wall likely extending from basement to third floor level that has caused damage to principal structure in the form of stress cracking;
- In the case of localised foundations below the east elevation, sustained a limited amount of settlement that has caused damage to principal structure in the form of stress cracking;
- Sustained damage induced from pressure due directly to the expansion of corroding historic metal inserts;
- Sustained damage due to the expansion of roots from plant and vegetation.

The degradation of the dormer and perimeter walls, particularly in the south section of the building has been ongoing for many years. Evidence such as the growth of mould on the surface of certain dislocated

stones that form the wall structure and vegetation rooted in joints, confirms that the stones have been dislodged and dislocated for some considerable time.

In addition, the building's perimeter walls, dormers and feature architectural details adjacent to the rail and road ways could have been affected by vibration. As previously described, the walls in the building's south section (particularly on the east and south elevations) are typically in a degraded state, with extensive stress cracking and dislodged and broken sandstone blocks. In the worst affected locations, broken parts of the sandstone have detached and fallen to ground level.

Whilst Mott MacDonald considers in the balance of probability that vibration is likely to have agitated substrata underlying perimeter walls and foundations, we conclude that this action would have contributed to a small amount to the total degradation of structure to date.

Any business case proposing to restore the Grade Listed building back to a baseline level of viability must consider the practicality and the cost of the works. Whilst the survey and assessment addressed in this report has been thorough, limitations placed upon access to inspect components inside the building has caused Mott MacDonald to make assumptions. These assumptions could cause the costs to vary from the budget. The cost assessment **in** appendix F includes a 20% contingency. It should be possible to refine the assessment if further investigation is carried out.

Option 2 Encapsulation works installed to protect the south section of the building, along with netting of both roof and building façade in the north section are understood to be temporary safety measures. These actions were instigated by South Ayrshire Council to mitigate the dangerous building matters arising since 2015.

Consideration of the key issues affecting viability has led Mott MacDonald to assess and determine the point in time when the south section of the building is likely to have degraded to the extent that demolition would be considered as the only option.

In this regard and not withstanding any ruling by Historic Environment Scotland or any other stakeholder or third party, we conclude that the structural fabric of the south section of the building will:

- In the event that Option 2 Encapsulation is removed as planned in May 2020, and that none of the rectifications recommended by Mott MacDonald in this report are implemented within the next 3 years:
  - Continue to degrade and the cost of rectification to rise, increasingly over time;
  - Reach a point in the medium to long term that a substantial demolition of the south section is required for viability and safety reasons;
    - Any decision to remove the encapsulation would have to be subject to a rigorous risk assessment. This process would likely conclude that further structural consideration and significant rectification work is required to assure safety.

We also conclude that:

- Where cracks are considered by the Mott MacDonald to have propagated wholly through components of building structure such as the vertical cracks on the east and south elevations of the south section (highlighted as primary defects in section 6.0 of this report); the affected structure will not (in the short term) suffer any further loss of load transfer or stability provided that the proposed rectification works are undertaken. In this case the structures would be safe and serviceable;
- The only exception to the foregoing bullet point of current concern are:
  - cracks in the pilaster (LHS window at ground floor level at the RHS of the escape stairway) west elevation of north section
  - Pilasters in large feature and on dormer windows on the west below the clocktower and on the east elevation adjacent to rail platform 1;

• Degradation from rot (where it has been identified as affecting structure) has contributed little to date to the reduction in structural capacity. However, unless rectification work is implemented as recommended in this report, rot will in the short, medium and long-term adversely affect structural capacity.

Finally, it is Mott MacDonald's view that in all cases the defective structural fabric will continue to degrade.

If there is no intervention to prevent further degradation, then it is inevitable that areas of the roof in the south section if the building will in time collapse.

In addition, there will be local collapse of areas of suspended floor and items of masonry detaching and falling to ground. Cracking in masonry will continue due to root growth, causing sandstone on external walls to fracture, break and become loose.

Proposals to mitigate the matters raised above are provided in the recommendation section of this report.

# **10 Recommendations**

Mott MacDonald has concluded that the degraded condition of the building is due to a combination of age and a lack of appropriate levels and types of maintenance.

Listed below are recommendations that should be considered for implementation. Timescales that Mott MacDonald consider to be reasonable for implementation of rectifications are provided in the following paragraphs.

Rectification works identified in this section of the report are deemed to be a combination of priority (reasonably urgent) and durability dependent (non-urgent) type. Works that are deemed to be reasonably urgent, would in Mott MacDonald's view be undertaken within the current to short term and non-urgent undertaken either in the medium to long term.

In terms of RAG rating, the works deemed by Mott MacDonald to reasonably urgent would include defects colour-coded red and amber, and the non-urgent works colour-coded green.

Otherwise cosmetic type defects such as damage to the finer external and internal architectural detail such as, broken/diminished items, hairline cracks on external structure and finishes, surface mould, efflorescence and water staining would be dealt with if required, in a conventional manner, say by using specialist light repair methods and readily available proprietary systems. The property owners may decide to engage experienced and/or specialist contractors as required.

We recommend that:

- A Risk Log is created that will allow Primary Defects and all other risks to be monitored and controlled.
- A Building Management System (Care and Maintenance Regime) is established:
  - Consider Bi-Annual Fabric inspections for inclusion
- A full Asbestos Survey is undertaken as soon as possible to bolster engineering assumptions made and costs ascertained and conveyed in this report.
- A full Rot survey and interpretative report is undertaken and provided as soon as possible to bolster engineering assumptions made and costs ascertained and conveyed in this report.
- A full Building Services and interpretative report is undertaken and provided as soon as possible to bolster costs ascertained and conveyed in this report.
- All historic metal inserts are removed from sandstone and the sandstone made good by specialist repairs.
- Specialist investigation:
  - Trial Pits and/or Bore Holes (or rotary probing) to determine sub strata conditions at and below foundation level at three locations, two on the east elevation adjacent to rail platform 3, and one on the south gable adjacent to road bridge foundation.
  - CCTV, Radar and hand-digging to determine the existence or not of any culverts underlying the building.
  - Tell-tale monitoring in three areas, two on the east elevation adjacent to rail platform 3 (on three existing cracks, one at each of three levels), and one on the south gable adjacent to road bridge foundation (on three existing cracks, one at each of three levels).
  - Access to inside the grade listed building to inspect lintels over windows and door apertures where primary defects have been recorded and rectifications (either permanent or temporary) implemented as required.

- Access to inside the grade listed building basement to inspect the sandstone on the inside face in two areas of wall to ascertain if the cracks evident on the outside face have propagated through the entire section of wall.
- Access to inside the grade listed building upper floors and basement to inspect the structural iron beams and joists to ascertain condition.
- Establish vibration monitoring equipment at ground level at three locations adjacent to the east elevation adjacent to rail platform 3, and one on the south gable adjacent to road bridge foundation.
- A design study is undertaken to evaluate and assess the short to medium term impact of vibration on the grade listed building.
- A Review of ground conditions is undertaken to review the potential impact on the building in the short to medium term impact of vibration on the grade listed building.
- A detailed design study is undertaken to assess the structure for the risk of 'progressive collapse' based upon the requirements of Building Standards (Scotland).
- Rectification work is implemented to restore the building back to the basic level of viability defined in section 8.0:
  - Refer to the schedule in appendix E for details of the rectifications proposed to the grade listed and the extended buildings.
  - Note that works scheduled in appendix E refer to general areas and locations of the building and do
    not refer to itemised defects tabulated in appendix B and C.
- Develop the priority and sequencing of rectification works to establish a works scope and programme
  - Consult with key stakeholders

# **11 Cost Report**

The summary page below is to be found in the Cost Report annexed at appendix F.

A full suite of detailed documents that support the summary, including assumptions and exclusions, is incorporated within the Cost Report.

#### 2. Level 1 Summary

	GROUP ELEMENT / ELEMENT	COST / m <sup>2</sup> GIFA	TOTAL COST OF ELEMENT (TARGET COST)
BUILDING V	VORKS	£	£
1	Internal repair works - South block	447	2,443,151
2	Internal repair works - North block 1	140	763,875
3	Internal repair works - North block 2	50	274,838
4	External façade/ roof repair works - South Block	213	1,163,936
5	External façade/ roof repair works - North Block	114	621,822
<u></u>	SUB-TOTAL: BUILDING WORKS	964	5,267,622
6	Main contractor's preliminaries 25%	241	1,316,905
	SUB-TOTAL: BUILDING WORKS (incl. prelims)	1205	6,584,527
7	Main contractor's overheads and profit 10%	120	658,453
	BUILDING WORKS ESTIMATE	1325	7,242,980
PROJECT /	DESIGN TEAM FEES AND OTHER DEVELOPMENT / PROJECT COSTS	£	£
8.1	Professional/ Design Team Fees 15%		1,086,447
8.2	Other development / project costs		Excluded
	TOTAL: PROJECT / DESIGN TEAM FEES AND OTHER		
	DEVELOPMENT / PROJECT COSTS		
	BASE COST ESTIMATE	1524	8,329,427
RISK ALLO	WANCE	£	£
9	Risk allowance 20%	305	1,665,885
	COST LIMIT (excluding inflation)	1829	9,995,312
NFLATION		£	£
10.1	Tender inflation		Excluded
10.2	Construction inflation		Excluded
	TOTAL: INFLATION ALLOWANCE		
	COST LIMIT (excluding Inflation and VAT assessment)	1829	9,995,312

# 12 Glossary

# **Angle Sections**

A structural member with an L-shaped cross section

# Arching

A component or components structural reaction to spanning and aperture in a wall

# Architrave

A moulded door or window surround

# **Balustrade/Baluster**

Balusters are those vertical, vase-like posts or legs on railings that can be made of wood, iron, stone, or other materials. The balustrade consists of several balusters spaced evenly and connected to form a decorative railing supported by baluster posts

# **Barrel-vaulted**

A semi-cylindrical shaped ceiling

#### **Beam Grillage**

Multiple layers of beams, typically used to support a column

# Blistering

With regards to sandstone; flaking and damage to the surface of the stone

# Bressummer Beam

Like a lintel - a large horizontal supporting member across the top of an aperture on the front of a building

# **Building Fabric**

components that are used in the construction of the building

# **Buckling in Compression**

When a structural member is subjected to compressive stresses at certain levels, it deflects outward (similar to bending)

#### Bulkhead

A boxed partition used to separate or conceal

#### Cast Iron

Used for structural elements such as columns and beams that were prior to the 1800' often load tested before being used in a building due to questionable tensile strength. CI was also brittle because of the amount of carbon it contained (about 4%)

# Cantilevered

A beam supported only at one end

# **Cavity Wall**

A wall which consists of two layers of masonry with void between them

# Chord

Structural element or member in a trussed frame, normally located either at the top or bottom of the frame

# Connection

Structural design and detailing terminology used to describe/define the joining of two or more structural components

# Corbel

A piece of material that projects from the wall to support the horizontal structure above, similar to a bracket or a stepped profile in a foundation

# Cornice

Ornamental moulding at the internal wall-ceiling connection

# Cranks

Similar to dog-leg, a bend formed by two right angled turns

#### **Cross Walls**

Primary structural element designed to sustain lateral wind loading and typically the load from connected roof and suspended floor structures. Walls, which are not perimeter walls, used to divide an area

#### Culvert

A channel, which typically allows the flow of water

# Curtilage

The perimeter of a given area of a space (building) or material

# Delamination

The fracturing of a material in to layers

# Doric

Ornate round columns with ridged moulding, and square sections at the top and bottom

# Dormer

A window that projects vertically from a sloping roof

# **Duo-pitched**

A roof with slopes on either side which meet at a central ridge

# **Dwarf Wall**

A low-rise wall normally used at foundation level in building to support inner walls

# **Dynamic Load**

Any load that is not static, e.g. wind

# **Dynamic Force**

Force action consequent to a moving mass

# Eaves

The part of a roof that meets or overhangs the walls of a building

# EGL

Excavated Ground Level

# **Envelope Wall**

A load bearing wall that is normally forms part of the perimeter of the building

# Finial

A distinctive section or ornament at the apex or ridge of a roof or canopy on a building

# FFL

Finished Floor Level

# FGL

Finished Ground Level

# Framing

The fitting together of pieces to give a structure support and shape

# Gable Wall

A wall that has a triangular shape at the top as a result of a duo-pitched roof

# Hard-standing

Hard ground surfacing material, typically for the use of vehicles

# **Indigenous Soils**

Soils which are typical to the region

# Joist

A structural member, typically used to support a floor or ceiling, arranged in parallel series

# Lintel

A horizontal supporting member across the top of an aperture

# Mansard

A roof with four sloping sides, the slopes become steeper about halfway down

# **Masonry Pier**

A section of masonry wall which is thicker than the rest, usually used for stiffening purposes

# Mechanical damage

Damage caused by mechanical tools or equipment

# Modular

Formed or constructed with standardized units or dimensions for flexibility and variety in use

#### Mortar

A lime or cement mixture used to bond masonry or stone bricks or blocks

#### Mullion

A vertical bar that separates panes of glass in a window

# **Pad Foundation**

Shallow foundation, squarer in plan, than a strip foundation, typically used to support a singular column

#### Parapet

A low protective wall along the edge of an elevated area

#### **Parent Material**

The underlying material that forms the item

#### Pediment

Similarly, to a gable, the triangular or semi-circular area of the top of a wall or an aperture that follows the roofline

#### Pend

A passageway that allows access from the main street through to the rear of the building

#### Pilaster

A rectangular column usually formed in masonry

# Podger Rod

A tool formed of a short bar tapered at one end

#### Ponded water

Water that has collected in a low area of a flat surface e.g. ground bearing slab

# **Primary Structure**

Designed to provide stability, load transfer and functional framing such to sustain and control the buildings reaction to environmental wind and all other forms of loading

# Propagate

Enlargement or extension (as of a crack) in a solid body.

#### **Rafter Beam**

One or a series of sloped structural members such as wooden beams that extend from the ridge or hip to the wall plate

# Raking

Sloping eave or structural member along a roof pitch

#### **Re-entrant corners**

An inside corner; angle of less than 180°

# **Relative Stiffness**

The relative stiffness is the compared stiffness value with respect to other material geometry

#### **Rolling-stock**

Any vehicles that move on a railway

# Ruberoid

A waterproofing membrane for roofs

# Sarking

A felt material fixed across roof rafters, beneath roof tiles

# Sash and Case

A window with one or more vertically moveable panels

#### **Secondary Structure**

Subordinate but connected (attached) to Primary structure, designed to provide for all other structural requirements

#### Single Leaf

A wall consisting of just one layer or the construction material

# Soffit

The (typically flat) underside of a suspended structure e.g. a floor or slab

# Specification

A detailed description of the design, components and materials used to construct a building

# **Stress Cracking**

Cracking as a result of heavy loading

#### Stringer beam

A primary structural member in the longitudinal direction

# **Strip Foundation**

Shallow foundation which is long in one direction to provide support to a wall or several columns

#### **Structural Distress**

Damage or loss of strength to structural members from movements or over-loading

#### Structural Frame

A series of connected elements that in combination resist the loads for the whole of the structure

# Structural Load

Static or dynamic force imposed (applied) on or to the building (or parts of the building) either externally or by way of self-weight (under gravity)

# Structural Tie

A structural member used to resist tension

# **Structural Wall**

A wall which is load-bearing, and therefore integral to the building's stability

# Sub Strata

Underlying rock or soil

# Sub-structure

Underlying or supporting structure. In buildings, it is the portion of the structure below ground level, the foundation and basement are part of the sub-structure.

# Super-structure

Upward extension of an existing structure above a baseline. In buildings, it is the portion of the structure above ground level, foundation and basement.

# **Suspended Floor**

A floor, or floor slab, that is supported at its perimeters by structural members or walls

# **Tactile Survey**

Inspection of a building or structure or parts thereof using a method of physically touching with the hand

# Tanking

A form of barrier waterproofing normally used inside or outside a basement

# **The Authority**

South Ayrshire Council

# **Timber Chocks/Packers**

Small cuboids of timber, typically used to elevate material above

# Top-hat (trapezoidal) roof

A 'hat shaped' structure used to elevate another material, typically to prevent dampness

# **Unrestrained Wall**

A wall without additional supports between top and bottom to prevent buckling

# White bloom/Efflorescence

The migration of salt to the surface of stone, typically due to contact with water, forming a white coating

# Wind suction

When wind flows around a building it can produce some very high suction pressures

# Wrought (rolled) Iron

Used for structural elements such as columns and beams prior and beyond the 1800's, with compressive strength less than cast iron, but tensile strength is considerably higher. The carbon content of WR is around 0.15%

# A. Defects/Observations Location Drawings

Fig A1: Plan of Station Hotel Building showing Roof and Elevation Location References

Fig A2: North Elevation (N1) Defect/Observation Locations

Fig A3: North Elevation (N2, N3, N4) Defect/Observation Locations

Fig A4: East Elevation (E1) Defect/Observation Locations

Fig A5: East Elevation (E2) Defect/Observation Locations

Fig A6a: South Elevation (S1) Defect/Observation Locations

Fig A6b: South Elevation (S1) Defect/Observation Locations

Fig A7: West Elevation (W2, W4) Defect/Observation Locations

Fig A8: West Elevation (W3) Defect/Observation Locations

Fig A9: West Elevation (W5) Defect/Observation Locations

Fig A10: West Elevation (W6) Defect/Observation Locations

Fig A11: West Elevation (W7) Defect/Observation Locations

Fig A12: West Elevation (W8) Defect/Observation Locations

Fig A13: West Elevation (W10) Defect/Observation Locations

Fig A14: Roof Plan (R1, R2, R3) Defect/Observation Locations

Fig A15: Roof Plan (R4) Defect/Observation Locations

Fig A16: Plan of Station Hotel Building South Block 2nd Floor and 3rd Floor/Mansard Roof showing Internal Survey Defect/Observation Locations

Fig A17: Plan of Station Hotel Building South Block 1st Floor, 2nd Floor and 3rd Floor/Mansard Roof showing Internal Survey Floor Openings Defect/Observation Locations

Fig A18: Plan of Station Hotel Building North Block 1st Floor, 2nd Floor and 3rd Floor/Mansard Roof showing Internal Survey (via cherry picker) Defect/Observation Locations

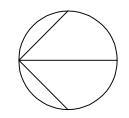
Fig A19: Plan of Station Hotel Building North Block 1st Floor, 2nd Floor and 3rd Floor/Mansard Roof showing Internal Survey Floor Openings (via scaffold) Defect/Observation Locations

Fig A20: Plan of Station Hotel Building South Block Ground Floor showing Internal Survey Floor Openings Defect/Observation Locations

Fig A21: Plan of Station Hotel Building South Block showing Internal Survey Defect/Observation Locations of Roof Space and Roof Openings

Fig A22: Plan of Station Hotel Building South Block Basement showing Internal Survey Defect/Observation Locations

Fig A23: North Block Ground Level Plan of Station Hotel Building showing Defect/Observation Locations



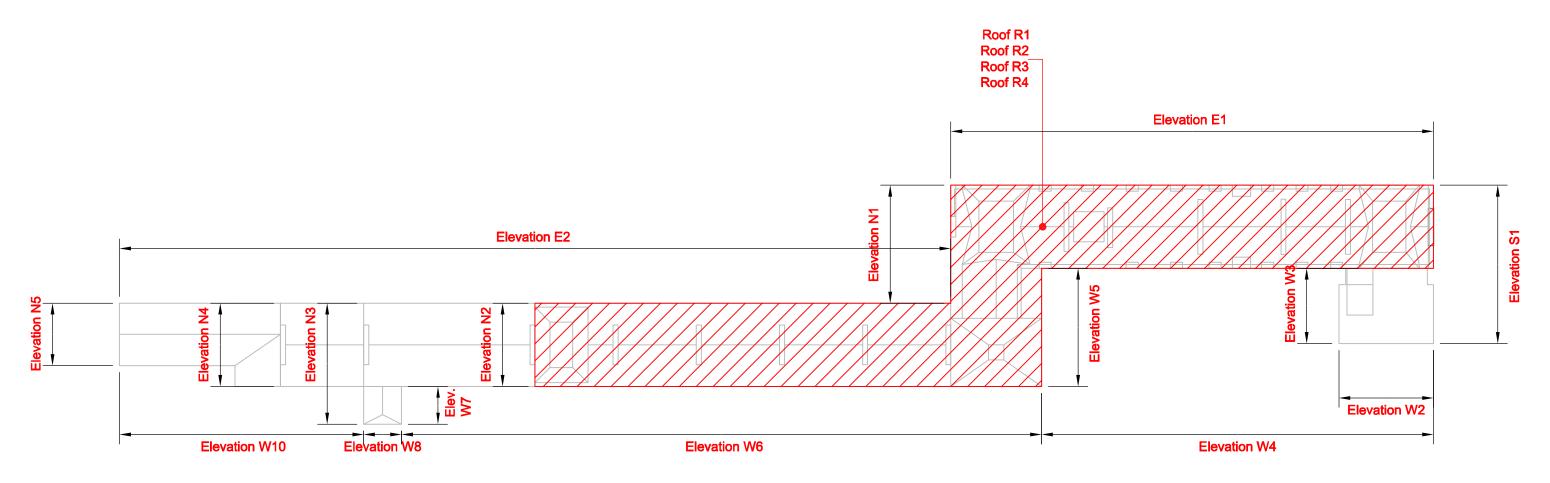


Figure A1: Plan of Station Hotel Building showing Roof and Elevation Location References



Figure A2: Elevation N1 of Station Hotel Building showing Defect/Observation Locations



Figure A3: Elevation N2, N3, N4 of Station Hotel Building showing Defect/Observation Locations

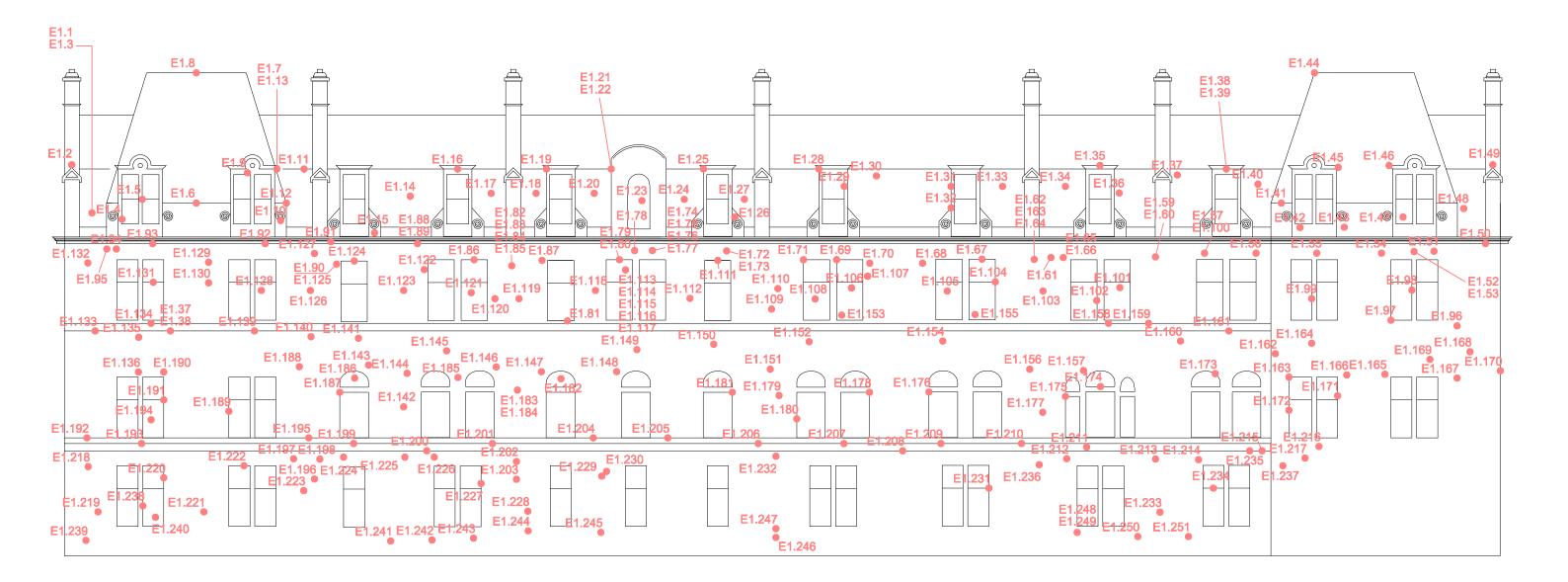
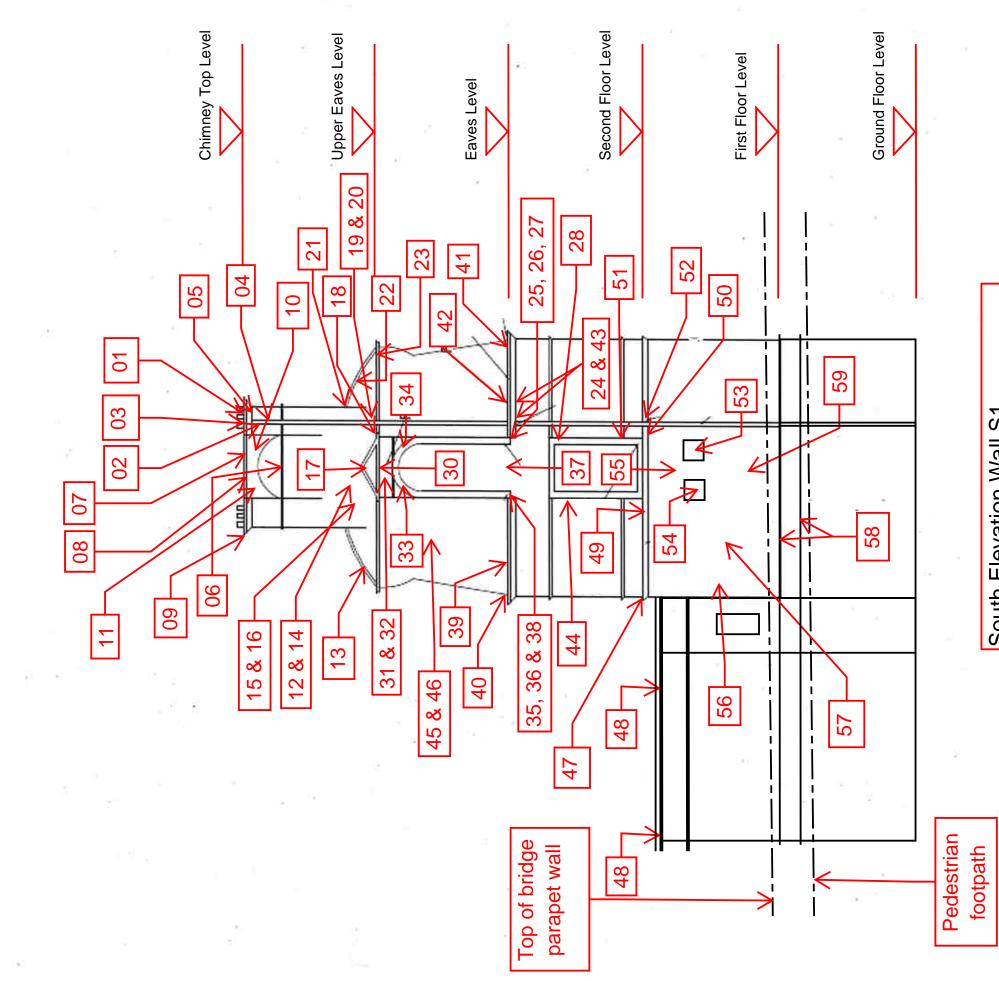


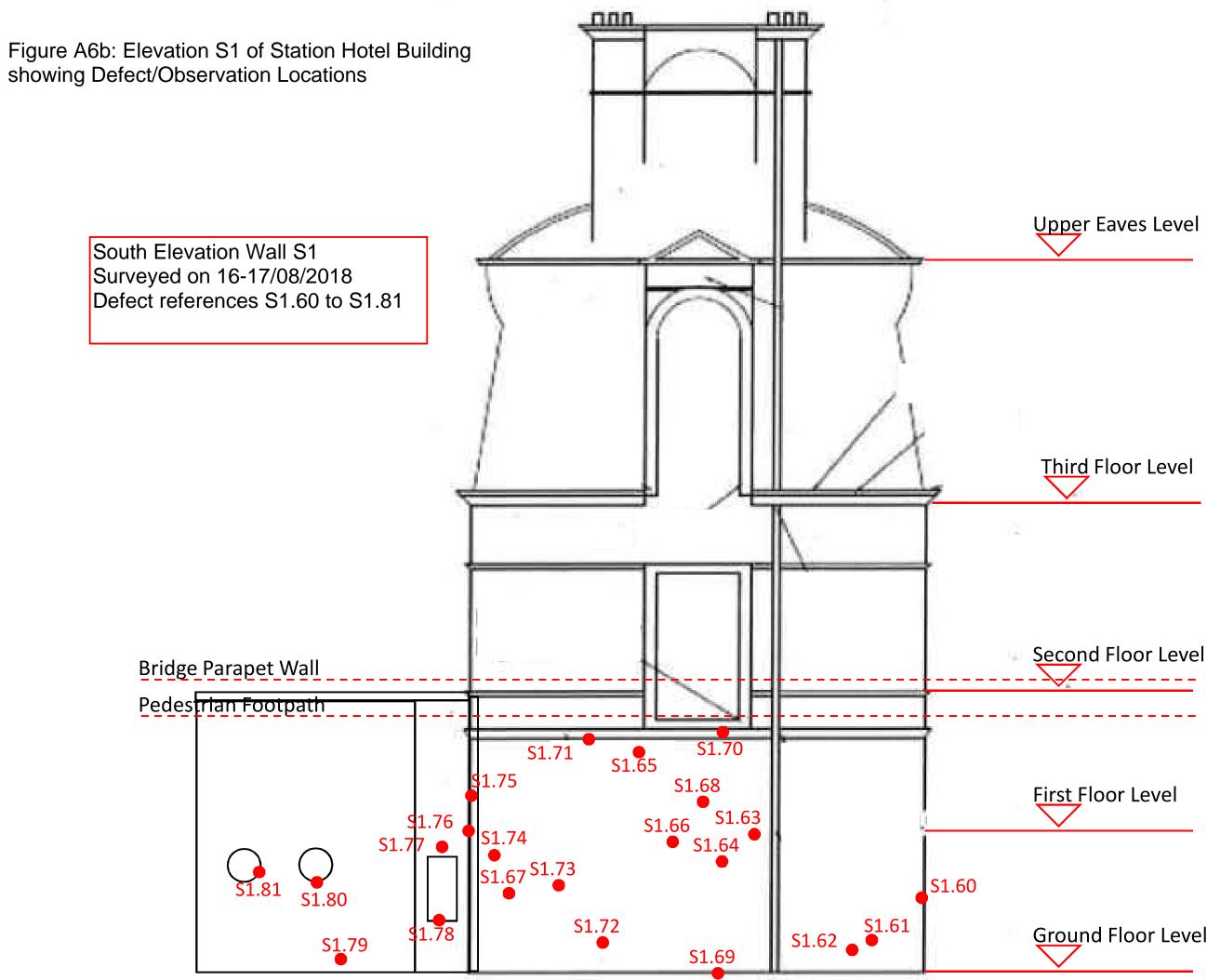
Figure A4: Elevation E1 of Station Hotel Building showing Defect/Observation Locations



Figure A5: Elevation E2 of Station Hotel Building showing Defect/Observation Locations



South Elevation Wall S1 Surveyed on 15/07/2018 Defect references S1.1 to S1.59 Figure A6a: Elevation S1 of Station Hotel Building showing Defect/Observation Locations







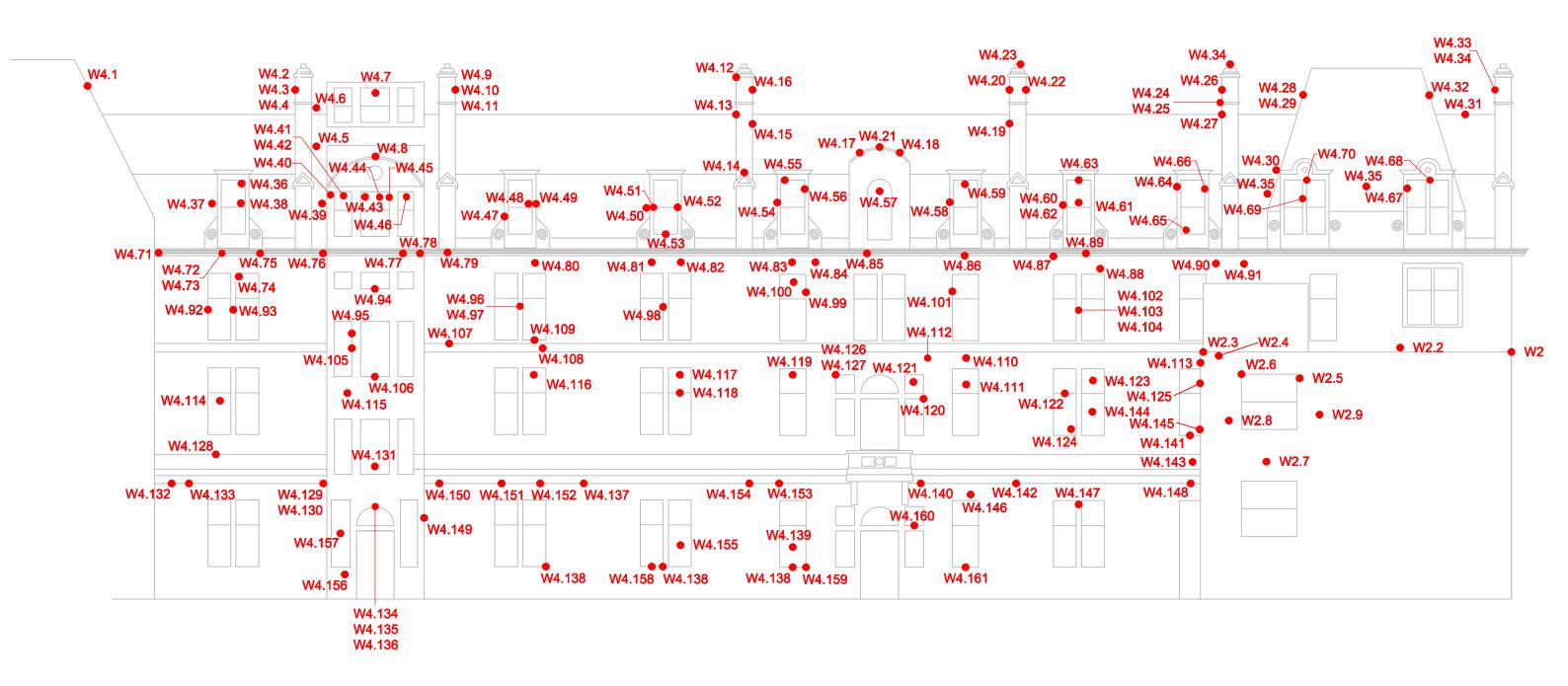
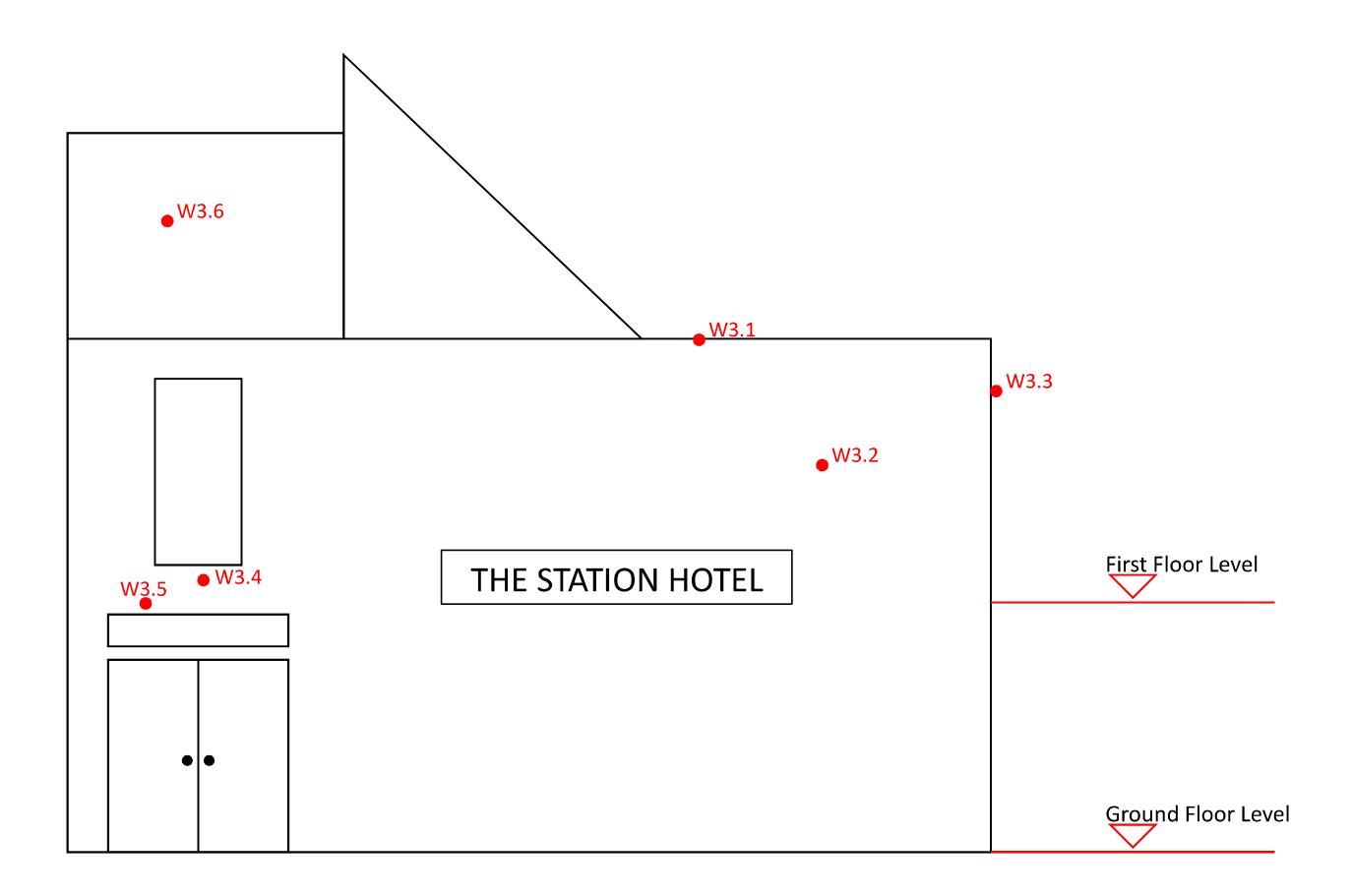
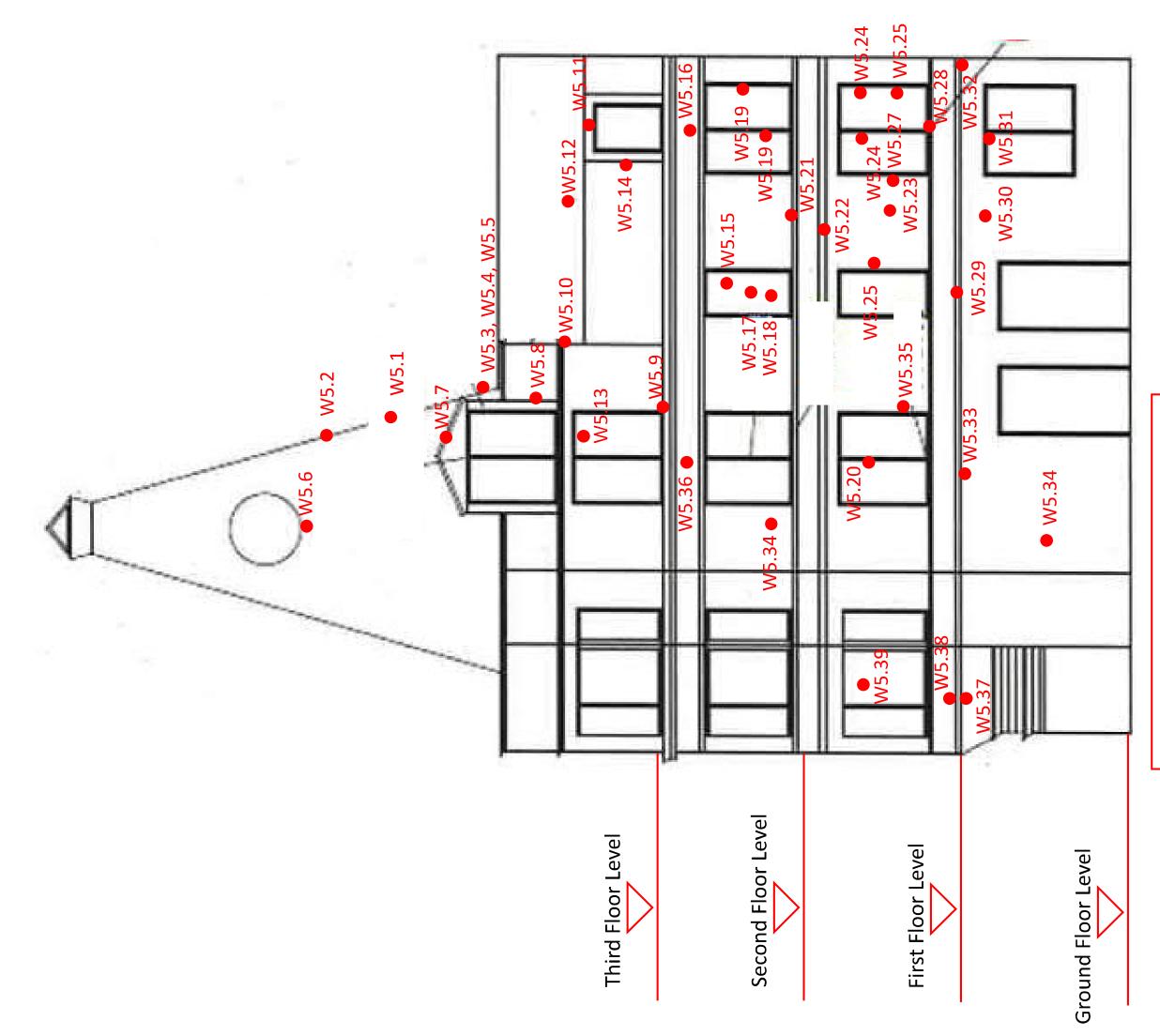


Figure A7: Elevation W2 and W4 of Station Hotel Building showing Defect/Observation Locations

Figure A8: Elevation W3 of Station Hotel Building showing Defect/Observation Locations





Elevation W5 Surveyed on 23-28/01/2019 Defect references W5.1 to W5.39 Figure A9: Elevation W5 of Station Hotel Building showing Defect/Observation Locations

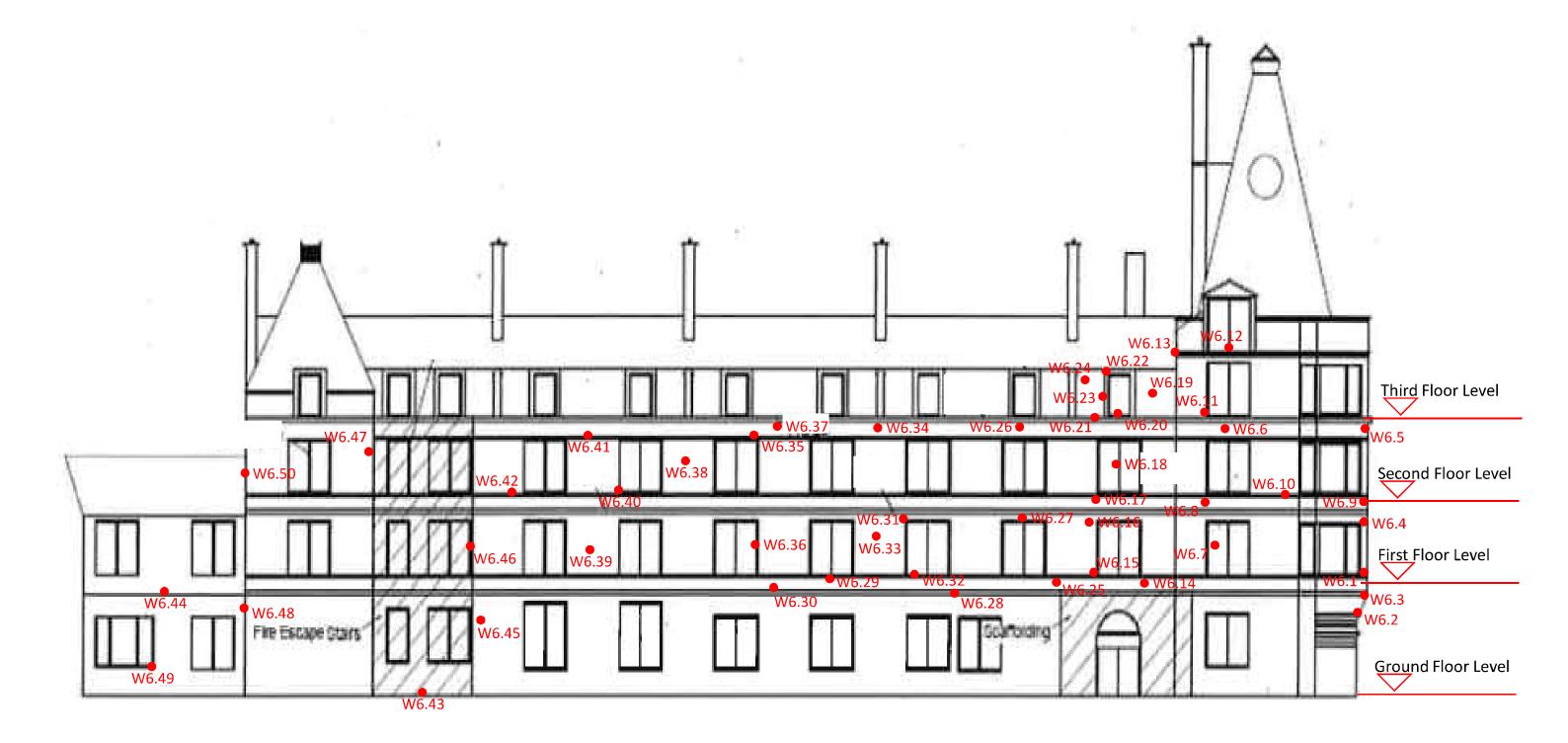


Figure A10: Elevation W6 of Station Hotel Building showing Defect/Observation Locations

Figure A11: Elevation W7 of Station Hotel Building showing Defect/Observation Locations

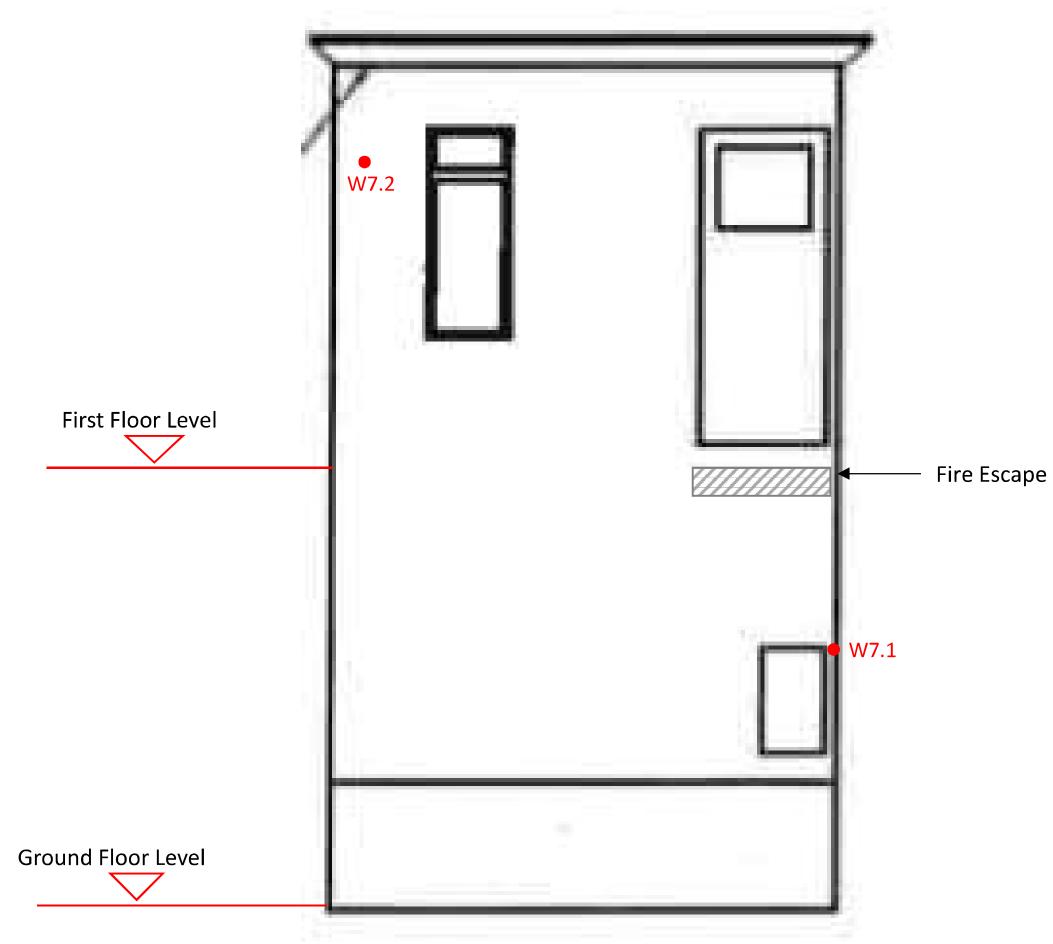


Figure A12: Elevation W8 of Station Hotel Building showing Defect/Observation Locations



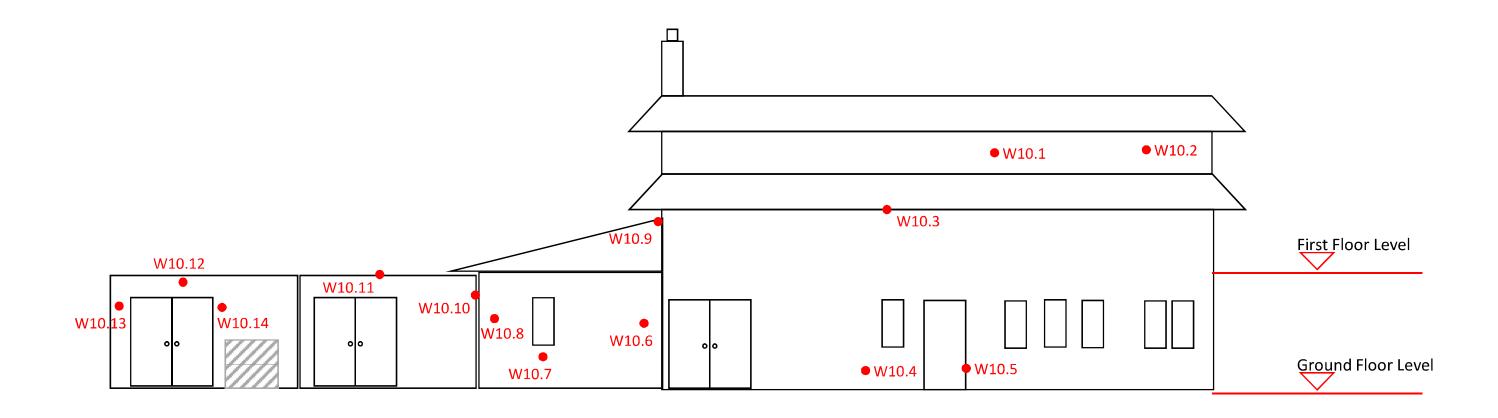
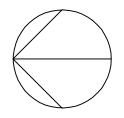


Figure A13: Elevation W10 of Station Hotel Building showing Defect/Observation Locations



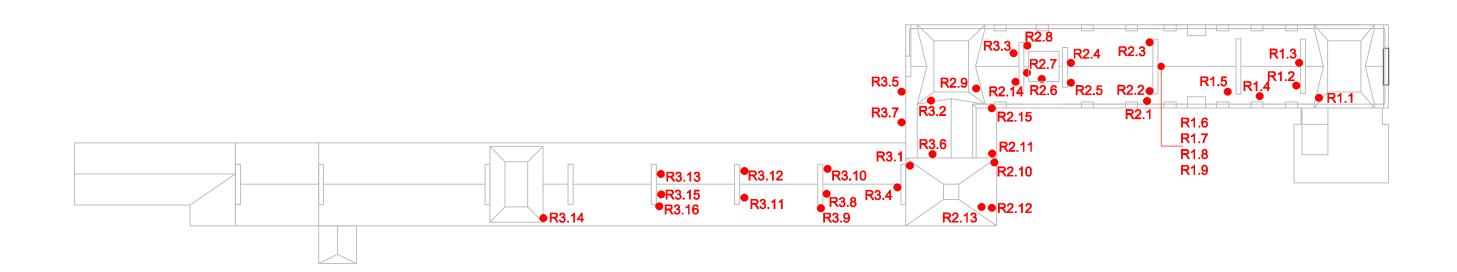


Figure A14: Plan R1/R2/R3 of Station Hotel Building showing Defect/Observation Locations

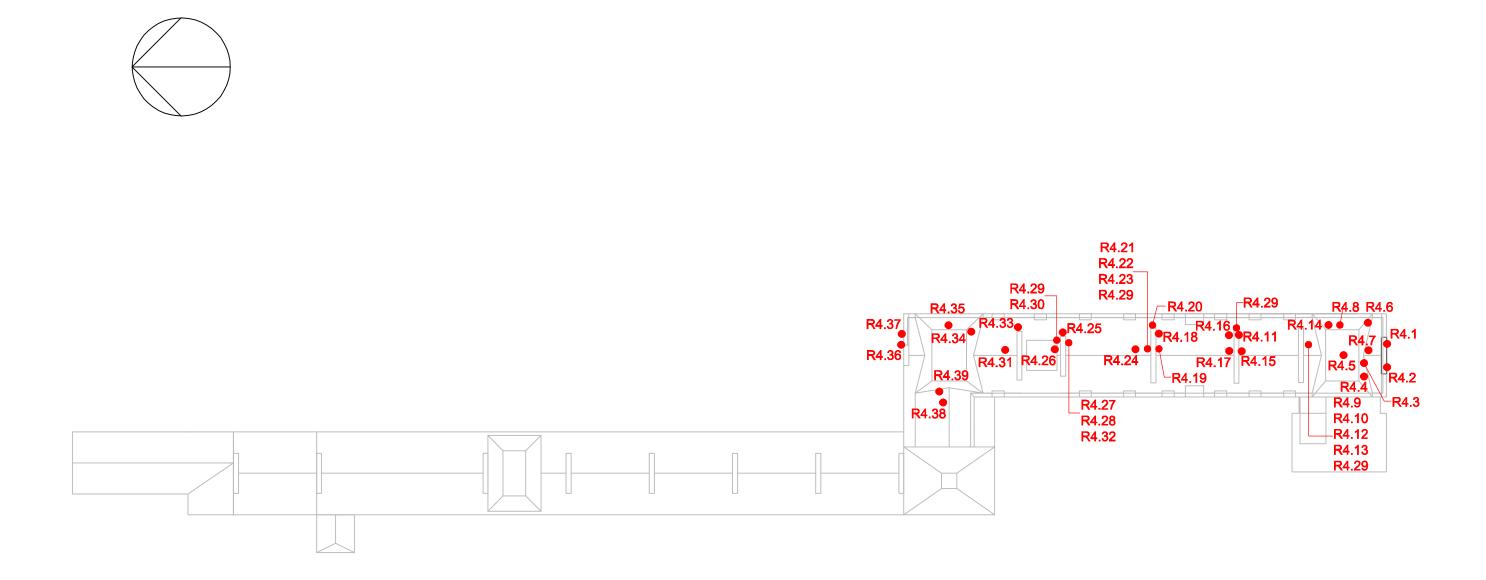


Figure A15: Plan R4 of Station Hotel Building showing Defect/Observation Locations

\* WE3.14 Exposed mansard roof

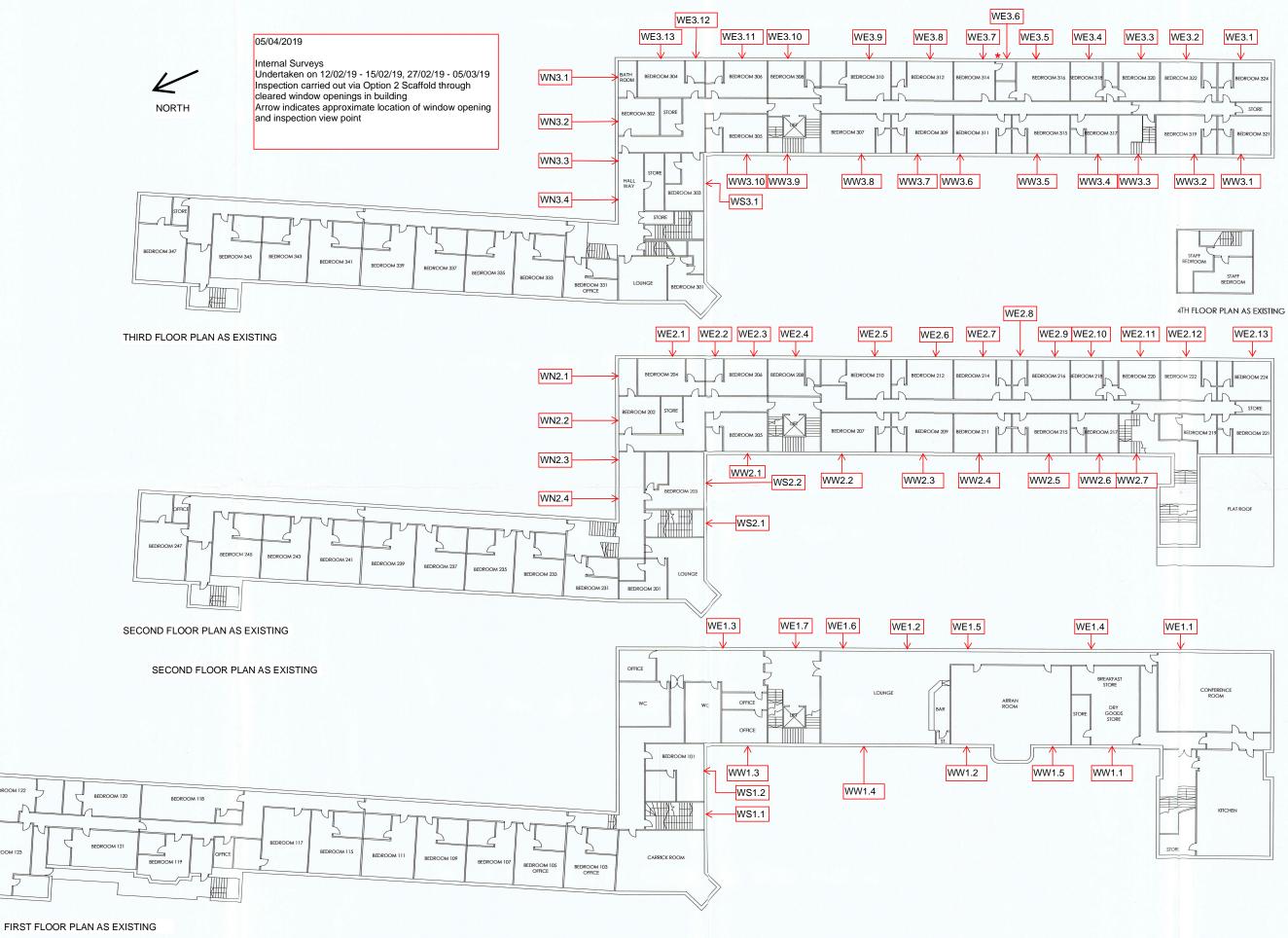


Figure A16: Plan of Station Hotel Building South Block 1st Floor, 2nd Floor and 3rd Floor/Mansard Roof showing Internal Survey Defect/Observation Locations

BEDROOM 122

BEDROOM 123

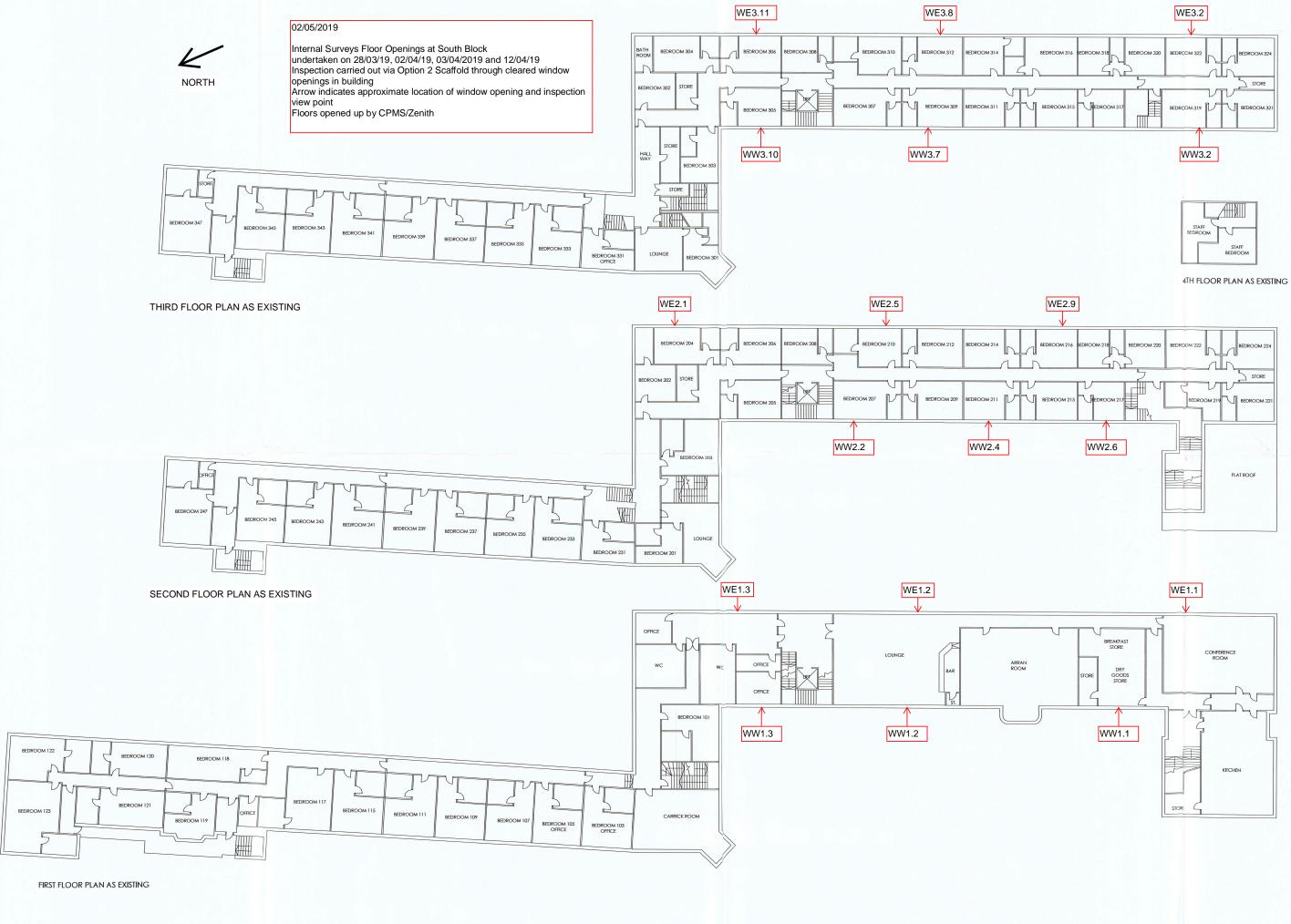


Figure A17: Plan of Station Hotel Building South Block 1st Floor, 2nd Floor and 3rd Floor/Mansard Roof showing Internal Survey Floor Openings Defect/Observation Locations

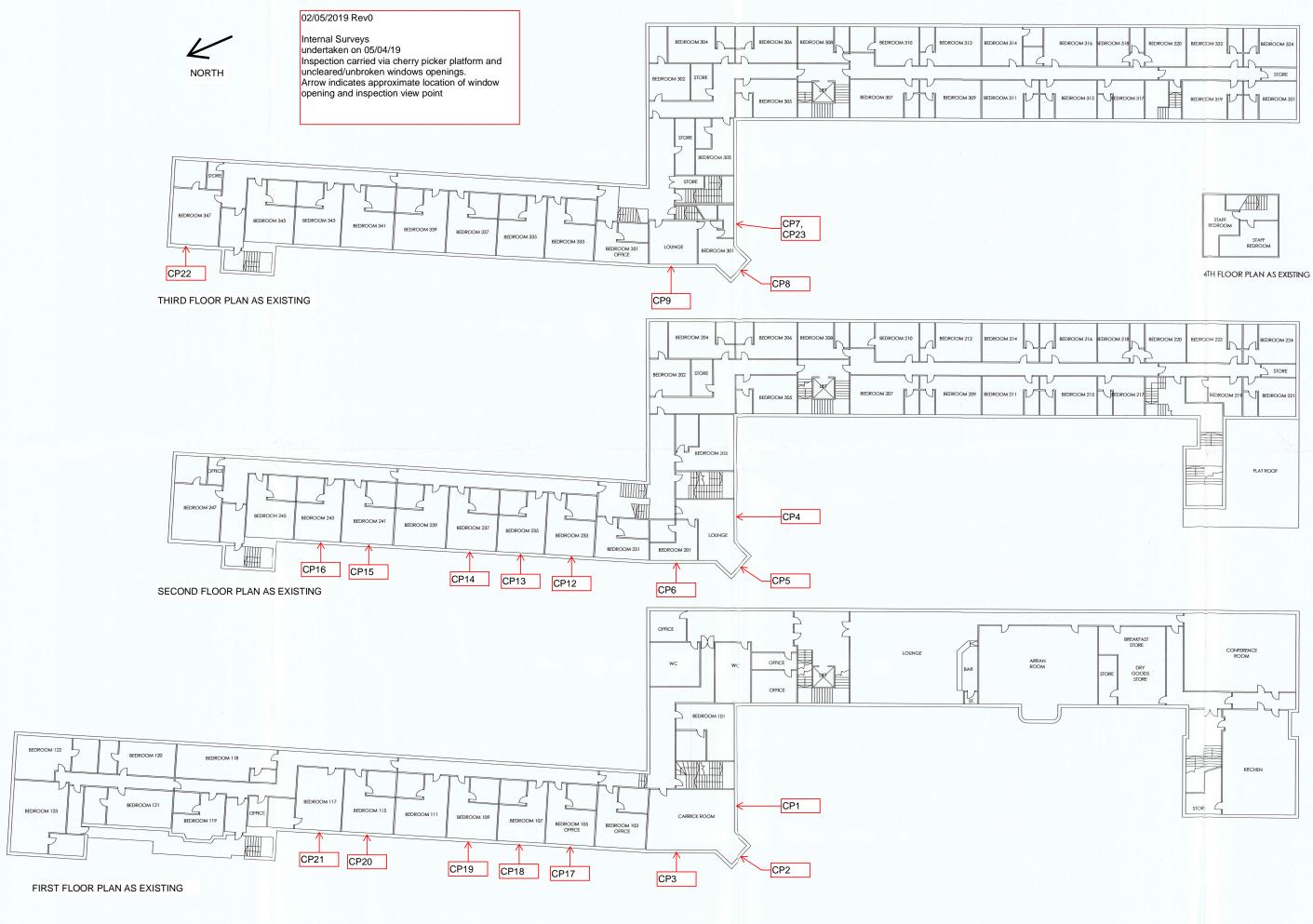
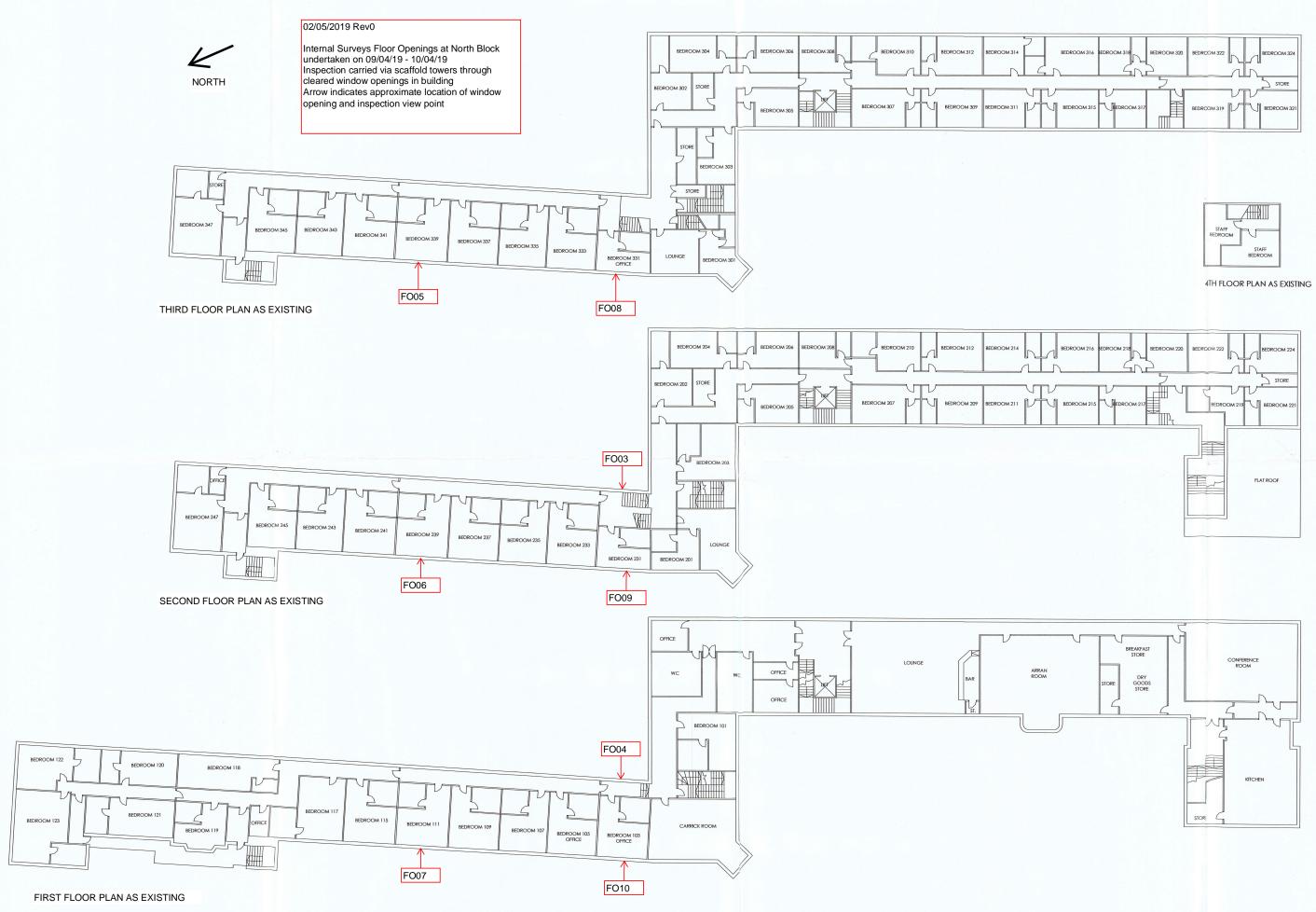


Figure A18: Plan of Station Hotel Building North Block 1st Floor, 2nd Floor and 3rd Floor/Mansard Roof showing Internal Survey (via cherry picker) Defect/Observation Locations





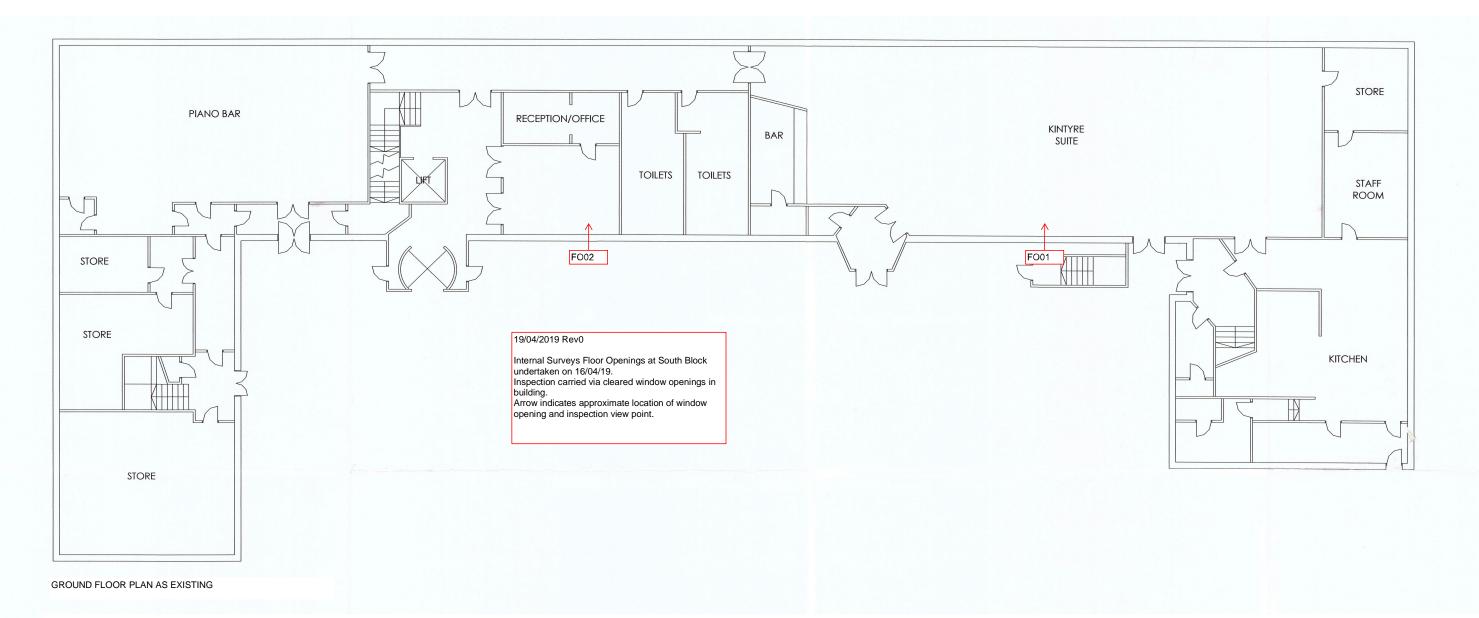


Figure A20: Plan of Station Hotel Building South Block Ground Floor showing Internal Survey Floor Openings Defect/Observation Locations

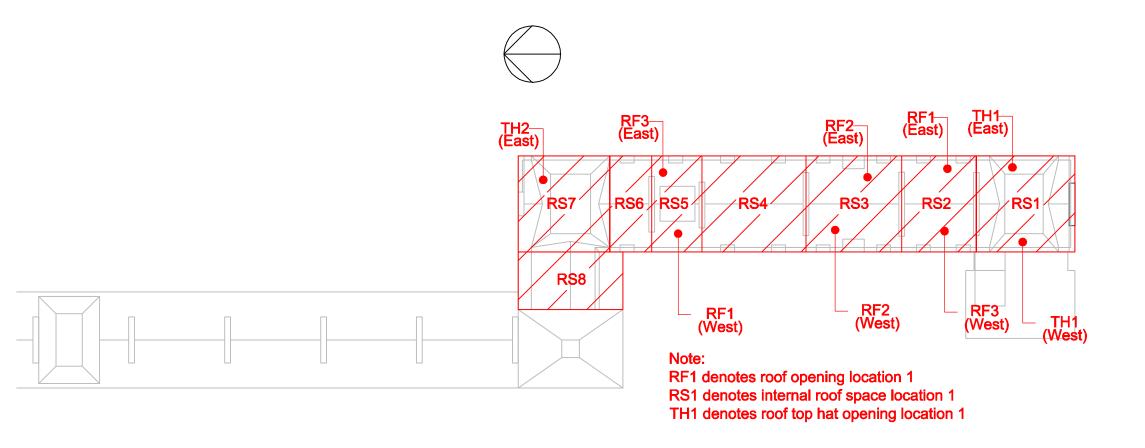


Figure A21: Plan of Station Hotel Building South Block showing Internal Survey Defect/Observation Locations of Roof Space and Roof Openings

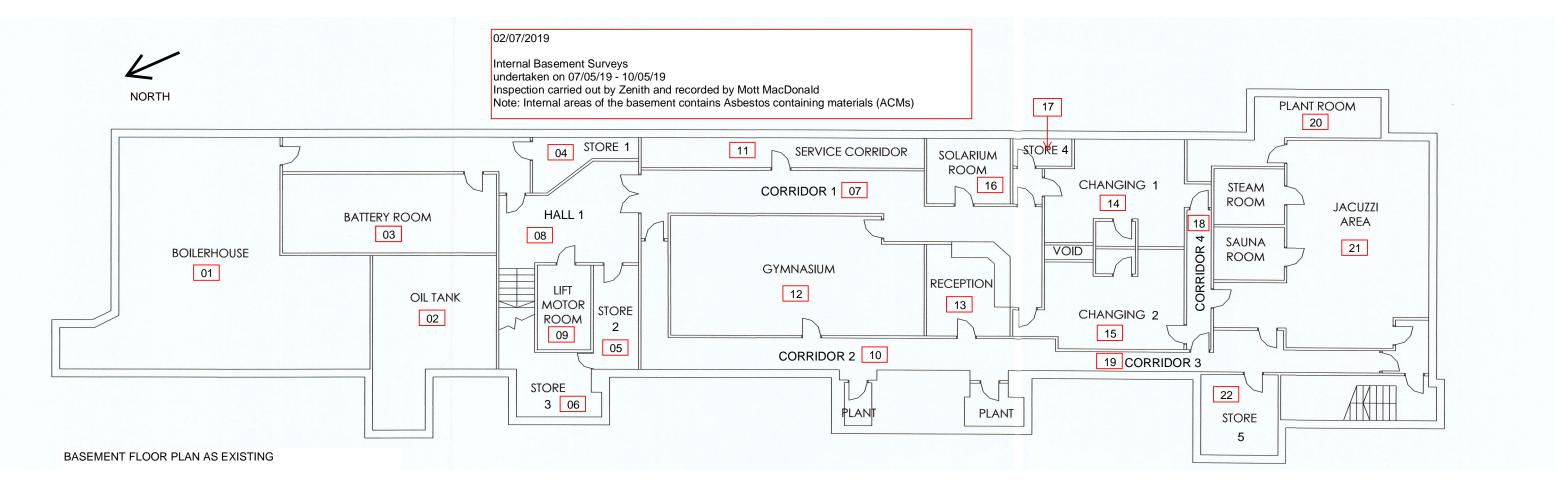
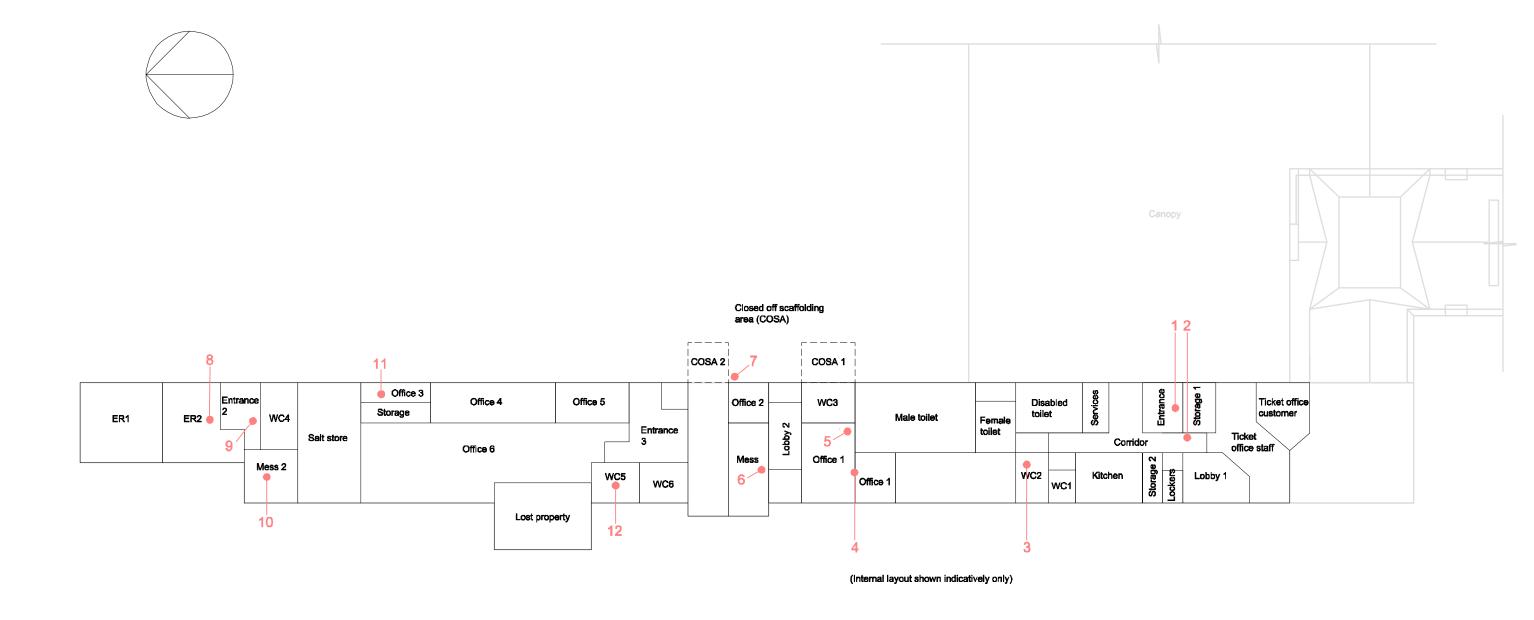


Figure A22: Plan of Station Hotel Building South Block Basement showing Internal Survey Defect/Observation Locations





## **B. External Defects Tables**

North Elevation (N1) Defects and Observations North Elevation (N2) Defects and Observations North Elevation (N3) Defects and Observations North Elevation (N4) Defects and Observations North Elevation (N5) Defects and Observations East Elevation (E1) Defects and Observations East Elevation (E2) Defects and Observations South Elevation (S1) Defects and Observations West Elevation (W1) Defects and Observations West Elevation (W2) Defects and Observations West Elevation (W3) Defects and Observations West Elevation (W4) Defects and Observations West Elevation (W5) Defects and Observations West Elevation (W6) Defects and Observations West Elevation (W7) Defects and Observations West Elevation (W8) Defects and Observations West Elevation (W10) Defects and Observations Roof Plan (R1) Defects and Observations Roof Plan (R2) Defects and Observations Roof Plan (R3) Defects and Observations Roof Plan (R4) Defects and Observations

## **B.1** North Elevation (N1)

### Table 1: Elevation N1 Defects and Observations

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orienta tion	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
N1.1	P1200200	Missing/damaged pointing	North Elevation N1, Wall	n/a	n/a	n/a	-		Amber
N1.2	P1200201	Cracking to sandstone	North Elevation N1, Wall	Diagonal	1	100	Crack on sandstone block adjacent window		Green
N1.3	P1200202	Spalled/damaged sandstone	North Elevation N1, Wall	n/a	n/a	n/a	Delamination and flaking of sandstone to cornice feature		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orienta tion	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
N1.4	P1200203, 204	Water staining efflorescence	North Elevation N1, Wall	n/a	n/a	n/a	General water staining and vegetation growth/staining noted on wall face		Green
N1.5	P1200206	Cracking to sandstone	North Elevation N1, Wall	Diagonal	3	300	Crack on sandstone block, appears to have been repaired/infilled		Amber
N1.6	P1200207, 208	Spalled/damaged sandstone	North Elevation N1, Wall	n/a	n/a	n/a	Spalled/cracked/broken sandstone below coping		Red

2

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orienta tion	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
N1.7	P1200213, 220	Spalled/damaged sandstone, Other	North Elevation N1, Wall	n/a	n/a	n/a	Delaminated sandstone around window. Timber window frame in in poor condition		Green
N1.8	P1200209	Cracking to sandstone	North Elevation N1, Wall	Diagonal	3	200	Crack on sandstone block below chimney cornice, vegetation growth/staining on cornice		Red

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orienta tion	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
N1.9	P1200210, 211	Cracking to sandstone, Other	North Elevation N1, Wall	Horizontal	2	200	Crack on sandstone block emanating from downpipe fixing, fixing partially detached from wall		Amber
N1.10	P1200214	Other	North Elevation N1, Wall	n/a	n/a	n/a	Downpipe fixing to wall broken/damaged		Amber
N1.11	P1200215 - 219	Spalled/damaged sandstone	North Elevation N1, Wall	n/a	n/a	n/a	Missing pointing to sandstone coping block at roof		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orienta tion	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
N1.12	P1200221	Missing/damaged tiles/roof	North Elevation N1, Wall	n/a	n/a	n/a	Missing/dislodged roof tiles		Red
N1.13	P1200222, 0223	Spalled/damaged sandstone, Cracking to sandstone	North Elevation N1, Wall	Diagonal	1	150	Crack on sandstone block, appears to have been repaired/infilled		Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orienta tion	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
N1.14	P1200224	Other	North Elevation N1, Wall	n/a	n/a	n/a	Missing window pane		Amber
N1.15	P1200225	Spalled/damaged sandstone	North Elevation N1, Wall	n/a	n/a	n/a	Deterioration of sandstone pilaster at side of window		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orienta tion	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
N1.16	P1200226, 227, 231, 232	Spalled/damaged sandstone ledge	North Elevation N1, Wall	n/a	n/a	n/a	Spalled/cracked/broken off sandstone to ledge feature at 5 locations		Green
N1.17	P1200228	Cracking to sandstone	North Elevation N1, Wall	Diagonal	2	100	Crack on sandstone block of window lintel		Amber
N1.18	P1200229	Cracking to sandstone	North Elevation N1, Wall	Vertical	2	150	Crack on sandstone block adjacent to window cill		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orienta tion	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
N1.19	P1200230	Spalled/damaged sandstone	North Elevation N1, Wall	n/a	n/a	n/a	Deterioration to sandstone block at pipe penetration		Green
N1.20	P1200233, 234	Missing/damaged pointing	North Elevation N1, Wall	n/a	n/a	n/a	Deterioration and loss of mortar joints below window		Green
N1.21	P1200235	Spalled/damaged sandstone	North Elevation N1, Wall	n/a	n/a	n/a	Deterioration to sandstone block, appears to be weathered		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orienta tion	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
N1.22	P1200236	Other	North Elevation N1, Wall	n/a	n/a	n/a	Damaged flashing below window		Amber
N1.23	P1200237, 238, 239	Damaged/defective gutter/drainage	North Elevation N1, Wall	n/a	n/a	n/a	Gutter appears to be defective and not draining		Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orienta tion	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
N1.24	P1200313, 315	Other	North Elevation N1, Wall	n/a	n/a	n/a	Deterioration of timber framing to windows		Green
N1.25	P1200314	Spalled/ damaged sandstone	North Elevation N1, Wall	n/a	n/a	n/a	Cracked/broken off sandstone to gutter/downpipe feature		Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orienta tion	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
N1.26	P1200316	Damaged/defective gutter/drainage	North Elevation N1, Wall	n/a	n/a	n/a	Surface corrosion to downpipe, appears quite extensive		Green
N1.27	P1200317, 318	Cracking to sandstone	North Elevation N1, Wall	Diagonal	4	300	Cracked window lintel, 2no. separate cracks on lintel observed		Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orienta tion	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
N1.28	P1200319	Spalled/damaged sandstone	North Elevation N1, Wall	n/a	n/a	n/a	Spalling/delamination of sandstone blocks on and adjacent ledge feature		Green
N1.29	P1200428, 430	Missing/damaged pointing, Cracking to sandstone	North Elevation N1, Wall	Stepped / Diagonal	3	2000	Crack between upper and lower windows. Crack travels mostly along mortar joint and extends on a sandstone block		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orienta tion	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
N1.30	P1200429	Cracking to sandstone	North Elevation N1, Wall	Diagonal	1	300	Crack on lintel		Green
N1.31	P1200431, 432	Spalled/damaged sandstone	North Elevation N1, Wall	n/a	n/a	n/a	Sandstone ledge feature appears to exhibit delamination/erosion with loss of section observed		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orienta tion	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
N1.32	P1200433	Water staining efflorescence	North Elevation N1, Wall	n/a	n/a	n/a	-		Green
N1.33	P1200434	spalled/damaged sandstone	North Elevation N1, Wall	n/a	n/a	n/a	Deterioration to sandstone block at window cill		Green

Source: MM (Surveyed on 23-28/01/2019, Surveyed from Option 2 Scaffold Enclosure)

# **B.2** North Elevation (N2)

### Table 2: Elevation N2 Defects and Observations

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientati on	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
N2.1	P1190486	Spalled/damaged sandstone	Elevation N2, Wall	n/a	n/a	n/a	Cracked/broken off sandstone to ledge feature		Green
N2.2	P1190488	Missing/damage d tiles/roof	Elevation N2, Roof	n/a	n/a	n/a	-		Red
N2.3	P1190492	Other	Elevation N2, Roof	n/a	n/a	n/a	Cast iron feature piece broken/missing		Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientati on	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category

Source: MM (Surveyed on 16-17/08/2018, Surveyed from ground level)

# **B.3** North Elevation (N3)

#### **Table 3: Elevation N3 Defects and Observations**

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientati on	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
N3.1	P1190481	Spalled/damaged sandstone	Underside gutter support	n/a	n/a	n/a	Sandstone ledge feature appears to exhibit delamination/ erosion		Green
N3.2	P1190482	Cracking to sandstone	Wall	Vertical	1	750	-		Green
N3.3	P1190483	Spalled/damaged sandstone	Underside chimney	n/a	n/a	n/a	Sandstone blocks appears to exhibit delamination/erosion		Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientati on	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
N3.4	P1190484	Spalled/damaged sandstone	Elevation N3, Wall	n/a	n/a	n/a	Sandstone blocks appears to exhibit weathering/erosion		Green

Source: MM (Surveyed on 16-17/08/2018, Surveyed from ground level)

# **B.4** North Elevation (N4)

### **Table 4: Elevation N4 Defects and Observations**

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientati on	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
N4.1	P1190472	Cracking to lintel	Door lintel	Horizontal	2	750	Horizontal crack through lintel and vertical through sandstone block joints		Red
N4.2	P1190473	Spalled/damage d sandstone	Underside of gutter	n/a	n/a	n/a	Cracked/broken off sandstone block forming gap below gutter		Amber
N4.3	P1190474	Spalled/damage d sandstone	Underside of gutter	n/a	n/a	n/a	Cracked/broken off sandstone block adjacent downpipe		Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientati on	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
N4.4	P1190476	Spalled/damage d sandstone	Sandstone ledge feature	n/a	n/a	n/a	Cracked/broken off sandstone to ledge feature		Green
N4.5	P1190477	Spalled/damage d sandstone	Sandstone ledge feature below chimney	n/a	n/a	n/a	Sandstone ledge feature appears to exhibit delamination/ erosion		Green
N4.6	P1190477	Other	Chimney	n/a	n/a	n/a	Metal strapping on chimney stack noted. Evidence of possible past movement of stack		Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientati on	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
N4.7	P1190478	Spalled/damage d sandstone	Elevation N4, Wall	n/a	n/a	n/a	Cracked/broken off sandstone block		Red

Source: MM (Surveyed on 16-17/08/2018, Surveyed from ground level)

Notes: Severity Category to be confirmed in Stage 2 Report

### **B.5** North Elevation (N5)

### Table 5: Elevation N5 Defects and Observations

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientati on	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
N5.1	n/a	Other	Elevation N5, Wall	n/a	n/a	n/a	No defects or observations noted	n/a	n/a

Source: MM (Surveyed on 16-17/08/2018, Surveyed from ground level)

# **B.6** East Elevation (E1)

### **Table 6: Elevation E1 Defects and Observations**

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.1	P1200099/ 100	Missing/damaged tiles/roof	Mansard roof	n/a	n/a	n/a	Approx. defect area 0.5m x 1m		Red
E1.2	P1200101/ 102	Spalled/damaged sandstone	Coping	n/a	n/a	n/a	Cracked/broken off sandstone to triangular coping		Green
E1.3	P1200103	Damaged/defective gutter/drainage	Gutter	n/a	n/a	n/a	Gutters generally blocked and filled with debris. Common defect visible in majority of gutters on Elevation E1		Red

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.4	P1200104/ 105	Spalled/damaged sandstone	Window	n/a	n/a	n/a	Delamination/weathered erosion to framing stonework around window		Green
E1.5	P1200106	Other	Window	n/a	n/a	n/a	Deterioration of timber framing to windows; common defect visible in majority of window frames		Green
E1.6	P1200107	Damaged/defective gutter/drainage	Gutter	n/a	n/a	n/a	Broken gutter/debris in downpipe		Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.7	P1200112	Other	Coping above window	n/a	n/a	n/a	Missing mortar between stonework, possibly loose block		Amber
E1.8	P1200113- 115	Other	Roof ridge	n/a	n/a	n/a	Missing/dislodged tiles exposing damaged/rotted timber. Roof void also exposed		Red
E1.9	P1200116	Spalled/damaged sandstone	Above window	n/a	n/a	n/a	Cracked/broken off sandstone around CPMS fixing point		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.10	P1200117	Spalled/damaged sandstone	Feature stonework	n/a	n/a	n/a	General delamination/erosion to feature sandstone block		Green
E1.11	P1200118	Other	Mansard roof	n/a	n/a	n/a	Missing/dislodged tiles exposing damaged/rotted timber. Roof void also exposed		Red

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.12	P1200119	Missing/damaged tiles/roof	Mansard roof	n/a	n/a	n/a	Approx. defect area 0.5m x 1m		Red
E1.13	P1200120	Spalled/damaged sandstone	Above window	n/a	n/a	n/a	Cracked/broken off sandstone. Missing mortar, possibly loose block		Amber
E1.14	P1200123- 124	Other	Mansard roof	n/a	n/a	n/a	Missing tiles exposed and damaged/rotted timber. Roof void exposed		Red

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.15	P1200125	Vegetation growth	Roof and wall	n/a	n/a	n/a	General vegetation growth observed on elevation E1 building face		Amber
E1.16	P1200126- 128	Spalled/damaged sandstone	Above window	n/a	n/a	n/a	Cracked/broken off sandstone. Missing mortar, possibly loose block		Amber
E1.17	P1200129- 132	Other	Mansard roof	n/a	n/a	n/a	Missing tiles and exposed damaged/rotted timber. Roof void exposed. Broken cast iron feature		Red

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.18	P1200133	Other	Mansard roof	n/a	n/a	n/a	Missing tiles exposed and damaged/rotted timber. Roof void exposed. Broken cast iron feature		Red
E1.19	P1200136	Spalled/damaged sandstone	Above roof	n/a	n/a	n/a	Cracked/broken off sandstone. Missing mortar, possibly loose block		Amber
E1.20	P1200137- 138	Other	Mansard roof	n/a	n/a	n/a	Missing tiles and exposed damaged/rotted timber. Roof void exposed. Broken cast iron feature		Red

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.21	P1200139	Spalled/damaged sandstone	Above window	n/a	n/a	n/a	Delamination/erosion of sandstone. Missing mortar, possibly loose block		Red
E1.22	P1200140- 141	Cracking to sandstone	Roof	Diagonal	3	200	-		Amber
E1.23	P1200142	Other	Window	n/a	n/a	n/a	Smashed window pane		Red

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.24	P1200143- 144	Other	Mansard roof	n/a	n/a	n/a	Full roof section removed (timbers, tiles, etc) and sheeted		Red
E1.25	P1200145	Spalled/damaged sandstone	Above window	n/a	n/a	n/a	Cracked/broken off sandstone. Missing mortar, possibly loose block		Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.26	P1200146	Other	Window	n/a	n/a	n/a	Smashed window pane		Red
E1.27	P1200147- 152	Other	Mansard roof	n/a	n/a	n/a	Missing tiles exposed and damaged/rotted timber. Roof void exposed. Damaged flashing		Red
E1.28	P1200153	Spalled/damaged sandstone	Above window	n/a	n/a	n/a	Cracked/broken off sandstone. Missing mortar, possibly loose block		Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.29	P1200154	Spalled/damaged sandstone	Window pilaster	n/a	n/a	n/a	Delamination/erosion of sandstone around window framing		Green
E1.30	P1200155- 157	Other	Mansard roof	n/a	n/a	n/a	Missing tiles exposed and damaged/rotted timber. Roof void exposed. Damaged flashing		Red
E1.31	P1200158	Other	Mansard roof	n/a	n/a	n/a	Missing tiles. Damaged flashing		Red

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.32	P1200159	Cracking to sandstone	Feature stonework	Diagonal	2-3	150	-		Amber
E1.33	P1200160- 163	Other	Mansard roof	n/a	n/a	n/a	Missing tiles exposed and damaged/rotted timber. Roof void exposed		Red
E1.34	P1200164- 166	Other	Mansard roof	n/a	n/a	n/a	Missing tiles exposed and damaged/rotted timber. Roof void exposed		Red

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.35	P1200167	Spalled/damaged sandstone	Above window	n/a	n/a	n/a	Delamination/erosion of sandstone. Missing mortar, possibly loose block		Red
E1.36	P1200168	Spalled/damaged sandstone	Window pilaster	n/a	n/a	n/a	Cracked/broken off sandstone around window framing		Green
E1.37	P1200169- 175	Other	Mansard roof	n/a	n/a	n/a	Missing tiles exposed and damaged/rotted timber. Roof void exposed		Red

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.38	P1200176	Spalled/damaged sandstone	Above window	n/a	n/a	n/a	Delamination/erosion of sandstone. Missing mortar, possibly loose block		Amber
E1.39	P1200177	Cracking to sandstone	Above window	Diagonal	1	50	Cracking to sandstone at bolt fixing		Green
E1.40	P1200178- 181	Other	Mansard roof	n/a	n/a	n/a	Missing tiles exposed and damaged/rotted timber. Roof void exposed		Red

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.41	P1200182	Damaged/defective gutter/drainage Displaced tiles/slates	Mansard roof	n/a	n/a	n/a	Damaged gutter		Red
E1.42	P1200183	Spalled/damaged sandstone	Mansard roof	n/a	n/a	n/a	Delamination/erosion of sandstone to feature stonework		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.43	P1200186	Missing/damaged tiles/roof	Mansard roof	n/a	n/a	n/a	Missing tiles		Red
E1.44	P1200187- 188	Damaged cast iron fittings	Roof tower	n/a	n/a	n/a	Missing cast iron feature piece		Amber
E1.45	P1200189	Spalled/damaged sandstone	Above roof	n/a	n/a	n/a	Delamination/erosion of sandstone. Missing mortar, possibly loose block		Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.46	P12001901 94	Spalled/damaged sandstone	Above roof	n/a	n/a	n/a	Delamination/erosion of sandstone. Missing mortar, possibly loose block		Amber
E1.47	P1200191	Other	Window	n/a	n/a	n/a	Broken window pane		Red

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.48	P1200193	Other	Mansard roof	n/a	n/a	n/a	Missing tiles exposed and damaged/rotted timber. Roof void exposed		Red
E1.49	P1200196	Water staining efflorescence	Sandstone	n/a	n/a	n/a	General defect - water staining to building face		Green
E1.50	P1200240- 242	Spalled/damaged sandstone Unattached gutter bracket.	Wall	n/a	n/a	n/a	Cracked/broken off sandstone		Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.51	P1200243	Other	Gutter	n/a	n/a	n/a	Damage to temporary gutters		Red
E1.52	P1200244- 245	Cracking to sandstone	Wall	Diagonal	6	700	Substantial crack to lintel which extends into sandstone wall		Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.53	P1200246	Other	Wall	n/a	n/a	n/a	Delamination/erosion of sandstone. Missing mortar, possibly loose block		Amber
E1.54	P1200247	Spalled/damaged sandstone	Wall	n/a	n/a	n/a	Cracked/broken off sandstone		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.55	P1200248- 250	Water staining efflorescence	Wall	n/a	n/a	n/a	General defect - water staining to building face		Green
E1.56	P1200251- 252	Spalled/damaged sandstone	Wall	n/a	n/a	n/a	Missing mortar, possibly loose block		Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.57	P1200253- 254	Cracking to sandstone	Lintel	Diagonal	2	100	Crack to sandstone lintel above window		Red
E1.58	P1200255	Damaged/defective gutter/drainage	Gutter	n/a	n/a	n/a	General defect - Debris in gutter. Common defect visible in majority of gutters		Red

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.59	P1200257	Spalled/damaged sandstone	Wall	n/a	n/a	n/a	Cracked/broken off sandstone due to broken rainwater pipe		Amber
E1.60	P1200257	Damaged/defective gutter/drainage	Downpipe	n/a	n/a	n/a	Missing section of downpipe		Red

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.61	P1200258- 259	Cracking to sandstone	Wall	Vertical	2	300	Crack to sandstone adjacent to window		Red
E1.62	P1200260	Spalled/damaged sandstone	Wall	n/a	n/a	n/a	Missing mortar, possibly loose block	USE	Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.63	P1200261- 262	Spalled/damaged sandstone	Wall	n/a	n/a	n/a	Cracked/broken off sandstone		Green
E1.64	P1200263- 264	Damaged/defective gutter/drainage Spalled/damaged sandstone	Downpipe	n/a	n/a	n/a	Missing section of downpipe		Red
E1.65	P1200265- 266	Other	Flashing	n/a	n/a	n/a	Defective flashing		Red

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.66	P1200267	Spalled/damaged sandstone	Wall	n/a	n/a	n/a	Cracked/broken off sandstone		Green
E1.67	P1200269	Spalled/damaged sandstone	Wall	n/a	n/a	n/a	Cracked/broken off sandstone		Green
E1.68	P1200270	Other	Flashing	n/a	n/a	n/a	Defective flashing		Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.69	P1200271	Cracking to sandstone	Wall	Diagonal	1	100	Crack to sandstone		Green
E1.70	P1200272	Cracking to sandstone	Lintel	Vertical/ Diagonal	2	100	Crack to sandstone at corner of window/lintel		Amber
E1.71	P1200273- 277	Other	Flashing	n/a	n/a	n/a	Defective flashing, missing mortar		Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.72	P1200278- 280	Other	Flashing	n/a	n/a	n/a	Defective flashing		Red
E1.73	P1200281	Damaged/defective gutter/drainage	Downpipe	n/a	n/a	n/a	Damaged downpipe		Red
E1.74	P1200282- 283	Spalled/damaged sandstone	Feature stonework	n/a	n/a	n/a	Cracked/broken off sandstone		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.75	P1200284	Spalled/damaged sandstone	wall	n/a	n/a	n/a	Delamination/erosion of sandstone along ledge feature		Green
E1.76	P1200285	Spalled/damaged sandstone	wall	n/a	n/a	n/a	Cracked/broken off sandstone to underside of ledge feature		Green
E1.77	P1200286- 287	Spalled/damaged sandstone	wall	n/a	n/a	n/a	Cracked/broken off sandstone to underside of ledge feature		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.78	P1200288	Water staining efflorescence	Wall	n/a	n/a	n/a	Water staining generally noted to building face of elevation E1		Green
E1.79	P1200289- 290	Cracking to sandstone	Wall	Horizontal	1	500	Crack to sandstone lintel. Delamination/erosion with cracked/broken off section noted		Green
E1.80	P1200291- 292	Spalled/damaged sandstone	Wall	n/a	n/a	n/a	Delamination/erosion of sandstone		Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.81	P1200293	Spalled/damaged sandstone	Cill	n/a	n/a	n/a	Delamination/erosion of sandstone to window cill		Green
E1.82	P1200294- 295	Other	Wall	n/a	n/a	n/a	Missing mortar, possibly loose sandstone block. Probable water ingress from defective rainwater downpipe		Green
E1.83	P1200296	Cracking to sandstone	Wall	Diagonal	2	100	Crack to sandstone block emanating from possible metal insert		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.84	P1200297- 298	Cracking to sandstone	Wall	Vertical	3	600	Crack to sandstone blocks at side of window		Amber
E1.85	P1200299- 300	Other	Wall	n/a	n/a	n/a	Missing mortar, possibly loose block		Amber
E1.86	P1200301	Other	Flashing	n/a	n/a	n/a	Defective flashing		Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.87	P1200302- 303	Cracking to sandstone	Wall	Vertical	2	200	Crack to sandstone at corner of window/lintel		Amber
E1.88	P1200304	Water staining efflorescence	Wall	n/a	n/a	n/a	General defect - water staining to building face		Green
E1.89	P1200305	Cracking to sandstone	Lintel	Diagonal	1	200	Crack to sandstone lintel		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.90	P1200306	Spalled/damaged sandstone	Wall	n/a	n/a	n/a	Cracked/broken off sandstone to vertical side of window. It appears lintel has reduced bearing		Red
E1.91	P1200307- 308	Damaged/defective gutter/drainage	Wall	n/a	n/a	n/a	General defect – Corrosion noted on downpipes		Red
E1.92	P1200309- 311	Damaged/defective gutter/drainage	Gutter	n/a	n/a	n/a	Missing section of gutter		Red

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.93	P1200312	Spalled/damaged sandstone	Sandstone ledge feature	n/a	n/a	n/a	Cracked/broken off sandstone to sandstone ledge feature		Red
E1.94	Not used	Not used	Not used	Not used	Not used	Not used	Not used	Not used	Not used
E1.95	P1200322	Spalled/damaged sandstone	Sandstone ledge feature	n/a	n/a	n/a	Cracked/broken off sandstone to sandstone ledge feature		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.96	P1200323, 421,424, 425	Cracking to sandstone	Wall	Vertical	3-5	1200	Crack extends downwards from side of window, above cill crossing through blocks and travels along mortar joint		Amber
E1.97	P1200324, 420	Spalled/damaged sandstone	Sandstone	n/a	n/a	n/a	Cracked/broken off sandstone to vertical window edge		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.98	P1200325	Other	Window	n/a	n/a	n/a	Deterioration of timber framing to windows - Common defect visible in majority of window frames		Green
E1.99	P1200326	Other	Window	n/a	n/a	n/a	Deterioration of timber framing to windows - Common defect visible in majority of window frames		Green
E1.100	P1200327	Cracking to sandstone	Lintel	Diagonal	5	100	Crack to window lintel near support		Red

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.101	P1200328	Other	Window	n/a	n/a	n/a	Crack to window pane		Amber
E1.102	P1200329	Other	Window	n/a	n/a	n/a	Deterioration of timber framing to windows - Common defect visible in majority of windows		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.103	P1200330	Water staining efflorescence	Sandstone	n/a	n/a	n/a	Water staining and vegetation growth/staining to building face		Green
E1.104	P1200331	Cracking to sandstone	Window	Diagonal	2	100	Crack to sandstone at vertical window surround		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.105	P1200332	Other	Window	n/a	n/a	n/a	Deterioration of timber framing to windows - Common defect visible in majority of windows		Green
E1.106	P1200333	Other	Window	n/a	n/a	n/a	Missing window pane		Red

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.107	P1200334	Cracking to sandstone	Lintel	Diagonal	6	100	Crack to window lintel		Amber
E1.108	P1200335	Other	Window	n/a	n/a	n/a	Deterioration of timber framing to windows - Common defect visible in majority of windows		Green
E1.109	P1200336	Water staining efflorescence	Wall	n/a	n/a	n/a	Water staining to building face		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.110	P1200337	Damaged/defective gutter/drainage	Gutter	n/a	n/a	n/a	Missing gutter fixing		Amber
E1.111	P1200338	Spalled/damaged sandstone	Lintel	n/a	n/a	n/a	Delamination/erosion of sandstone to underside of window lintel		Green
E1.112	P1200339	Water staining efflorescence	Sandstone	n/a	n/a	n/a	Water staining to building face		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.113	P1200341, 342	Other	Lintel	n/a	n/a	n/a	Corroded steel lintel		Green
E1.114	P1200343	Spalled/damaged sandstone	Lintel	n/a	n/a	n/a	Sections of sandstone appear to have cracked/broken off the window lintel		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.115	P1200344	Other	Window	n/a	n/a	n/a	Crack to window pane		Green
E1.116	P1200345	Spalled/damaged sandstone	Window	n/a	n/a	n/a	Cracked/broken off sandstone		Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.117	P1200347	Cracking to sandstone	Window	Diagonal	2	50	Cracked/broken off sandstone at bearing location of steel lintel, which is exhibiting surface corrosion		Amber
E1.118	P1200348	Cracking to sandstone	Wall	Vertical	1	400	Cracked sandstone block		Green
E1.119	P1200349	Cracking to sandstone	Wall	Diagonal	2	75	Cracked sandstone block		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.120	P1200350	Cracking to sandstone	Window	Vertical	8	500	Crack to sandstone blocks at vertical window surround		Amber
E1.121	P1200351	Other	Window	n/a	n/a	n/a	Deterioration of timber framing to windows - Common defect visible in majority of window frames		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.122	P1200352	Cracking to sandstone	Window	Diagonal	3	200	Crack to sandstone window vertical framing		Amber
E1.123	P1200353	Water staining efflorescence	Wall	n/a	n/a	n/a	Water staining to building face		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.124	P1200354	Cracking to sandstone	Lintel	Diagonal	2	200	Crack to lintel, likely due to lost lintel support (see below E1.125)		Green
E1.125	P1200355- 357	Spalled/damaged sandstone	Wall	n/a	n/a	n/a	Cracked/broken off sandstone to vertical window framing/support to lintel. Evidence of lintel movement. Danger of lintel failure if left untreated		Red

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.126	P1200359	Water staining efflorescence	Wall	n/a	n/a	n/a	Water staining and vegetation growth/staining to building face		Amber
E1.127	P1200360	Damaged/defective gutter/drainage	Wall	n/a	n/a	n/a	Defective gutter fixing		Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.128	P1200361	Other	Window	n/a	n/a	n/a	Deterioration of timber framing to windows - Common defect visible in majority of windows		Green
E1.129	P1200362	Cracking to sandstone	Wali	Diagonal	1	100	Crack in sandstone to window frame		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.130	P1200363	Water staining efflorescence	Wall	n/a	n/a	n/a	Water staining to building face		Green
E1.131	P1200364	Other	Window	n/a	n/a	n/a	Deterioration of timber framing to windows - Common defect visible in majority of windows		Green
E1.132	P1200365	Spalled/damaged sandstone	Wali	n/a	n/a	n/a	Cracked/broken off sandstone to gutter framing		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.133	P1200366	Spalled/damaged sandstone	Wall	n/a	n/a	n/a	Cracked/broken off sandstone to ledge feature		Green
E1.134	P1200367	Cracking to sandstone	Wall	Diagonal	3	200	Cracked sandstone to cill		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.135	P1200368- 369	Spalled/damaged sandstone	Wall	n/a	n/a	n/a	Cracked sandstone block		Green
E1.136	P1200370- 371	Cracking to sandstone	Wali	Diagonal	6	200	Crack to window lintel		Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.137	P1200372	Cracking to sandstone	Wall	Vertical	1	1000	Crack to sandstone block adjacent to window		Amber
E1.138	P1200373	Spalled/damaged sandstone	Wall	n/a	n/a	n/a	Cracked/broken off sandstone to underside of ledge feature		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.139	P1200375	Spalled/damaged sandstone	Wall	n/a	n/a	n/a	Cracked/broken off sandstone to top of sandstone ledge feature		Green
E1.140	P1200376	Spalled/damaged sandstone	Wall	n/a	n/a	n/a	Delamination/erosion of sandstone to gutter framing – Common defect throughout		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.141	P1200378- 380	Cracking to sandstone	Wall	Stepped / Diagonal	1	2000	Large crack along mortar joint below window frame with missing/poor condition mortar		Amber
E1.142	P1200377	Water staining efflorescence	Wall	n/a	n/a	n/a	Water staining to building face		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.143	P1200381	Spalled/damaged sandstone	Window arch	n/a	n/a	n/a	Delamination/erosion of sandstone window arch		Green
E1.144	P1200382	Cracking to sandstone	Wall	Vertical	1	400	Crack along mortar joint and through sandstone block		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.145	P1200383- 387	Cracking to sandstone	Wall	Vertical	2-10	2000	Large crack travelling vertically between window frame and arch below. Mortar loss around sandstone block		Amber
E1.146	P1200388	Spalled/damaged sandstone	Wall	n/a	n/a	n/a	Cracked/broken off sandstone to gutter framing – Common defect throughout		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.147	P1200389	Cracking to sandstone	Wall	Diagonal	1	100	Crack to corner of sandstone block		Green
E1.148	P1200390	Other	Wall	n/a	n/a	n/a	Corroded downpipe		Green
E1.149	P1200391	Cracking to sandstone	Wall	Vertical	5	100	Crack to sandstone cill. Cill stonework also exhibiting delamination/erosion with stonework section cracked/broken off		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.150	P1200392	Spalled/damaged sandstone	Wall	n/a	n/a	n/a	Delamination/erosion of sandstone to cill		Green
E1.151	P1200393	Water staining efflorescence	Wall	n/a	n/a	n/a	Water staining to building face		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.152	P1200394	Cracking to sandstone	Wall	Vertical	5	100	Crack to sandstone cill		Amber
E1.153	P1200395	Spalled/damaged sandstone	Window mullion	n/a	n/a	n/a	Delamination/erosion of sandstone to mullion		Green
E1.154	P1200396	Cracking to sandstone	Wall	Diagonal	1	100	Crack to sandstone block		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.155	P1200397	Spalled/damaged sandstone	Window mullion	n/a	n/a	n/a	Delamination/erosion of sandstone to mullion		Green
E1.156	P1200398	Water staining efflorescence	Wall	n/a	n/a	n/a	Water staining to building face		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.157	P1200399- 404	Cracking to sandstone	Wall	Vertical	10	3000	Large crack running vertically between window frames		Amber
E1.158	P1200405	Spalled/damaged sandstone	Window mullion	n/a	n/a	n/a	Delamination/erosion of sandstone to mullion		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.159	P1200406	Spalled/damaged sandstone	Sandstone ledge feature	n/a	n/a	n/a	Delamination/erosion of sandstone to sandstone ledge feature		Green
E1.160	P1200407	Spalled/damaged sandstone	Downpipe	n/a	n/a	n/a	Cracked/broken off sandstone to downpipe framing		Green
E1.161	P1200408	Spalled/damaged sandstone	Wall	n/a	n/a	n/a	Spalled/cracked/broken off sandstone block. Deterioration of mortar joint		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.162	P1200409- 411	Cracking to sandstone	Window	Vertical	2	500	Crack to sandstone to side of window framing, crack extends below cill level		Amber
E1.163	P1200412- 413	Cracking to sandstone	Wall	Vertical	1	1000	Crack to sandstone block. Crack appears to emanate from metal/anchor insert		Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.164	P1200416	Cracking to sandstone	Sandstone	Diagonal	5	100	Crack to sandstone block at cill		Amber
E1.165	P1200417	Spalled/damaged sandstone	Sandstone ledge feature	n/a	n/a	n/a	Cracked/broken off sandstone to underside of ledge feature		Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.166	P1200418- 419	Cracking to sandstone	Sandstone	Vertical	1-3	1000	Crack spans vertically from sandstone ledge feature above to side of window framing. Crack travels through mortar joint and blocks. Deterioration of mortar joint noted		Amber
E1.167	P1200422	Other	Downpipe	n/a	n/a	n/a	Crack to downpipe		Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.168	P1200423	Spalled/damaged sandstone	Sandstone	n/a	n/a	n/a	Cracked/broken off sandstone to gutter framing		Amber
E1.169	P1200426	Cracking to sandstone	Lintel	Diagonal	2	300	Crack to window lintel		Green
E1.170	P1200427	Spalled/damaged sandstone	Sandstone ledge feature	n/a	n/a	n/a	Delamination/erosion of sandstone to ledge feature at framing around downpipe		Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.171	P1200435- 436	Cracking to sandstone	Window transom	Vertical	2	300	Spalled/cracked/broken off sandstone to window transom and side frame. Evidence of movement to transom		Red
E1.172	P1200437- 438	Spalled/damaged sandstone	Window transom	n/a	n/a	n/a	Cracked/broken off sandstone to window side frame. Evidence of movement to transom		Red

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.173	P1200441	Spalled/damaged sandstone	Arch	n/a	n/a	n/a	Spalled/delamination/erosion of sandstone to arch		Amber
E1.174	P1200442	Cracking to sandstone	Arch lintel	n/a	n/a	n/a	Crack to sandstone block below sandstone arch window lintel. Gap/missing mortar joint to between arch lintel blocks noted		Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.175	P1200443	Other	Window	n/a	n/a	n/a	Timber window frame debonding from sandstone surround and showing signs of deterioration		Amber
E1.176	P1200445	Spalled/damaged sandstone	Window	n/a	n/a	n/a	Delamination/erosion of sandstone to vertical window frame		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.177	P1200444	Other	Wall	n/a	n/a	n/a	Water staining to building face		Green
E1.178	P1200446	Spalled/damaged sandstone	Window	n/a	n/a	n/a	Cracked/broken off sandstone to vertical window frame		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.179	P1200447	Other	Wall	n/a	n/a	n/a	Water staining to building face		Green
E1.180	P1200448	Spalled/damaged sandstone	Window	n/a	n/a	n/a	Delamination/erosion of sandstone at connection between window transom and vertical frame with cracked/broken off stonework noted. Water/mineral staining efflorescence noted		Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.181	P1200449- 451	Spalled/damaged sandstone	Window	n/a	n/a	n/a	Delamination/erosion of sandstone to window transom		Amber
E1.182	P1200452	Other	Window	n/a	n/a	n/a	Deterioration of timber framing to arch window		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.183	P1200454- 455	Damaged/defective gutter/drainage	Downpipe	n/a	n/a	n/a	Missing downpipe		Red
E1.184	P1200456	Cracking to sandstone	Wall	Diagonal	1	300	Crack to sandstone block		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.185	P1200457- 458	Spalled/damaged sandstone	Arch lintel	n/a	n/a	n/a	Cracked/broken off sandstone to arch lintel		Amber
E1.186	P1200459- 460	Spalled/damaged sandstone	Arch lintel	n/a	n/a	n/a	Delamination/erosion of/cracked/broken off sandstone to arch lintel		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.187	P1200461- 464	Spalled/damaged sandstone	Window	n/a	n/a	n/a	Delamination/erosion of sandstone to window transom. Evidence of movement to transom, risk of failure		Red
E1.188	P1200465, 466	Cracking to sandstone	Wall	Diagonal	1	400	Crack to sandstone block adjacent arch lintel		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.189	P1200468	Spalled/damaged sandstone	Window	n/a	n/a	n/a	Delamination/erosion of/cracked/broken off sandstone to window transom. Visible gap/loss of mortar between transom and vertical frame, risk of movement to transom		Red
E1.190	P1200469	Cracking to sandstone	Window	Diagonal	5	200	Crack to sandstone window lintel		Red

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.191	P1200470- 472	Other	Window	n/a	n/a	n/a	Delamination/erosion of sandstone to window transom. Visible gap/loss of mortar between transom and vertical frame. Evidence of movement to transom, risk of failure		Red
E1.192	P1200473- 474	Spalled/damaged sandstone	Downpipe	n/a	n/a	n/a	Delamination/erosion of/cracked/broken off sandstone to ledge feature framing around downpipe		Amber
E1.193	P1200475- 477	Spalled/damaged sandstone	Window cill	n/a	n/a	n/a	Delamination/erosion of/cracked/broken off sandstone to window cill		Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.194	P1200478	Other	Window	n/a	n/a	n/a	Deterioration of timber framing to windows - Common defect visible in majority of window frames		Green
E1.195	P1200479- 480	Damaged/defective gutter/drainage	Downpipe	n/a	n/a	n/a	Missing downpipe section		Red

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.196	P1200481	Water staining efflorescence	Wall	n/a	n/a	n/a	Water staining to building face		Green
E1.197	P1200482- 483	Spalled/damaged sandstone	Sandstone ledge feature	n/a	n/a	n/a	Delamination/erosion of sandstone to sandstone ledge feature at downpipe		Green
E1.198	P1200484	Damaged/defective gutter/drainage	Downpipe	n/a	n/a	n/a	Corroded pipe bracket		Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.199	P1200485- 486	Cracking to sandstone	Window	Vertical	1	200	Crack to sandstone at window cill		Amber
E1.200	P1200487- 489	Cracking to sandstone	Wall	Vertical	3	1000	Crack to sandstone block		Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.201	P1200490- 491	Cracking to sandstone	Window	Vertical	1	200	Crack to sandstone at window cill		Green
E1.202	P1200492- 493	Cracking to sandstone	Wall	Vertical	2	1000	Crack to sandstone block at vertical window frame		Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.203	P1200494	Damaged/defective gutter/drainage	Downpipe	n/a	n/a	n/a	Missing downpipe and localised vegetation growth/staining on wall		Amber
E1.204	P1200495	Spalled/ damaged sandstone	Sandstone ledge feature	n/a	n/a	n/a	A localised section of sandstone has been removed from the sandstone ledge feature		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.205	P1200496	Spalled/damaged sandstone	Sandstone ledge feature	n/a	n/a	n/a	Cracked/broken off sandstone to sandstone ledge feature		Green
E1.206	P1200497	Damaged/defective gutter/drainage	Downpipe	n/a	n/a	n/a	Defective downpipe		Red

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.207	P1200498	Cracking to sandstone	Window	Vertical	2	100	Crack to sandstone at window cill ledge		Green
E1.208	P1200499	Damaged/defective gutter/drainage	Downpipe	n/a	n/a	n/a	Missing downpipe section		Red

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.209	P1200500	Cracking to sandstone	Window	Vertical	1	200	Crack to sandstone at edge of vertical window framing		Green
E1.210	P1200501	Water staining efflorescence	Wall	n/a	n/a	n/a	Water staining and vegetation growth/staining to building face		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.211	P1200502	Spalled/damaged sandstone	Cill	n/a	n/a	n/a	Delamination/erosion of sandstone to window cill		Amber
E1.212	P1200503	Cracking to sandstone	Wall	Vertical	1	450	Crack to sandstone block		Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.213	P1200504	Damaged/defective gutter/drainage	Downpipe	n/a	n/a	n/a	Missing downpipe section		Red
E1.214	P1200505	Cracking to sandstone	Wall	Vertical	1	300	Crack to sandstone block		Amber
E1.215	P1200506	Spalled/damaged sandstone	Cill	n/a	n/a	n/a	Delamination/erosion of sandstone to window cill		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.216	P1200507	Spalled/damaged sandstone	Cill	n/a	n/a	n/a	Delamination/erosion of sandstone to window cill		Amber
E1.217	P1200508	Cracking to sandstone	Cill	Vertical	3	300	Crack to sandstone of window cill with loss of section noted		Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.218	P1200509	Spalled/damaged sandstone	Sandstone ledge feature	n/a	n/a	n/a	Cracked/broken off sandstone to ledge feature adjacent downpipe		Red
E1.219	P1200510	Water staining efflorescence	Wall	n/a	n/a	n/a	Water staining and vegetation growth/staining to building face		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.220	P1200511- 512	Cracking to sandstone	Sandstone ledge feature	Diagonal	1	1000	Crack to sandstone block above sandstone ledge feature		Green
E1.221	P1200513- 514	Water staining efflorescence	Wall	n/a	n/a	n/a	Water staining to building face		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.222	P1200515	Spalled/damaged sandstone	Sandstone ledge feature	n/a	n/a	n/a	Cracked/broken off section of sandstone to underside of ledge feature		Amber
E1.223	P1200516- 518	Damaged/defective gutter/drainage	Sandstone ledge feature	n/a	n/a	n/a	Delamination/erosion of sandstone to sandstone ledge feature at downpipe		Red

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.224	P1200519	Cracking to sandstone	Sandstone ledge feature	Vertical	1	150	Crack to sandstone ledge feature. Delamination of sandstone also noted		Amber
E1.225	P1200520	Spalled/damaged sandstone	Sandstone ledge feature	n/a	n/a	n/a	Cracked/broken off sandstone to underside of ledge feature adjacent to downpipe		Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.226	P1200521- 522	Cracking to sandstone	Sandstone ledge feature	Vertical	1-3	1200	Crack to sandstone blocks, crack spans vertically and intersects the sandstone ledge feature		Amber
E1.227	P1200523	Cracking to sandstone	Lintel	Diagonal	2	400	Crack to sandstone block of window lintel		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.228	P1200524	Water staining efflorescence	Wall	n/a	n/a	n/a	Water staining and vegetation growth/staining to building face		Green
E1.229	P1200525	Spalled/damaged sandstone	Downpipe	n/a	n/a	n/a	Cracked/broken off sandstone to underside of sandstone ledge feature adjacent downpipe		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.230	P1200526	Vegetation growth/ staining	Wall	n/a	n/a	n/a	-		Amber
E1.231	P1200527	Cracking to sandstone	Wall	Horizontal	1	2000	Crack to plaster render at void filling. Risk of failure if untreated		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.232	P1200528	Water staining efflorescence	Wall	n/a	n/a	n/a	Water staining and vegetation growth/staining to building face		Green
E1.233	P1200529	Damaged/defective gutter/drainage	Downpipe	n/a	n/a	n/a	Pipe bracket not attached to wall		Red

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.234	P1200531	Cracking to sandstone	Lintel	Vertical	1	300	Crack to sandstone at window lintel		Amber
E1.235	P1200532	Spalled/damaged sandstone	Sandstone ledge feature	n/a	n/a	n/a	Cracked/broken off sandstone to sandstone ledge feature		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.236	P1200533	Water staining efflorescence	Wall	n/a	n/a	n/a	Water staining and vegetation growth/staining to building face		Green
E1.237	P1200534	Water staining efflorescence	Wall	n/a	n/a	n/a	Water staining and vegetation growth/staining to building face		Green
E1.238	P1200886	Other	Window	n/a	n/a	n/a	Missing/deterioration of mortar joints between sandstone blocks adjacent window	Brow2013	Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.239	P1200887	Spalled/damaged sandstone	Downpipe	n/a	n/a	n/a	Delamination/erosion of sandstone		Green
E1.240	P1200888	Spalled/damaged sandstone	Window	n/a	n/a	n/a	Delamination/erosion of sandstone		Green
E1.241	P1200889	Cracking to sandstone	Wall	Vertical	1	300	Crack to sandstone		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.242	P1200890	Cracking to sandstone	Window	Vertical	1	300	Crack to sandstone		Green
E1.243	P1200891	Cracking to sandstone	Cill	Vertical	1	300	Crack to sandstone		Green
E1.244	P1200892	Vegetation growth	Downpipe	n/a	n/a	n/a	Plant growth and water staining to wall		Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.245	P1200893	Vegetation growth	Downpipe	n/a	n/a	n/a	Plant growth and water staining to wall		Amber
E1.246	P1200894	Vegetation growth	Downpipe	n/a	n/a	n/a	Plant growth and water staining to wall		Amber
E1.247	P1200895	Spalled/damaged sandstone	Downpipe	n/a	n/a	n/a	Delamination/erosion of/cracked/broken off sandstone at downpipe	ZRIOLIZZIJA	Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.248	P1200896	Spalled/damaged sandstone	Cill	n/a	n/a	n/a	Delamination/erosion of/cracked/broken off sandstone at cill		Green
E1.249	P1200897	Cracking to sandstone	Wall	Vertical	1	300	Crack to sandstone block	Zerowaus	Green
E1.250	P1200898	Other	Wall	Vertical	1	300	Missing mortar. Corroded and damaged louvred vent	28/01/2019	Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.251	P1200899	Spalled/damaged sandstone	Downpipe	n/a	n/a	n/a	Delamination/erosion of/cracked/broken off sandstone at downpipe		Green

Source: MM (Surveyed on 23-28/01/2019, Surveyed from Option 2 Scaffold Enclosure)

Notes: Severity Category: GREEN denotes Minor Defect, AMBER denotes Major Defect, RED denotes Severe Defect. Refer to Fig A1-A15 for location of defects/observation.

## **B.7** East Elevation (E2)

## **Table 7: Elevation E2 Defects and Observations**

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E2.1	P1190455	Spalled/damage d sandstone	Elevation E2, Wall	n/a	n/a	n/a	General defect to East and North elevations – minor delamination/erosion of/cracked/broken off sandstone to sandstone faces, generally to ledge features and other sandstone features		Amber
E2.2	P1190455	Water staining efflorescence	Elevation E2, Wall	n/a	n/a	n/a	General defect to East and North elevations – water staining/ efflorescence to sandstone faces		Green
E2.3	P1190455	Other	Elevation E2, Wall	n/a	n/a	n/a	General defect to East and North elevations - deteriorated timber framing to windows		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E2.4	P1190455	Damaged/defecti ve gutter/drainage	Elevation E2, Wall	n/a	n/a	n/a	General defect to East and North elevations - gutters/downpipes showing signs of degradation/corrosion		Red
E2.5	P1190456	Other	Elevation E2, Wall	n/a	n/a	n/a	General defect to East and North elevations - weathered flashing		Red
E2.6	P1190456	Vegetation growth	Elevation E2, Wall	n/a	n/a	n/a	General defect to East and North elevations – vegetation growth to building elevation		Red

129

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E2.7	P1190448	Cracking to sandstone	Elevation E2, Wall	Vertical	2	300	-		Red
E2.8	P1190447	Spalled/damage d sandstone	Elevation E2, Wall	n/a	n/a	n/a	Cracked/broken off sandstone to sandstone ledge feature section face		Amber
E2.9	P1190446	Spalled/damage d sandstone	Elevation E2, Wall	n/a	n/a	n/a	Cracked/broken off sandstone to sandstone ledge feature section edge		Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E2.10	P1190450	Missing/damage d tiles/roof	Elevation E2, Wall	n/a	n/a	n/a	Displaced slates to tower roof, sides & vertical face		Red
E2.11	P1190444	Spalled/damage d sandstone	Elevation E2, Wall	n/a	n/a	n/a	Cracked/broken off sandstone to underside of Sandstone ledge feature		Amber
E2.12	P1190443	Spalled/damage d sandstone	Elevation E2, Wall	n/a	n/a	n/a	Cracked/broken off sandstone to side of Sandstone ledge feature		Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E2.13	P1190442	Cracking to sandstone	Elevation E2, Wall	Vertical	2	500	Crack to sandstone block, appears to have been repaired at some point in past		Amber
E2.14	P1190460	Spalled/damage d sandstone	Elevation E2, Wall	n/a	n/a	n/a	Delamination/cracked/broken off sandstone to face of block		Amber
E2.15	P1190459	Spalled/damage d sandstone	Elevation E2, Wall	n/a	n/a	n/a	Cracked/broken off sandstone to side of door frame. appears to have been exacerbated by sandstone fixings		Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E2.16	P1190460	Spalled/damage d sandstone	Elevation E2, Wall	n/a	n/a	n/a	Cracked sandstone & vertical through render		Green
E2.17	P1190461	Spalled/damage d sandstone	Elevation E2, Wall	n/a	n/a	n/a	-		Green

Source: MM (Surveyed on 16-17/08/2018, surveyed from ground floor level)

Notes: Severity Category: GREEN denotes Minor Defect, AMBER denotes Major Defect, RED denotes Severe Defect. Refer to Fig A1-A15 for location of defects/observation.

## **B.8** South Elevation (S1)

## Table 8: Elevation S1 Defects and Observations

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
S1.1	IMG_9561	Fractured, detached and broken sandstone block.	Sandstone ledge feature to U/S of capping stone, at Chimney Top (rear face).	n/a	n/a	n/a	-		Amber
S1.2	IMG_9563	Fractured, detached and broken sandstone block.	Top course corner stone, at Chimney Top (rear face).	n/a	n/a	n/a	-	КАЧУАРТА	Amber
S1.3	IMG_9566, IMG_9567	Crack	Near RWP, at Chimney Top.	Diagonal	5-10	400	Crack in sandstone block. The same crack on the rear face appears to have been re-pointed.		Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
S1.4	IMG_9569	Loss of pointing	Near RWP, below Chimney Top.	n/a	n/a	n/a	Loss of pointing to the general wall face area.		Green
S1.5	IMG_9569	Vegetation growth	Near RWP, below Chimney Top.	n/a	n/a	n/a	Vegetation growth under Sandstone ledge feature.		Green
S1.6	IMG_9570	Vegetation growth	Top of cill of featured arched aperture, at Chimney Top.	n/a	n/a	n/a	-		Green

135

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
S1.7	IMG_9573	Fractured, detached sandstone element of block	Above featured arched aperture, at Chimney Top.	n/a	n/a	n/a	-		Amber
S1.8	IMG_9574, IMG_9575	Vegetation growth	On top of promontory stone, at Chimney Top.	n/a	n/a	n/a	Vegetation growth all over promontory stone at U/S of chimney pots.	BARA HARA	Green
S1.9	IMG_9576- IMG_9578	Fractured, detached element of sandstone block.	Drip check feature to U/S of capping stone, at Chimney Top.	n/a	n/a	n/a	-	UKANT/2000	Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
S1.10	IMG_9579	Fractured, detached element of sandstone block.	On the edge of arched feature, at Chimney Top (rear face).	n/a	n/a	n/a	-		Green
S1.11	IMG_9579	In general, to the rear face, surface layer peeling and detaching.	On the edge of arched feature, at Chimney Top (rear face).	n/a	n/a	n/a	-		Green
S1.12	IMG_9580	Loss of pointing	Chimney stack, above Upper Eaves Level.	n/a	n/a	n/a	Loss of pointing to the general wall face area.		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
S1.13	IMG_9581, IMG_9582	Crack on vertical face of capping stone	LHS arched capping stone, above Upper Eaves Level.	Diagonal	<1	150	Fracture on sandstone, crack depth TBC.	bior.vois	Amber
S1.14	IMG_9583	Vegetation growth	Chimney stack, above Upper Eaves Level.	n/a	n/a	n/a	-		Green
S1.15	IMG_9584	Crack through sandstone block	Chimney stack, above Upper Eaves Level.	Diagonal	1-3	200	-	LAUTY 12	Green

138

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
S1.16	IMG_9585	Crack though sandstone block	Chimney stack, above Upper Eaves Level.	Diagonal	1-2	200	-		Amber
S1.17	IMG_9588- IMG_9590	Deterioration of the pediment stone.	Triangular feature panel, above Upper Eaves Level.	n/a	n/a	n/a	-		Amber
S1.18	IMG_9591	Crack through Sandstone ledge feature stone	RHS of triangular feature panel, at Upper Eaves Level.	Vertical	1	100	-		Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
S1.19	IMG_9591	Fractured, detached element of sandstone block.	RHS of triangular feature panel adjacent RWP, at Upper Eaves Level.	n/a	n/a	n/a	-		Amber
S1.20	IMG_9594- IMG_9595	Fractured and cracked sandstone	RHS Chimney wall below curved capping stone.	Diagonal	1-3	400	-		Amber
S1.21	IMG_9595	Fractured, detached element of sandstone block.	RHS arched capping stone, above Upper Eaves Level.	n/a	n/a	n/a	-		Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
S1.22	IMG_9596	Fractured, detached element of sandstone block.	Soffit of RHS arched capping stone, above Upper Eaves Level.	n/a	n/a	n/a	-	TRICT/MEIS	Amber
S1.23	IMG_9597	Fractured and broken sandstone block.	Sandstone ledge feature below RHS arched capping stone, at Upper Eaves Level.	n/a	n/a	n/a	-	ELUTY/2018	Green
S1.24	IMG_9598- IMG_9600	7no. Cracks	RHS of feature panel, at Eaves Level.	Radial	1-8	1400 (longest)	Crack propagating from cast/wrought iron insert. Friable, exposed and loose sandstone		Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
S1.25	IMG_9602- IMG_9603	Crack	RHS of feature panel, mullion support stone at Eaves Level.	Vertical	1-5	500	-		Red
S1.26	IMG_9604	Crack	Sandstone ledge feature at RHS of feature panel, at Eaves Level.	Vertical	5-10	400	-		Red
S1.27	IMG_9606	10no. Cracks	RHS of feature panel, at Eaves Level.	Radial	6-15	100 to 150	Cracks propagating from wrought iron insert. Friable, exposed and loose sandstone		Red

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
S1.28	IMG_9641	Crack	Top RHS corner of feature panel, below Eaves Level.	Vertical	<1	150	-		Red
S1.29	Not used	Not used	Not used	Not used	Not used	Not used	Not used	Not used	Not used
S1.30	IMG_9608	Fractured, detached element of sandstone block.	Sandstone ledge feature below triangular feature panel, at Upper Eaves Level.	n/a	n/a	n/a	-		Amber
S1.31	IMG_9609- IMG_9610	Crack	Lintel stone above arch feature, below Upper Eaves Level.	Horizontal	1-6	2000	-	TREETZES	Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
S1.32	IMG_9609- IMG_9610	3no. Cracks	LHS insert to lintel, below Upper Eaves Level.	Radial	<1-3	75-150	Cracks propagating from cast/ wrought iron insert	ALUET DEVE	Amber
S1.33	IMG_9611- IMG_9614	Crack	LHS to arch, below Upper Eaves Level.	Vertical	3-5	200	-		Amber
S1.34	IMG_9615- IMG_9616	Crack	RHS to arch, below Upper Eaves Level.	Vertical	1-3	200	-	BATT / 2011	Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
S1.35	IMG_9617- IMG_9620	4no. Cracks	LHS to feature panel, at Eaves Level.	Radial	<1-2	40-200	Cracks propagating from cast/ wrought iron insert	Contraction of the intervention	Amber
S1.36	IMG_9621- IMG_9623	3no. Cracks	Sandstone ledge feature at cill, at Eaves Level.	Radial	<1-3	40-200	Cracks propagating from wrought iron insert. Wrought iron insert has laminated and disintegrated. Sand/cement around insert also cracking. Sandstone breaking off		Amber
S1.37	IMG_9624	Fractured, detached element of sandstone block.	Threshold stone to aperture, at Eaves Level.	n/a	n/a	n/a	-	BUT PARTS	Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
S1.38	IMG_9627	Detached element of sandstone block	LHS mullion at feature panel, at Eaves Level.	n/a	n/a	n/a	-		Red
S1.39	IMG_9628- IMG_9629	Fractured, detached and broken sandstone block.	Edge to Sandstone ledge feature, at LHS of feature panel, at Eaves Level.	n/a	n/a	n/a	-		Green
S1.40	IMG_9630- IMG_9632	Repair to curled stone feature.	LHS of gable, at Eaves Level.	n/a	n/a	n/a	-	DR/97/30210	Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
S1.41	IMG_9633- IMG_9634	Repair to curled stone feature.	RHS of gable, at Eaves Level.	n/a	n/a	n/a	-		Green
S1.42	IMG_9635	Fractured and detached element of sandstone.	Edge to Sandstone ledge feature, at RHS of feature panel, at Eaves Level.	n/a	n/a	n/a	-		Amber
S1.43	IMG_9636- IMG_9638	2no. Cracks	Soffit of Sandstone ledge feature at RWP, at RHS of feature panel, at Eaves Level.	Radial	<1-2	400	-		Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
S1.44	IMG_9642	Crack	LHS of feature panel, below Eaves Level.	n/a	<1-2	150	-		Amber
S1.45	IMG_9643	5no. Cracks	LHS of feature panel, below Upper Eaves Level.	Radial	<1-3	550	Cracks propagating from wrought iron insert		Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
S1.46	IMG_9644- IMG_9645	5no. Cracks	LHS of feature panel, below Upper Eaves Level.	Radial	<1-3	700	Cracks propagating from wrought iron insert	Librott/2018	Amber
S1.47	IMG_9646, IMG_9649	Fractured, detached and broken sandstone block.	Side of gable next to RWP, at 2nd Floor Level.	n/a	n/a	n/a	-		Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
S1.48	IMG_9647- IMG_9648	Dislodged capping stones.	Roof of 2 storey extension building at LHS of gable.	n/a	n/a	n/a	3no. Capping stones dislodged at 2no. Locations.		Red
S1.49	IMG_9651	5no. Cracks & Damage to Sandstone ledge feature	LHS of rectangular panel, at 2nd Floor Level.	Radial	<1-4	900 (longest)	Cracks propagating from wrought iron insert. Damage to U/S of Sandstone ledge feature - fractured and broken with elements detached		Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
S1.50	IMG_9652- IMG_9659, IMG_9671	Multiple cracks	RHS corner of rectangular panel, at 2nd Floor Level.	Vertical and diagonal	<1-10	1000 (longest)	Cracks propagating from wrought iron insert		Red

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
S1.51	IMG_9660- IMG_9667, IMG_9671	4no. Cracks & loss of section	RHS of rectangular panel, above 2nd Floor Level.	Radial and vertical	10-20	1300 (vertical)	Cracks propagating from wrought iron insert. Loss of section - fractured, broken and loose		Red
\$1.52	IMG_9668- IMG_9669, IMG_9671	Fractured, detached and broken sandstone block.	Adjacent RWP, at 2nd Floor Level.	n/a	n/a	n/a	Approx. 300mm section of sandstone missing on LHS of RWP.		Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
S1.53	IMG_9672- IMG_9677	5no. Cracks	Around RHS opening, below 2nd Floor Level.	Vertical and diagonal	<1-3	700 (longest)	-		Amber
S1.54	IMG_9681- IMG_9684	7no. Cracks	Around LHS opening, below 2nd Floor Level.	Vertical	<1-1	125-950	-	15/07/2018	Amber
S1.55	IMG_9678	Crack	Between LHS and RHS openings, below 2nd Floor Level.	Vertical	1	250	-	BAUT/2018	Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
S1.56	IMG_9685- IMG_9687	4no. Cracks	LHS of gable, below First Floor Level.	Radial	<1-12	125-300	Cracks propagating from wrought iron insert		Red

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
S1.57	IMG_9688- IMG_9689	3no. Cracks	LHS of 2no. openings, below First Floor Level.	Radial	<1-2	200	Cracks propagating from wrought iron insert		Amber
S1.58	IMG_9690- IMG_9691	Multiple broken and detached elements of sandstone.	Along the edges of the 2no. Sandstone ledge feature lines, below First Floor Level.	n/a	n/a	n/a	Multiple points of erosion and likely damage from debris falling from above.	EVERTISE OF	Red

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
S1.59	IMG_9679- IMG_9680	2no. Cracks	Between Ground Level and First Floor Level.	Vertical	1-10	4000	Visibility limited by the bridge parapet wall. However, cracks appear to propagate from foundation level.		Red

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
S1.60	IMG_2040	Vegetation staining	Elevation S1, Wall	n/a	n/a	n/a	Near corner on wall facing tracks		Green
S1.61	IMG_2027	Spalled/damaged sandstone	Elevation S1, Wall	n/a	n/a	n/a	Cracked/broken off sandstone block, four blocks up from base		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
S1.62	IMG_2028	Spalled/damaged sandstone	Elevation S1, Wall	n/a	n/a	n/a	Delamination/erosion of/cracked/broken off sandstone to ledge feature		Green
S1.63	IMG_2023	Crack	Elevation S1, Wall	Horizontal	1-5	800	Behind down pipe near tracks		Green
S1.64	IMG_2017	Crack	Elevation S1, Wall	Vertical	1-3	600	Ten blocks up from wall base		Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
S1.65	IMG_2011	Staining	Elevation S1, Wall	n/a	n/a	n/a	-		Green
S1.66	IMG_2010	Crack	Elevation S1, Wall	Diagonal	1-3	200	Crack through block		Green
S1.67	IMG_2000	Spalled/damaged sandstone	Elevation S1, Wall	n/a	n/a	n/a	Delamination/erosion of and minor spalling occurring at multiple locations		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
S1.68	IMG_1998	Crack	Elevation S1, Wall	Vertical	3-5	1500	From block 8 to ledge projection. It is likely that the crack extends upwards above bridge parapet		Amber
S1.69	IMG_1994	Spalled/damaged sandstone	Elevation S1, Wall	n/a	n/a	n/a	Deterioration of sandstone blocks with delamination/erosion of/cracked/broken off sandstone noted. Surface of blocks crumble on light contact		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
S1.70	IMG_1992	Spalled/damaged sandstone	Elevation S1, Wall	n/a	n/a	n/a	Delamination/erosion of/cracked/broken off sandstone to underside of ledge feature at road level		Amber
S1.71	IMG_1988	Crack	Elevation S1, Wall	Vertical	-	-	Possible crack near down pipe		Amber
S1.72	IMG_1976	Loss of section, Vegetation staining	Elevation S1, Wall	n/a	n/a	n/a	-		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
S1.73	IMG_1980	Exposed metal work	Elevation S1, Wall	n/a	n/a	n/a	Local spalling due to corrosion of wrought iron insert		Amber
S1.74	IMG_1979	Spalled/damaged sandstone	Elevation S1, Wall	n/a	n/a	n/a	Locally cracked/broken off sandstone and spalling due to corrosion of wrought iron insert		Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
S1.75	IMG_1972	Spalled/damaged sandstone	Elevation S1, Wall	n/a	n/a	n/a	Delamination/spalling to sandstone near down pipe and corners		Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
S1.76	IMG_1966, 1967	Corrosion of down pipe & staining	Elevation S1, Wall	n/a	n/a	n/a	Large hole in down pipe		Red
S1.77	IMG_1964	Crack	Elevation S1, Wall	Diagonal	<1	200	Hairline fracture through block		Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
S1.78	IMG_1962	Deteriorating timber frame	Elevation S1, Wall	n/a	n/a	n/a	-		Green
S1.79	IMG_1950	Vegetation growth	Elevation S1, Wall	n/a	n/a	n/a	-		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
S1.80	IMG_1949	Vegetation staining	Elevation S1, Wall	n/a	n/a	n/a	-		Green
S1.81	IMG_1947	Loss of section	Elevation S1, Wall	n/a	n/a	n/a	-		Green

Source: MM (Surveyed from cherry picker platform on 15/07/2018 and surveyed from ground level on 16-17/08/2018)

Notes: Severity Category: GREEN denotes Minor Defect, AMBER denotes Major Defect, RED denotes Severe Defect. Refer to Fig A1-A15 for location of defects/observation.

# **B.9** West Elevation (W2)

## **Table 9: Elevation W2 Defects and Observations**

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W2.1	IMG_1842	Detached capping stone	Elevation W2, Wall	n/a	n/a	n/a	Far right corner of building at roof level		Red
W2.2	IMG_1844	Spalled/damaged sandstone	Elevation W2, Wall	n/a	n/a	n/a	Delamination/erosion of/cracked/broken off sandstone to capping stones at roof level		Amber
W2.3	IMG_1846	Displaced capping stone	Elevation W2, Wall	n/a	n/a	n/a	-		Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W2.4	IMG_1847	Loss of pointing	Elevation W2, Wall	n/a	n/a	n/a	-		Amber
W2.5	IMG_1849	Cracking to sandstone	Elevation W2, Wall	Vertical	1.0-5.0	300	-		Amber
W2.6	IMG_1851	Cracking to sandstone	Elevation W2, Wall	Diagonal	1.0-5.0	800	Stepped crack		Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W2.7	IMG_1856	Cracking to sandstone	Elevation W2, Wall	Diagonal	1.0-3.0	1500	Stepped crack		Amber
W2.8	IMG_1859	Loss of pointing	Elevation W2, Wall	n/a	n/a	n/a	-		Green
W2.9	IMG_1861	Cracking to sandstone	Elevation W2, Wall	Diagonal	1.0-3.0	300	-		Green

Source: MM (Surveyed on 16-17/08/2018, Surveyed from ground level)

Notes: Severity Category: GREEN denotes Minor Defect, AMBER denotes Major Defect, RED denotes Severe Defect. Refer to Fig A1-A15 for location of defects/observation.

# **B.10 West Elevation (W3)**

## Table 10: Elevation W3 Defects and Observations

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W3.1	IMG_1865	Vegetation growth/staining	Elevation W3, Wall	n/a	n/a	n/a	-		Red
W3.2	IMG_1866	Vegetation growth/staining	Elevation W3, Wall	n/a	n/a	n/a	-	STATION HOTEL AYR	Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W3.3	IMG_1868	Cracking to sandstone, Loss of pointing	Elevation W3, Wall	Radial	1-5	200			Amber
W3.4	IMG_1870	Vegetation growth & staining	Elevation W3, Wall	n/a	n/a	n/a	-		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W3.5	IMG_1873	Cracking to sandstone	Elevation W3, Wall	Horizon tal	20-30	1500- 2000	-		Red
W3.6	IMG_1876	Vegetation growth/staining	Elevation W3, Wall	n/a	n/a	n/a	-		Amber

Source: MM (Surveyed on 16-17/08/2018, Surveyed from ground level)

Notes: Severity Category to be confirmed in Stage 2 Report

# **B.11 West Elevation (W4)**

## Table 11: Elevation W4 Defects and Observations

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.1	IMG_0133	Missing / Dislodged / damaged tiles	Elevation W4, Roof	n/a	n/a	n/a	-		Red
W4.2	IMG_0132, 0135, 0136	Missing / Dislodged / damaged tiles	Elevation W4, Roof	n/a	n/a	n/a	-		Red
W4.3	IMG_0137	Spalled/ damaged sandstone	Elevation W4, Roof Cross wall	n/a	n/a	n/a	Delamination/erosion of sandstone blocks to chimney stack		Red

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.4	IMG_0138	Vegetation growth/ staining	Elevation W4, Roof Cross wall	n/a	n/a	n/a	Vegetation growth/staining on sandstone blocks		Red
W4.5	IMG_0140	Damaged cast iron fittings	Elevation W4, Roof	n/a	n/a	n/a	-		Red
W4.6	IMG_0142	Loss of pointing	Elevation W4, Roof Cross wall	n/a	n/a	n/a	Missing pointing, slight erosion of sandstone to chimney		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.7	IMG_0144	Other	Elevation W4, Roof Dormer	n/a	n/a	n/a	Timber frame of dormer window in poor condition, damage to flashing, missing glass pane		Red
W4.8	IMG_00145, 0146	Gap between sandstone blocks	Elevation W4, Roof	n/a	n/a	n/a	Third floor arch feature		Red
W4.9	IMG_00153, 0154	Cracking to sandstone	Elevation W4, Roof Cross wall	Diagonal	1-5	300	Cracking to sandstone block on chimney stack		Red

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.10	IMG_00153, 0154	Spalled/ damaged sandstone	Elevation W4, Roof Cross wall	n/a	n/a	n/a	Delamination/cracked/broken off to corner of sandstone block, chimney stack		Red
W4.11	IMG_00153, 0154	Dislodged sunstone block	Elevation W4, Roof Cross wall	n/a	n/a	n/a	-		Red
W4.12	IMG_0149, 0150, 0156	Cracking to sandstone	Elevation W4, Roof Cross wall	n/a	n/a	n/a	Possible crack on arch feature	Саран (2019) Саран (2019)	Red

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.13	IMG_0157	Vegetation growth	Elevation W4, Roof Cross wall	n/a	n/a	n/a	At roof ridge		Green
W4.14	IMG_0160, 0268	Spalled/ damaged sandstone	Elevation W4, Wall	n/a	n/a	n/a	Architectural feature, metal insert		Amber
W4.15	IMG_0162	Cracking to sandstone	Elevation W4, Roof Cross wall	Vertical / Diagonal	1-2 / 1-3	300	Chimney stack		Red

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.16	IMG_0164	Cracking to sandstone	Elevation W4, Roof Cross wall	Diagonal	1-3	200- 300	Chimney stack		Red
W4.17	IMG_0167	Cracking to sandstone	Elevation W4, Roof Arch feature	Vertical / Diagonal	1	-	Arch feature capping stone		Red
W4.18	IMG_0168, 0169	Vegetation growth, gap	Elevation W4, Roof Arch feature	n/a	n/a	n/a	Separation/gap between sandstone blocks to arch, vegetation growth		Red

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.19	IMG_0171	Spalled/ damaged sandstone	Elevation W4, Roof	n/a	n/a	n/a	Chimney stack		Amber
W4.20	IMG_0173	Vegetation growth	Elevation W4, Roof Cross wall	n/a	n/a	n/a	-		Green
W4.21	IMG_0174-0176	Missing / Dislodged / damaged tiles	Elevation W4, Roof Arch feature	n/a	n/a	n/a	General dislodged / missing roof tiles		Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.22	IMG_0180	Cracking to sandstone	Elevation W4, Roof Cross wall	Diagonal	1-2	300	Chimney stack		Amber
W4.23	IMG_0182	Vegetation growth	Elevation W4, Roof Cross wall	n/a	n/a	n/a	Top of chimney stack		Green
W4.24	IMG_0185	Cracking to sandstone	Elevation W4, Roof Cross wall	Horizontal	3-5	300- 400	Chimney stack. Crack emanating from metal insert	Ewer.rever.	Red

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.25	IMG_0186	Cracking to sandstone	Elevation W4, Roof Cross wall	Vertical	3-5	300	Chimney stack		Red
W4.26	IMG_0187	Spalled/ damaged sandstone	Elevation W4, Roof Cross wall	n/a	n/a	n/a	Delamination/erosion of sandstone to chimney		Red
W4.27	IMG_0188	Vegetation growth	Elevation W4, Roof Cross wall	n/a	n/a	n/a	Staining and vegetation growth on chimney stack		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.28	IMG_0191, 0192	Vegetation growth	Elevation W4, Roof	n/a	n/a	n/a	-		Green
W4.29	IMG_0191, 0192	Missing / Dislodged / damaged tiles	Elevation W4, Roof	n/a	n/a	n/a	-		Red
W4.30	IMG_0197	Damaged cast iron fittings	Elevation W4, Roof	n/a	n/a	n/a	Damage to cast iron/metal feature		Red

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.31	IMG_0201	Missing / Dislodged / damaged tiles	Elevation W4, Roof	n/a	n/a	n/a	-		Amber
W4.32	IMG_0204	Other	Elevation W4, Roof	n/a	n/a	n/a	Roof window/access hatch in poor condition		Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.33	IMG_0206, 0207	Spalled/ damaged sandstone	Elevation W4, Roof South gable wall	n/a	n/a	n/a	-		Amber
W4.34	IMG_0208, 0209	Spalled/ damaged sandstone	Elevation W4, Roof South gable wall	n/a	n/a	n/a	Cracked/broken off sandstone to arch feature		Amber
W4.35	IMG_0210, 0211	Vegetation growth	Elevation W4, Roof	n/a	n/a	n/a	Vegetation growth blocking gutters		Red

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.36	IMG_0219-0221	Vegetation growth	Elevation W4, Wall	n/a	n/a	n/a	Window frame damaged and poor condition	21/11/2009	Green
W4.37	IMG_0222	Vegetation growth/ staining	Elevation W4, Wall	n/a	n/a	n/a	-		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.38	IMG_0223, 0226	Spalled/ damaged sandstone	Elevation W4, Wall	n/a	n/a	n/a	Delamination/erosion of sandstone block to window		Amber
W4.39	IMG_0227, 0229	Spalled/ damaged sandstone	Elevation W4, Wall	n/a	n/a	n/a	Delamination/erosion of sandstone to side face of window pilaster		Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.40	IMG_0230-0232	Spalled/ damaged sandstone	Elevation W4, Wall Dormer window	n/a	n/a	n/a	Surface of sandstone crumbles on light contact		Red
W4.41	IMG_0233	Other	Elevation W4, Wall Dormer window	n/a	n/a	n/a	Visible gap between window frame and stonework circa 10- 20mm	22/01/2019	Red

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.42	IMG_0235	Spalled/ damaged sandstone	Elevation W4, Wall Dormer window	n/a	n/a	n/a	Delamination/erosion of sandstone to soffit of window lintel, surface of sandstone crumbles on light contact	SK/UT/2018	Red
W4.43	IMG_0236, 0237	Other	Elevation W4, Wall Dormer window	n/a	n/a	n/a	Sandstone block appears to be separating outwardly away from window frame		Red

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.44	IMG_0238-0239	Other	Elevation W4, Wall Dormer window	n/a	n/a	n/a	Timber frame in poor condition - surface finish crumbles on light contact		Red
W4.45	IMG_0241-0243	Spalled/ damaged sandstone	Elevation W4, Wall Dormer window	n/a	n/a	n/a	-		Red

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.46	IMG_0244-0246	Spalled/ damaged sandstone	Elevation W4, Wall Dormer window	n/a	n/a	n/a	Sandstone surface layer crumbles on light contact. Notably gap between sandstone blocks and timber window frame		Red
W4.47	IMG_0249-0250	Spalled/ damaged sandstone	Elevation W4, Wall Dormer window	n/a	n/a	n/a	Delamination/erosion of sandstone to side face of window pilaster	e tre tre tre	Red
W4.48	IMG_0251-02555	Spalled/ damaged sandstone	Elevation W4, Wall Dormer window	n/a	n/a	n/a	Delamination/erosion of/loss of section to sandstone blocks to vertical window frame		Red

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.49	IMG_0256-0257	Spalled/ damaged sandstone	Elevation W4, Wall Dormer window	n/a	n/a	n/a	Sandstone appears to be delaminating		Red

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.50	IMG_0258	Spalled/ damaged sandstone	Elevation W4, Wall Dormer window	n/a	n/a	n/a	Delamination/erosion of sandstone and vegetation growth to side face of window pilaster		Amber
W4.51	IMG_0259-0260	Cracking to sandstone	Elevation W4, Wall Dormer window	Vertical	1-2	250	-		Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.52	IMG_0261-0263	Spalled/ damaged sandstone	Elevation W4, Wall Dormer window	n/a	n/a	n/a	Sandstone appears to be delaminating, surface of sandstone crumbles on light contact		Red
W4.53	IMG_0265	Cracking to sandstone	Elevation W4, Wall Dormer window	Diagonal	1-2	100	-		Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.54	IMG_0270	Spalled/ damaged sandstone	Elevation W4, Wall Dormer window	n/a	n/a	n/a	Sandstone pilaster appears to be delaminating		Red
W4.55	IMG_0271	Cracking to sandstone	Elevation W4, Wall Dormer window	Diagonal	1	100- 150	Crack emanating from metal insert / anchor fixing		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.56	IMG_0272-0273	Spalled/ damaged sandstone	Elevation W4, Wall Dormer window	n/a	n/a	n/a	-	EXAMPLES OF CARACTERISTICS	Amber
W4.57	IMG_0274-0277	Spalled/ damaged sandstone	Elevation W4, Wall	n/a	n/a	n/a	Mild delamination/erosion of sandstone to circular architectural feature		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.58	IMG_0278-0279	Spalled/ damaged sandstone	Elevation W4, Wall Dormer window	n/a	n/a	n/a	-		Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.59	IMG_0280-0281	Other	Elevation W4, Wall Dormer window	n/a	n/a	n/a	Timber window frame in poor condition. Missing window pane		Red

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.60	IMG_0282-0284	Other	Elevation W4, Wall Dormer window	n/a	n/a	n/a	Vertical joint/gap between sandstone blocks, gap appears to be widening towards the top end		Red
W4.61	IMG_0288-0289	Spalled/ damaged sandstone	Elevation W4, Wall Dormer window	n/a	n/a	n/a	Soffit of sandstone window lintel appears to be delaminating		Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.62	IMG_0285-0286	Spalled/ damaged sandstone	Elevation W4, Wall Dormer window	n/a	n/a	n/a	Sandstone pilaster appears to be delaminating		Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.63	IMG_0290	Other	Elevation W4, Wall Dormer window	n/a	n/a	n/a	Timber window frame in poor condition. Missing window pane		Red

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.64	IMG_0292-0293	Vegetation stain	Elevation W4, Wall Dormer window	n/a	n/a	n/a	Vegetation stain and dampness		Green
W4.65	IMG_0296-0297	Other	Elevation W4, Wall Dormer window	n/a	n/a	n/a	Timber window frame damaged		Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.66	IMG_0298-0299	Spalled/ damaged sandstone	Elevation W4, Wall Dormer window	n/a	n/a	n/a	-		Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.67	IMG_0301-0302	Spalled/ damaged sandstone	Elevation W4, Wall Dormer window	n/a	n/a	n/a	-		Amber
W4.68	IMG_0303-0305	Other	Elevation W4, Wall Dormer window	n/a	n/a	n/a	Timber window frame in poor condition. Loss of paint finish	PIDSTOR.2	Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.69	IMG_0308-0310	Spalled/ damaged sandstone	Elevation W4, Wall Dormer window	n/a	n/a	n/a	Sandstone pilaster at side of window appears to be delaminating. Surface layer of sandstone crumbles on light contact.		Red
W4.70	IMG_0311-0314	Other	Elevation W4, Wall Dormer window	n/a	n/a	n/a	Timber window frame in poor condition. Peeling paintwork	23/01/2019	Green
W4.71	IMG_0323	Water staining efflorescence	Elevation W4, Wall	n/a	n/a	n/a	Staining and dampness	e nevi uter	Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.72	IMG_0330	Spalled/ damaged sandstone	Elevation W4, Wall	n/a	n/a	n/a	Minor delamination/spalling of sandstone	24/01/2019	Amber
W4.73	IMG_0329	Cracking to sandstone	Elevation W4, Wall	Horizontal	1-2	200- 300	-	2010/12019	Amber
W4.74	IMG_0331-0333	Other	Elevation W4, Wall	n/a	n/a	n/a	Gap between sandstone ledge feature and gutter varies circa 5-25mm		Red

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.75	IMG_0338-0339	Loss of section	Elevation W4, Wall	n/a	n/a	n/a	-	Bry VI / ZENTE	Amber
W4.76	IMG_0340-0341	Damaged/ defective gutter/drainage	Elevation W4, Wall	n/a	n/a	n/a	Section of gutter removed for installed scaffold		Red
W4.77	IMG_0342-0343	Loss of section	Elevation W4, Wall	n/a	n/a	n/a	-		Red

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.78	IMG_0345-0346	Damaged/ defective gutter/drainage	Elevation W4, Wall	n/a	n/a	n/a	Downpipe with poor fitting narrower section attachment	24/01/2015	Red
W4.79	IMG_0347-0348	Spalled/ damaged sandstone	Elevation W4, Wall	n/a	n/a	n/a	Loss of section/broken off section to sandstone roof cornice feature	24.00.1/2019	Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.80	IMG_0349-0350	Spalled/ damaged sandstone	Elevation W4, Wall	n/a	n/a	n/a	-		Amber
W4.81	IMG_0351-0354	Spalled/ damaged sandstone. Vegetation growth. Water staining efflorescence	Elevation W4, Wall	n/a	n/a	n/a	-		Amber
W4.82	IMG_0355-0356	Spalled/ damaged sandstone	Elevation W4, Wall	n/a	n/a	n/a	Along sandstone ledge feature		Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.83	IMG_0360-0361	Water staining efflorescence	Elevation W4, Wall	n/a	n/a	n/a	-		Green
W4.84	IMG_0362, 0365	Spalled/ damaged sandstone	Elevation W4, Wall	n/a	n/a	n/a	Delamination/erosion of sandstone at eaves/edge	Strit 172118	Amber
W4.85	IMG_0366, 0367	Vegetation growth	Elevation W4, Wall	n/a	n/a	n/a	Along sandstone ledge feature		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.86	IMG_0368, 0370	Spalled/ damaged sandstone	Elevation W4, Wall	n/a	n/a	n/a	Delamination/erosion along sandstone ledge feature with loss of section/broken off sections noted	24/01/2019	Amber
W4.87	IMG_0372, 0374	Spalled/ damaged sandstone	Elevation W4, Wall	n/a	n/a	n/a	Delamination/erosion along sandstone ledge feature	Protesting	Amber
W4.88	IMG_0375, 0377	Cracking to sandstone	Elevation W4, Wall	Horizontal	1-2	400- 500	-		Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.89	IMG_0378, 0379	Water staining efflorescence	Elevation W4, Wall	n/a	n/a	n/a	Along sandstone ledge feature. Appears damp	0.1117/2019	Green
W4.90	IMG_0380, 0381	Vegetation growth, staining	Elevation W4, Wall	n/a	n/a	n/a	Vegetation growth, staining adjacent down pipe		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.91	IMG_0382, 0385	Spalled/ damaged sandstone	Elevation W4, Wall	n/a	n/a	n/a	-		Amber
W4.92	IMG_0399, 0403	Other	Elevation W4, Wall	n/a	n/a	n/a	Timber window frame in poor condition. Peeling paintwork	Prot Incode	Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.93	IMG_0404, 0406	Loss of section	Elevation W4, Wall	n/a	n/a	n/a	-	24/01/2019	Green
W4.94	IMG_0409, 0411	Loss of section	Elevation W4, Wall	n/a	n/a	n/a	-		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.95	IMG_0413, 0414	Spalled/ damaged sandstone	Elevation W4, Wall	n/a	n/a	n/a	Sandstone mullion appears to be delaminating	Revert Hzone	Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.96	IMG_0416, 0418	Spalled/ damaged sandstone	Elevation W4, Wall	n/a	n/a	n/a	-		Green
W4.97	IMG_0419, 0422	Other	Elevation W4, Wall	n/a	n/a	n/a	Timber window frame in poor condition. A small hole in window pane		Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.98	IMG_0425, 0436	Other	Elevation W4, Wall	n/a	n/a	n/a	Timber window frame in poor condition. Gaps between sandstone blocks and timber window frame		Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.99	IMG_0436, 0438	Spalled/ damaged sandstone	Elevation W4, Wall	n/a	n/a	n/a	Sandstone pilaster at side of window appears to be delaminating with loss of section noted	RAPOI / BO18	Green
W4.100	IMG_0441	Other	Elevation W4, Wall	n/a	n/a	n/a	Cracked window pane		Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.101	IMG_0442, 0443	Cracking to sandstone	Elevation W4, Wall	Horizontal	1-2	100	-		Amber
W4.102	IMG_0444, 0445	Other	Elevation W4, Wall	n/a	n/a	n/a	Delamination/erosion of sandstone. Vertical scaffold leg fitted within window opening		Amber
W4.103	IMG_0446, 0453	Spalled/ damaged sandstone	Elevation W4, Wall	n/a	n/a	n/a	Delamination/erosion of sandstone. Notable gap between sandstone blocks and timber window frame		Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.104	IMG_0454, 0456	Cracking to sandstone	Elevation W4, Wall	Diagonal	1	200- 300	-		Amber
W4.105	IMG_0472-0476	Loss of section	Elevation W4, Wall	n/a	n/a	n/a	Delamination/erosion of/loss of section to vertical sandstone block of window frame		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.106	IMG_0477-0483	Other	Elevation W4, Wall	n/a	n/a	n/a	Timber window frame in poor condition. Peeling paintwork. Appears damp	24/01/2019	Green
W4.107	IMG_0484-0485	Spalled/ damaged sandstone	Elevation W4, Wall	n/a	n/a	n/a	Cracked/broken off Sandstone to ledge architectural feature		Red
W4.108	IMG_0490-0491	Cracking to sandstone	Elevation W4, Wall	Diagonal	1	50	-	BATHOT FEMALE	Green

220

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.109	IMG_0492-0494, 0498	Vegetation growth/ staining	Elevation W4, Wall	n/a	n/a	n/a	Along the length of the ledge architectural feature		Green
W4.110	IMG_0499-0501	Loss of section	Elevation W4, Wall	n/a	n/a	n/a	Loss of section to underside of ledge architectural feature		Green
W4.111	IMG_0503	Spalled/ damaged sandstone	Elevation W4, Wall	n/a	n/a	n/a	Cracked/broken off sandstone to top of window transom		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.112	IMG_0505	Damaged/ defective gutter/ drainage	Elevation W4, Wall	n/a	n/a	n/a	Possible defective drainage outlet		Red
W4.113	IMG_0510-0511	Cracking to sandstone	Elevation W4, Wall	Diagonal	1	50	Crack emanating from metal insert/hole		Green
W4.114	IMG_0536	Other	Elevation W4, Wall	n/a	n/a	n/a	Windows boarded up		Red

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.115	IMG_0537, 0538	Water staining efflorescence. Vegetation growth	Elevation W4, Wall	n/a	n/a	n/a	Along the length of the ledge architectural feature		Green
W4.116	IMG_0539	Other	Elevation W4, Wall	n/a	n/a	n/a	Windows partially boarded up		Red
W4.117	IMG_0543	Other	Elevation W4, Wall	n/a	n/a	n/a	Windows partially boarded up		Red

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.118	IMG_0544	Spalled/ damaged sandstone	Elevation W4, Wall	n/a	n/a	n/a	Delamination/cracked/broken off sandstone to window transom		Green
W4.119	IMG_0556	Other	Elevation W4, Wall	n/a	n/a	n/a	Windows partially boarded up	erar @ Hardware 410-42019	Red

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.120	IMG_0560, 0561	Cracking to sandstone	Elevation W4, Wall Circular bay window	Diagonal	0-1	200	-		Amber Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.121	IMG_0562-0567	Cracking to sandstone	Elevation W4, Wall Circular bay window	n/a	n/a	n/a	Crack appears to have been repaired/filled in		Amber
W4.122	IMG_0568, 0570	Loss of section	Elevation W4, Wall	n/a	n/a	n/a	Loss of section to underside of window ledge		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.123	IMG_0578, 0579	Other	Elevation W4, Wall	n/a	n/a	n/a	Missing window pane, boarded up		Red
W4.124	IMG_0571, 0572	Spalled/ damaged sandstone	Elevation W4, Wall	n/a	n/a	n/a	Delamination/cracked/broken off sandstone to window transom		Green
W4.125	IMG_0580-0584	Water staining efflorescence Other	Elevation W4, Wall	n/a	n/a	n/a	Vegetation staining, window appears damp. Window pane missing	24/01/2014	Red

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.126	IMG_0586, 0588	Cracking to sandstone, Spalled/ damaged sandstone	Elevation W4, Wall Circular bay window	Diagonal	n/a	300- 400	Crack appears to have been repaired/filled in		Amber
W4.127	IMG_0591, 0593	Cracking to sandstone	Elevation W4, Wall Circular bay window	Vertical	n/a	400	Crack appears to have been repaired/filled in	25/07/2019	Amber
W4.128	IMG_0606-0611	Spalled/ damaged sandstone	Elevation W4, Wall	n/a	n/a	n/a	Minor cracked/broken off sandstone along sandstone ledge feature and window ledge	25/01/2019	Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.129	IMG_0615, 0618	Vegetation growth/ staining	Elevation W4, Wall Balcony feature	n/a	n/a	n/a	Vegetation growth/staining on balcony feature		Green
W4.130	IMG_0616, 0617, 0620	Cracking to sandstone	Elevation W4, Wall Balcony	Diagonal	n/a	n/a	Minor crack to capping stone		Green
W4.131	IMG_0621, 0625	Other	Elevation W4, Wall Balcony	n/a	n/a	n/a	Pooling of water on balcony flat roof		Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.132	IMG_0640, 0645	Spalled/ damaged sandstone	Elevation W4, Wall	n/a	n/a	n/a	Delamination/erosion of sandstone along sandstone ledge feature		Green
W4.133	IMG_0654, 0656	Loss of section	Elevation W4, Wall	n/a	n/a	n/a	Delamination/erosion of/loss of section to underside of sandstone ledge feature		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.134	IMG_0646, 0647	Cracking to sandstone	Elevation W4, Wall	Diagonal	n/a	n/a	Crack/defect appears to have been repaired/filled in	Er D 1 Zunte	Amber
W4.135	IMG_0648, 0649	Damaged/ defective gutter/ drainage	Elevation W4, Wall Outside of Balcony	n/a	n/a	n/a	Possible defective drainage outlet		Amber
W4.136	IMG_0650, 0652	Spalled/ damaged sandstone	Elevation W4, Wall Outside of Balcony	n/a	n/a	n/a	-		Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.137	IMG_0658-0667	Spalled/ damaged sandstone	Elevation W4, Wall	n/a	n/a	n/a	Delamination/erosion of/cracked/broken off sandstone along sandstone ledge feature		Green
W4.138	IMG_0668-0676	Other	Elevation W4, Wall	n/a	n/a	n/a	Timber frame windows in poor condition – General defect to a number of windows	B101 12019	Green
W4.139	IMG_0676, 0679	Other	Elevation W4, Wall	n/a	n/a	n/a	Cracked window pane	-Second	Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.140	IMG_0681, 0682	Vegetation growth	Elevation W4, Wall	n/a	n/a	n/a	Vegetation growth on sandstone ledge feature		Amber
W4.141	IMG_0683-0690, 0703, 0704	Other	Elevation W4, Wall	n/a	n/a	n/a	Timber frame windows in poor condition	510 72319	Green
W4.142	IMG_0707, 0711	Spalled/ damaged sandstone	Elevation W4, Wall	n/a	n/a	n/a	Minor delamination/cracked/broken off sandstone along sandstone ledge feature		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.143	IMG_0693, 0694	Cracking to sandstone	Elevation W4, Wall	Diagonal	n/a	600	Crack/defect appears to have been repaired/filled in		Amber
W4.144	IMG_0705, 0706	Other	Elevation W4, Wall	n/a	n/a	n/a	Cracked window pane		Green
W4.145	IMG_0697, 0707	Other	Elevation W4, Wall	n/a	n/a	n/a	Timber frame windows in poor condition	25/01/2019	Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.146	IMG_0712, 0715	Spalled/ damaged sandstone	Elevation W4, Wall	n/a	n/a	n/a	Delamination/erosion of/cracked/broken off sandstone along sandstone ledge feature. Sandstone surface layer crumbles on light contact.		Red
W4.147	IMG_0717-0722	Cracking to sandstone	Elevation W4, Wall	n/a	n/a	n/a	Crack/defect appears to have been repaired/filled in		Amber
W4.148	IMG_0723, 0724, 0725, 0730, 0731	Spalled/ damaged sandstone	Elevation W4, Wall	n/a	n/a	n/a	Cracked/broken off sandstone to sandstone ledge feature due to anchor fixing	25/01/2019	Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.149	IMG_0732-0734	Cracking to sandstone	Elevation W4, Wall	Radial	1-3	100	Cracks emanating from metal inserts		Amber
W4.150	IMG_0736	Spalled/ damaged sandstone	Elevation W4, Wall	n/a	n/a	n/a	-		Amber
W4.151	IMG_0738, 0739	Loss of section	Elevation W4, Wall	n/a	n/a	n/a	-		Green

236

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.152	IMG_0740-0742	Vegetation growth/ staining	Elevation W4, Wall	n/a	n/a	n/a	Vegetation growth/staining along sandstone ledge feature		Green
W4.153	IMG_0745-0748	Loss of section	Elevation W4, Wall	n/a	n/a	n/a	Loss of section to underside of sandstone ledge feature above window		Green
W4.154	IMG_0749-0751	Spalled/ damaged sandstone	Elevation W4, Wall	n/a	n/a	n/a	Cracked/broken off sandstone to sandstone ledge feature due to anchor fixing		Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.155	IMG_0754, 0756	Other	Elevation W4, Wall	n/a	n/a	n/a	Windows boarded up with masonry imitation boards. Boards are loosely fixed		Red
W4.156	IMG_0759, 0761	Spalled/ damaged sandstone	Elevation W4, Wall	n/a	n/a	n/a	Minor delamination/erosion of sandstone		Amber
W4.157	IMG_0762, 0763	Cracking to sandstone	Elevation W4, Wall	Diagonal	n/a	300	Crack/defect appears to have been repaired/filled in		Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.158	IMG_0784, 0787	Cracking to masonry	Elevation W4, Wall	n/a	n/a	n/a	Cracking to masonry of external box out/louvre		Amber
W4.159	IMG_0789, 0790	Cracking to masonry	Elevation W4, Wall	n/a	n/a	n/a	Cracking to masonry of external box out/louvre		Amber
W4.160	IMG_0797, 0798	Spalled/ damaged sandstone	Elevation W4, Wall	n/a	n/a	n/a	Minor delamination/erosion of sandstone to window transom		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.161	IMG_0796, 0799	Spalled/ damaged masonry	Elevation W4, Wall	n/a	n/a	n/a	Masonry section detached from external box out/louvre		Amber

Source: MM (Surveyed on 23-28/01/2019, Surveyed from Option 2 Scaffold Enclosure)

Notes: Severity Category: GREEN denotes Minor Defect, AMBER denotes Major Defect, RED denotes Severe Defect. Refer to Fig A1-A15 for location of defects/observation.

## **B.12 West Elevation (W5)**

## Table 12: Elevation W5 Defects and Observations

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W5.1	IMG_0108	Other	Elevation W5, Roof	n/a	n/a	n/a	Roof tiles removed to allow for scaffold tie connection		Amber
W5.2	IMG_0109	Vegetation	Elevation W5, Roof	n/a	n/a	n/a	-		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W5.3	IMG_0113	Cracking to sandstone	Elevation W5, Roof	Diagonal	1-2	150	-		Amber
W5.4	IMG_0114	Cracking to sandstone	Elevation W5, Roof	Diagonal	1-3	300- 400	Crack emanating from metal insert		Amber
W5.5	IMG_0113	Other	Elevation W5, Roof	n/a	n/a	n/a	Loss of pointing / approx. 10mm vertical gap between masonry blocks.		Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W5.6	IMG_0116	Staining	Elevation W5, Roof	n/a	n/a	n/a	Corrosion staining and damage to roof flashing.		Green
W5.7	IMG_0117	Vegetation	Elevation W5, Roof	n/a	n/a	n/a	Vegetation on roof capping stone		Green
W5.8	IMG_0118	Other	Elevation W5, Roof	n/a	n/a	n/a	Timber frame windows in poor condition. Vegetation growth along window frame noted		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W5.9	IMG_0120	Spalled/ damaged sandstone	Elevation W5, Wall	n/a	n/a	n/a	Delamination/erosion of/cracked/broken off sandstone to ledge feature noted		Amber
W5.10	IMG_0123	Cracking to sandstone	Elevation W5, Wall	Horizontal	3-5	400-500	-		Green
W5.11	IMG_0124	Missing/ damaged tiles	Elevation W5, Roof	n/a	n/a	n/a	-	CAPITIZONE	Red

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W5.12	IMG_0128	Dislodged/ damaged tiles	Elevation W5, Roof	n/a	n/a	n/a	-		Amber
W5.13	IMG_0214-0216	Spalled/ damaged sandstone	Elevation W5, Wall	-	-	-	Sandstone lintel appears to be delaminating		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W5.14	IMG_0218	Vegetation staining	Elevation W5, Wall				_		Green
W5.15	IMG_0319	Spalled/ damaged sandstone	Elevation W5, Wall	n/a	n/a	n/a	Minor erosion to sandstone ledge feature		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W5.16	IMG_0321	Cracking to sandstone	Elevation W5, Wall	Vertical	3-5	300	Crack appears to have been repaired/filled in	20/01/2019	Amber
W5.17	IMG_0387, 0388	Spalled/ damaged sandstone	Elevation W5, Wall	n/a	n/a	n/a	-	24/01/2019	Green
W5.18	IMG_0389, 0390	Other	Elevation W5, Wall	n/a	n/a	n/a	Timber window frame in poor condition. Peeling paintwork	24/01/2019	Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W5.19	IMG_0391, 0396	Other	Elevation W5, Wall	n/a	n/a	n/a	Timber window frame in poor condition. Peeling paintwork	erun item	Green
W5.20	IMG_0462, 0463	Spalled/ damaged sandstone	Elevation W5, Wall	n/a	n/a	n/a	Delamination/erosion of/cracked/broken off sandstone to transom of window frame		Amber
W5.21	IMG_0464, 0465	Spalled/ damaged sandstone	Elevation W5, Wall	n/a	n/a	n/a	Delamination/spalling to ledge architectural feature		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W5.22	IMG_0467	Spalled/ damaged sandstone	Elevation W5, Wall	n/a	n/a	n/a	Cracked/broken off sandstone to ledge architectural feature		Green
W5.23	IMG_0517-0519	Cracking to sandstone	Elevation W5, Wall	Horizontal	0-1	50	-		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W5.24	IMG_0520-0525	Spalled/ damaged sandstone	Elevation W5, Wall	n/a	n/a	n/a	Delamination/erosion of sandstone to window mullion		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W5.25	IMG_0526-0534	Other	Elevation W5, Wall	n/a	n/a	n/a	Timber window frame in poor condition.	et/ot/zote	Green
W5.26	IMG_0594, 0595	Spalled/ damaged sandstone	Elevation W5, Wall	n/a	n/a	n/a	Minor delamination/erosion to sandstone	anization of the second of the	Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W5.27	IMG_0598, 0599	Cracking to sandstone	Elevation W5, Wall	Diagonal	n/a	300	Crack appears to have been repaired/filled in	25/01/2019	Green
W5.28	IMG_0600-0605	Cracking to sandstone	Elevation W5, Wall	Diagonal	n/a	300	Crack located on window cill. Crack appears to have been repaired/filled in	25/01/2019	Green
W5.29	IMG_0627-0634	Spalled/ damaged sandstone	Elevation W5, Wall	n/a	n/a	n/a	Delamination/erosion of/cracked/broken off sandstone along sandstone ledge feature. Surface of sandstone crumbles on light contact		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W5.30	IMG_0635, 0636	Cracking to sandstone	Elevation W5, Wall	Diagonal	n/a	400	Possible crack repair	Br/or / 2018	Green
W5.31	IMG_0637, 0638	Cracking to sandstone	Elevation W5, Wall	Horizontal	n/a	200	Crack/defect appears to have been repaired/filled in		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W5.32	IMG_0639, 0640	Vegetation growth	Elevation W5, Wall	n/a	n/a	n/a	Vegetation growth/staining at wall corner adjacent downpipe		Green
W5.33	IMG_0816-0818	Spalled/ damaged sandstone	Elevation W5, Wall	n/a	n/a	n/a	Minor delamination/erosion of sandstone to sandstone ledge feature	25/01/2019	Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W5.34	IMG_0830, 0831	Vegetation growth/staini ng	Elevation W5, Wall	n/a	n/a	n/a	Vegetation growth/staining along full length of downpipe		Green
W5.35	IMG_0819-0821	Spalled/ damaged sandstone	Elevation W5, Wall	n/a	n/a	n/a	Cracked/broken off sandstone to window transom	25/01/2019	Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W5.36	IMG_0822, 0825	Spalled/ damaged sandstone	Elevation W5, Wall	n/a	n/a	n/a	Cracked/broken off sandstone to sandstone ledge feature		Amber
W5.37	IMG_0835-0838	Spalled/ damaged sandstone	Elevation W5, Wall	n/a	n/a	n/a	Cracked/broken off sandstone to underside of sandstone ledge feature		Amber
W5.38	IMG_0839-0842	Loss of section	Elevation W5, Wall	n/a	n/a	n/a	Loss of section to window ledge		Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W5.39	IMG_0845-0850	Loss of section	Elevation W5, Wall	n/a	n/a	n/a	Loss of section to vertical sandstone block adjacent window		Green

Source: MM (Surveyed on 23-28/01/2019, Surveyed from Option 2 Scaffold Enclosure)

Notes: Severity Category: GREEN denotes Minor Defect, AMBER denotes Major Defect, RED denotes Severe Defect. Refer to Fig A1-A15 for location of defects/observation.

## **B.13 West Elevation (W6)**

## Table 13: Elevation W6 Defects and Observations

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientati on	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W6.1	IMG_2095 to 2098	Crack	Elevation W6, Wall	Vertical	1-3	300	-		Green
W6.2	IMG_2102	Spalled/damaged sandstone	Elevation W6, Wall	n/a	n/a	n/a	Minor delamination/erosi on of/cracked/broken off sandstone to architectural feature		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientati on	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W6.3	IMG_2104	Crack	Elevation W6, Wall	Horizontal	1-5	800	-		Green
W6.4	IMG_2106	Other	Elevation W6, Wall	n/a	n/a	n/a	Deteriorating timber window frame and delamination/erosi on of sandstone		Green
W6.5	IMG_2105	Vegetation growth	Elevation W6, Wall	n/a	n/a	n/a	-		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientati on	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W6.6	IMG_2119	Mineral staining efflorescence	Elevation W6, Wall	n/a	n/a	n/a	-		Green
W6.7	IMG_2118	Other	Elevation W6, Wall	n/a	n/a	n/a	Deteriorating timber window frame and delamination/erosi on of/cracked/broken off sandstone		Green
W6.8	IMG_2116	Spalled/damaged sandstone	Elevation W6, Wall	n/a	n/a	n/a	Cracked/broken off sandstone to corner of sandstone block		Green

260

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientati on	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W6.9	IMG_2114	Mineral staining efflorescence	Elevation W6, Wall	n/a	n/a	n/a	-		Green
W6.10	IMG_2112	Loss of section	Elevation W6, Wall	n/a	n/a	n/a	Loss of projected feature		Amber
W6.11	IMG_2110	Loss of section	Elevation W6, Wall	n/a	n/a	n/a	Projected feature between 2nd and 3rd floor windows		Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientati on	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W6.12	IMG_2109	Vegetation growth	Elevation W6, Wall	n/a	n/a	n/a	-		Green
W6.13	IMG_2107	Displaced corner block	Elevation W6, Wall	n/a	n/a	n/a	Left corner of 4th floor window		Amber
W6.14	IMG_2328	Crack	Elevation W6, Wall	Diagonal	1-3	200	-		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientati on	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W6.15	IMG_2326	Crack	Elevation W6, Wall	Vertical	1-3	300	-		Green
W6.16	IMG_2343	Crack and loss of mortar joints	Elevation W6, Wall	Step Crack	1-5	800	-		Amber
W6.17	IMG_2342	Crack and loss of mortar joints	Elevation W6, Wall	Step Crack	1-5	400	-		Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientati on	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W6.18	IMG_2346	Missing section	Elevation W6, Wall	n/a	n/a	n/a	-		Green
W6.19	IMG_2356	Vegetation growth	Elevation W6, Wall	n/a	n/a	n/a	Walls on roof slates		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientati on	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W6.20	IMG_2355	Poor timber window frame	Elevation W6, Wall	n/a	n/a	n/a	-		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientati on	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W6.21	IMG_2357	Vegetation growth	Elevation W6, Wall	n/a	n/a	n/a	In gutters		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientati on	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W6.22	IMG_2360	Mortar loss, possible crack and Spalled/damaged sandstone	Elevation W6, Wall	n/a	n/a	n/a	Significant delamination/erosion of sandstone to side face of window pilaster		Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientati on	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W6.23	IMG_2352 & 2353	Spalled/damaged sandstone	Elevation W6, Wall	n/a	n/a	n/a	Delamination/erosi on of sandstone to side face of window pilaster		Amber
W6.24	IMG_2354	Significant vegetation growth	Elevation W6, Wall	n/a	n/a	n/a	-		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientati on	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W6.25	IMG_2130	Loss of section	Elevation W6, Wall	n/a	n/a	n/a	Loss of section on projected feature		Amber
W6.26	IMG_2132	Mineral staining efflorescence	Elevation W6, Wall	n/a	n/a	n/a	-		Green
W6.27	IMG_2134	Loss of section	Elevation W6, Wall	n/a	n/a	n/a	Loss of section on projected feature		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientati on	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W6.28	IMG_2168	Missing section	Elevation W6, Wall	n/a	n/a	n/a	Hole in block behind down pipe and under projected feature		Amber
W6.29	IMG_2136	Loss of section	Elevation W6, Wall	n/a	n/a	n/a	-		Green
W6.30	IMG_2137	Vegetation staining	Elevation W6, Wall	n/a	n/a	n/a	-		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientati on	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W6.31	IMG_2139	Deteriorating timber frames	Elevation W6, Wall	n/a	n/a	n/a	-		Green
W6.32	IMG_2141	Loss of section	Elevation W6, Wall	n/a	n/a	n/a	Minor loss of stonework on all 1st floor windows		Green
W6.33	IMG_2145	Loss of section	Elevation W6, Wall	n/a	n/a	n/a	-		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientati on	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W6.34	IMG_2147	Mineral staining efflorescence	Elevation W6, Wall	n/a	n/a	n/a	On projected blocks, extending 1.5-2 metres		Green
W6.35	IMG_2151 & 2152	Mineral staining efflorescence	Elevation W6, Wall	n/a	n/a	n/a	Vegetation staining at down pipe. Heavy mineral staining on top window cills.		Green
W6.36	IMG_2155	Minor cracks	Elevation W6, Wall	Horizontal	1	200	-		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientati on	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W6.37	IMG_2158	Possible loss of section	Elevation W6, Wall	n/a	n/a	n/a	-		Green
W6.38	IMG_2159	Possible loss of pointing	Elevation W6, Wall	n/a	n/a	n/a	_		Green
W6.39	IMG_2161	Loss of section	Elevation W6, Wall	n/a	n/a	n/a	-		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientati on	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W6.40	IMG_2162	Loss of section	Elevation W6, Wall	n/a	n/a	n/a	-		Green
W6.41	IMG_2165	Mineral staining efflorescence	Elevation W6, Wall	n/a	n/a	n/a	Staining on 2nd floor window cills		Green
W6.42	IMG_2164	Loss of section	Elevation W6, Wall	n/a	n/a	n/a	-		Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientati on	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W6.43	IMG_2169 to 2175	Other	Elevation W6, Wall	n/a	n/a	n/a	Deterioration of paint finish, vegetation growth and localised surface corrosion to steelwork. Missing platform grating.		Red
W6.44	IMG_2180 & 2183	Corrosion	Elevation W6, Wall	n/a	n/a	n/a	Surface corrosion to end plate connection of outrigger		Red

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientati on	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W6.45	IMG_2184	Vegetation staining	Elevation W6, Wall	n/a	n/a	n/a	Looks to be caused by back- up of rainwater downpipe, and water seeping/ flowing from joint. Below ground drainage issue		Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientati on	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W6.46	IMG_2187	Loss of section & missing section	Elevation W6, Wall	n/a	n/a	n/a	Cracking caused by corrosion of wrought iron insert		Red
W6.47	IMG_2191	Mineral staining efflorescence	Elevation W6, Wall	n/a	n/a	n/a	Heavy staining on projections and walls		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientati on	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W6.48	IMG_2194 to 2196	Vegetation staining	Elevation W6, Wall	n/a	n/a	n/a	-		Green
W6.49	IMG_2213	Crack	Elevation W6, Wall	Zigzag	1-2	400	-		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientati on	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W6.50	IMG_2215 & 2216	Vegetation growth & staining	Elevation W6, Wall	n/a	n/a	n/a	-		Green
W6.51	P1000430	Cracking to sandstone	Elevation W6, Wall	Radial	n/a	n/a	Cracking caused by corrosion of wrought iron insert		Red
W6.52	P1000435	Cracking to sandstone	Elevation W6, Wall	Radial	n/a	n/a	Cracking caused by corrosion of wrought iron insert		Red

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientati on	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W6.53	P1000465	Spalled/damaged sandstone	Elevation W6, Wall	n/a	n/a	n/a	-		Amber
W6.54	P1000487	Spalled/damaged sandstone	Elevation W6, Wall	n/a	n/a	n/a	-		Amber
W6.55	P1000494	Spalled/damaged sandstone	Elevation W6, Wall	n/a	n/a	n/a	-		Red

Source: MM (Surveyed on 16-17/08/2018 and 06/02/2019, Surveyed from ground level)

### **B.14 West Elevation (W7)**

#### Table 14: Elevation W7 Defects and Observations

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W7.1	IMG_2206	Spalled/damaged sandstone, Mineral staining efflorescence	Elevation W7, Wall	n/a	n/a	n/a	Minor delamination/erosion of sandstone blocks		Green
W7.2	IMG_2205	Vegetation growth/staining	Elevation W7, Wall	n/a	n/a	n/a	Vegetation growth travelling along pointing. It appears pointing is missing and have been replaced with vegetation. Vegetation expands both floors		Green

Source: MM (Surveyed on 16-17/08/2018, Surveyed from ground level)

# **B.15 West Elevation (W8)**

#### Table 15: Elevation W8 Defects and Observations

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W8.1	IMG_2236	Spalled/damaged sandstone, Vegetation growth/staining	Elevation W8, Wall	n/a	n/a	n/a	-		Amber
W8.2	IMG_2240	Missing section	Elevation W8, Wall	n/a	n/a	n/a	-		Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W8.3	IMG_2242	Spalled/damaged sandstone, Mineral staining efflorescence	Elevation W8, Wall	n/a	n/a	n/a	-		Amber
W8.4	IMG_2244	Missing section	Elevation W8, Wall	n/a	n/a	n/a	Near timber panelling under window		Green
W8.5	IMG_2238	Spalled/damaged sandstone	Elevation W8, Wall	n/a	n/a	n/a	Minor delamination/erosion of sandstone on window mullion		Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W8.6	IMG_2247	Missing section	Elevation W8, Wall	n/a	n/a	n/a	-		Red
W8.7	IMG_2251	Spalled/damaged sandstone	Elevation W8, Wall	n/a	n/a	n/a	Underside of upper projected feature		Green

Source: MM (Surveyed on 16-17/08/2018, Surveyed from ground level)

Notes: Severity Category to be confirmed in Stage 2 Report

# **B.16 West Elevation (W10)**

#### Table 16: Elevation W10 Defects and Observations

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orienta tion	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W10.1	IMG_2266	Loose cladding	Elevation W10, Wall	n/a	n/a	n/a	Cladding is in poor condition		Green
W10.2	IMG_2269	Corrosion	Elevation W10, Wall	n/a	n/a	n/a	Gutters are exhibiting corrosion		Green
W10.3	IMG_2270 to 2272	Spalled/ damaged sandstone	Elevation W10, Wall	n/a	n/a	n/a	Localized along the whole length of wall at eaves level		Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orienta tion	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W10.4	IMG_2279	Spalled/damaged sandstone	Elevation W10, Wall	n/a	n/a	n/a	Spalling/delaminat ion/erosion of sandstone		Amber
W10.5	IMG_2299	Spalled/damaged sandstone	Elevation W10, Wall	n/a	n/a	n/a	Delamination/erosi on of sandstone on either side of the timber panelling		Green
W10.6	IMG_2281	Crack	Elevation W10, Wall	Vertical	1-2	400	-	A see Pay on for at ticket mac	Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orienta tion	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W10.7	IMG_2283	Crack	Elevation W10, Wall	Horizontal	1-5	800	-		Green
W10.8	IMG_2297	Crack	Elevation W10, Wall	Diagonal	1-3	300	-		Green
W10.9	IMG_2303	Loss of pointing	Elevation W10, Wall	n/a	n/a	n/a	Vegetation growth within the absent pointing		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orienta tion	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W10.10	IMG_2308	Cracking to lintel	Elevation W10, Wall	Horizontal	1-5	2000	Crack along lintel with spalling of surface, lintel appears to be a reinforced concrete lintel		Amber
W10.11	IMG_2313	Spalled/damaged sandstone	Elevation W10, Wall	n/a	n/a	n/a	Delamination/erosio n of/cracked/broken off sandstone to blocks along roof eaves level, at multiple locations		Amber
W10.12	IMG_2319	Cracking to sandstone	Elevation W10, Wall	Diagonal	1-2	300	-		Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orienta tion	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W10.13	IMG_2322	Crack	Elevation W10, Wall	Radial	1-5	150	Radial cracks around metal inserts, left of door frame		Amber
W10.14	IMG_2321	Crack	Elevation W10, Wall	Radial	1-5	150	Radial cracks around metal inserts, right of door frame		Amber

Source: MM (Surveyed on 16-17/08/2018, Surveyed from ground level)

# B.17 Roof Plan (R1)

#### Table 17: Roof R1 Defects and Observations

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientati on	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
R1.1	P1190532	Missing/damaged tiles/roof	North face of tower	n/a	n/a	n/a	Missing slates, exposed/deteriorated timber		Amber
R1.2	P1190533	Spalled/damaged sandstone	Chimney stack	n/a	n/a	n/a			Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientati on	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
R1.3	P1190534	Cracking to sandstone	Chimney stack	Radial	-	-	Cracking to sandstone blocks around deadbolt anchor location		Amber
R1.4	P1190535	Missing/damaged tiles/roof	Pitched roof	n/a	n/a	n/a	-		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientati on	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
R1.5	P1190539	Missing/damaged tiles/roof	Pitched roof	n/a	n/a	n/a	-		Green
R1.6	P1190547	Cracking to sandstone	Chimney stack	Diagonal	2	300	-		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientati on	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
R1.7	P1190548	Cracking to sandstone	Chimney stack	Diagonal	2	300	-		Green
R1.8	P1190547	Cracking to sandstone	Chimney stack	Vertical	3	300	Cracking through chimney coping stone		Green
R1.9	P1190547	Cracking to sandstone	Chimney stack	Horizontal	2	600	Horizontal crack through sides and length of sandstone block		Green

Source: MM (Surveyed on 16-17/08/2018, limited survey from accessible tower platforms)

# B.18 Roof Plan (R2)

### Table 18: Roof R2 Defects and Observations

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientati on	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
R2.1	P1190565	Missing/damag ed tiles/roof	Pitched roof	n/a	n/a	n/a	-		Green
R2.2	P1190566	Cracking to sandstone	Chimney stack	n/a	n/a	n/a	Various cracks to chimney face. Evidence of past repair		Green
R2.3	P1190567	Cracking to sandstone	Chimney stack	n/a	n/a	n/a	-		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientati on	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
R2.4	P1190568	Cracking to sandstone	Chimney stack	Vertical	2	400	-		Amber
R2.5	P1190569	Other	Chimney stack	n/a	n/a	n/a	Mortar loss to sandstone blocks. Evidence of movement to edge blocks and risk of further movement. Evidence of saw cutting to mortar joints/block		Amber
R2.6	P1190570, 0579	Other	Window framing	n/a	n/a	n/a	Degraded timber elements and flashing to dormer structure		Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientati on	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
R2.7	P1190571, 0572	Cracking to sandstone	Chimney stack	n/a	n/a	n/a	Crack through arch block		Amber
R2.8	P1190571, 0572	Spalled/damag ed sandstone	Chimney stack	n/a	n/a	n/a	Cracked/broken off sandstone. Evidence of former penetration point to block		Amber
R2.9	P1190573	Missing/damag ed tiles/roof	Pitched roof	n/a	n/a	n/a	-		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientati on	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
R2.10	P1190574	Spalled/damag ed sandstone	Tower	n/a	n/a	n/a	Sandstone edge block dislodged/ loose. Potential for further movement/ failure over time		Amber
R2.11	P1190575, 0580, 0581	Missing/damag ed tiles/roof	Tower	n/a	n/a	n/a	Missing slates, exposed timbers		Red
R2.12	P1190576	Spalled/damag ed sandstone	Tower	n/a	n/a	n/a	Cracked/broken off sandstone to edge of window arch		Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientati on	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
R2.13	P1190577	Missing/damag ed tiles/roof	Tower	n/a	n/a	n/a	Slates missing, and timbers exposed below feature window		Red
R2.14	P1190582	Cracking to sandstone	Chimney stack	n/a	n/a	n/a	Delamination/cracked/broken off sandstone around chimney head		Red
R2.15	P1190585	Other		n/a	n/a	n/a	Damaged/displaced cast iron edging to roof		Red

Source: MM (Surveyed on 16-17/08/2018, limited survey from accessible tower platforms)

## B.19 Roof Plan (R3)

#### Table 19: Roof R3 Defects and Observations

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientati on	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
R3.1	P1190600	Missing/damaged tiles/roof	Tower	n/a	n/a	n/a	Missing slates, exposed timbers		Green
R3.2	P1190601	Missing/damaged tiles/roof	Pitched roof	n/a	n/a	n/a	-		Amber
R3.3	P1190602	Spalled/damaged sandstone	Chimney stack	n/a	n/a	n/a	Delamination/erosion of sandstone blocks to chimney stack		Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientati on	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
R3.4	P1190603	Spalled/damaged sandstone	Wall face	n/a	n/a	n/a	Cracked/broken off sandstone to upper section of block		Green
R3.5	P1190605	Spalled/damaged sandstone	Wall face	n/a	n/a	n/a	-		Green
R3.6	P1190608	Other	Roof	n/a	n/a	n/a	Cracked flashing		Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientati on	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
R3.7	P1190609	Other	Roof	n/a	n/a	n/a	Hole to flashing		Amber
R3.8	P1190611	Cracking to sandstone	Chimney stack	Diagonal	5	300	Crack around deadbolt anchor penetration		Amber
R3.9	P1190612	Spalled/damaged sandstone		n/a	n/a	n/a	Delamination/erosion of/cracked/broken off sandstone, loss of mortar, evidence of movement. Vegetation growth		Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientati on	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
R3.10	P1190613	Spalled/damaged sandstone	Chimney stack	n/a	n/a	n/a	-		Amber
R3.11	P1190614	Cracking to sandstone		Diagonal	3	300	Crack to sandstone block around chimney pot location		Amber
R3.12	P1190615	Spalled/damaged sandstone	Chimney stack	n/a	n/a	n/a	-		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientati on	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
R3.13	P1190616	Cracking to sandstone	Chimney stack	Vertical	4	300	Crack through blockwork Sandstone ledge features tone and block below. Full extent of defect not visible from survey location		Amber
R3.14	P1190617, 0618	Missing/damaged tiles/roof	Roof	n/a	n/a	n/a	-		Green
R3.15	P1190619	Spalled/damaged sandstone	Chimney stack	n/a	n/a	n/a	-		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientati on	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
R3.16	P1190619	Cracking to sandstone	Chimney stack	n/a	n/a	n/a	-		Green

Source: MM (Surveyed on 16-17/08/2018, limited survey from accessible tower platforms)

Notes: Severity Category: GREEN denotes Minor Defect, AMBER denotes Major Defect, RED denotes Severe Defect. Refer to Fig A1-A15 for location of defects/observation.

## B.20 Roof Plan (R4)

#### Table 20: Roof R4 Defects and Observations

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
R4.1	P1200539	Cracking to sandstone, Other	Roof chimney	Vertical	4	300	Chimney pot missing, crack in sandstone.		Red
R4.2	P1200540	Cracking to sandstone	Roof chimney	Horizontal	3	1000	Crack on chimney frame.		Amber
R4.3	P1200541	Damaged cast iron fittings	Roof ridge	n/a	n/a	n/a	Cast iron features detaching.		Red

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
R4.4	P1200542	Missing/ damaged tiles/roof	Roof	n/a	n/a	n/a	Various tiles loose/missing.		Amber
R4.5	P1200543 - 546	Other	Flat roof	n/a	n/a	n/a	Flat roof waterproofing finish shows signs of cracking and fatigue		Red
R4.6	P1200547	Missing/ damaged tiles/roof	Roof	n/a	n/a	n/a	Various tiles loose.		Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
R4.7	P1200548	Other	Rood access hatch	n/a	n/a	n/a	Damage to door of roof access hatch.		Amber
R4.8	P1200549 - 552	Missing/ damaged tiles/roof, Damaged cast iron fittings, Other	Roof ridge	n/a	n/a	n/a	Cast iron features missing. Various tiles loose/missing. Exposed timber rotting.		Red
R4.9	P1200553	Cracking to sandstone	Chimney	Diagonal	3	300	Crack on sandstone.		Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
R4.10	P1200554	Other	Chimney	n/a	n/a	n/a	Chimney pot cracked.		Amber
R4.11	P1200555	Cracking to sandstone	Roof, chimney	Diagonal	5	300	Crack on sandstone below chimney pots.		Amber
R4.12	IMG_0856	Other	Roof	n/a	n/a	n/a	Rotten timber on roof.		Red

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
R4.13	IMG_0857	Missing/ damaged tiles/roof	Roof	n/a	n/a	n/a	Missing/loose tiles.		Red
R4.14	IMG_0858	Missing/ damaged tiles/roof, Damaged cast iron fittings, Other	Roof	n/a	n/a	n/a	Cast iron features missing. Rotten roof timber beams. Exposed timber. 6m long horizontally. Loose/missing tiles.	EVIDIT/2019	Red
R4.15	IMG_0859	Cracking to sandstone, Spalled/ damaged sandstone	Chimney stack	Diagonal	5	300	Crack on sandstone block below chimney pots. Delamination/erosion of/cracked/broken off sandstone at various locations		Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
R4.16	IMG_0860	Cracking to sandstone	Chimney stack	Diagonal	5	400	Crack through sandstone.		Amber
R4.17	IMG_0861	Spalled/ damaged sandstone	Chimney stack	n/a	n/a	n/a	Delamination/erosion of sandstone above arch		Red
R4.18	IMG_0862	Cracking to sandstone	Chimney stack	Diagonal	2	400	Crack on sandstone block.		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
R4.19	IMG_0863	Cracking to sandstone	Chimney stack	Diagonal	2	800	Crack on 2 sandstone blocks (> shape).		Green
R4.20	IMG_0864	Spalled/ damaged sandstone	Chimney stack	n/a	n/a	n/a	Delamination/erosion of sandstone at last block of wall with gap/loss of section observed		Amber
R4.21	IMG_0865	Cracking to sandstone	Chimney stack	Diagonal	2	400	Repaired cracks on sandstone blocks		Red

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
R4.22	IMG_0866	Spalled/ damaged sandstone	Chimney stack	n/a	n/a	n/a	Delamination/erosion of/cracked/broken off sandstone above arch		Red
R4.23	IMG_0867	Spalled/ damaged sandstone	Pipe	n/a	n/a	n/a	Small area of delamination/erosion of/cracked/broken off sandstone next to pipe		Red
R4.24	IMG_0868	Other	Skylight	n/a	n/a	n/a	Deteriorated timber frame on roof skylight	BUDWORD	Red

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
R4.25	IMG_0869	Spalled/ damaged sandstone	Chimney stack	n/a	n/a	n/a	Cracked/broken off sandstone to chimney stack wall	P1/61/2019-	Amber
R4.26	IMG_0870, 0873	Other	Roof	n/a	n/a	n/a	Skylight window broken		Red
R4.27	IMG_0871	Cracking to sandstone	Chimney stack	n/a	n/a	n/a	Significant cracked/broken off sections of sandstone blocks to chimney		Red

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
R4.28	IMG_0872	Spalled/ damaged sandstone	Chimney stack	n/a	n/a	n/a	Delamination/erosion of/cracked/broken off sandstone on arch		Red
R4.29	IMG_0874	Water staining efflorescence	Chimney stack	n/a	n/a	n/a	Water staining below chimney pots. General comment for all chimney stacks		Amber
R4.30	IMG_0875	Cracking to sandstone	Chimney stack	Diagonal	3mm	400mm	Diagonal crack on sandstone block		Red

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
R4.31	IMG_0876	Missing/dama ged tiles/roof, Other	Roof	n/a	n/a	n/a	Skylight window broken. Tiles loose/missing		Red
R4.32	IMG_0877	Cracking to sandstone	Chimney stack	Vertical	5mm	300mm	Repaired crack on sandstone block		Amber
R4.33	IMG_0878	Spalled/ damaged sandstone	Chimney stack	n/a	n/a	n/a	Delamination/erosion of/cracked/broken off sandstone to walls and roof coping stone		Red

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
R4.34	IMG_0879	Damaged cast iron fittings	Roof	n/a	n/a	n/a	Cast iron features missing.		Amber
R4.35	IMG_0880	Missing/dama ged tiles/roof	Roof	n/a	n/a	n/a	Tiles loose/missing.		Amber
R4.36	IMG_0881	Damaged/def ective gutter/ drainage	Pipe	n/a	n/a	n/a	Broken pipe connection.		Red

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
R4.37	IMG_0882	Cracking to sandstone	Chimney stack	Diagonal	1	300	Repaired crack to sandstone block.	<b>29/01/2019</b>	Amber
R4.38	IMG_0883	Spalled/ damaged sandstone	Chimney stack	n/a	n/a	n/a	Delamination/erosion of/cracked/broken off sandstone at chimney		Amber
R4.39	IMG_0884	Missing/dama ged tiles/roof	Roof	n/a	n/a	n/a	Tiles loose/missing		Red

Source: MM (Surveyed on 23-28/01/2019, Surveyed from Option 2 Scaffold Enclosure)

Notes: Severity Category: GREEN denotes Minor Defect, AMBER denotes Major Defect, RED denotes Severe Defect. Refer to Fig A1-A15 for location of defects/observation.

Mott MacDonald | Former Ayr Station Hotel Building Stage 2 Report Appendix B

# **C. Internal Defects Tables**

- C.1 Internal Surveys 14-15/02/19 from Window Openings East Elevation, Level 2
  C.2 Internal Surveys 14-15/02/19 from Window Openings North Elevation, Level 2
  C.3 Internal Surveys 14-15/02/19 from Window Openings South Elevation, Level 2
  C.4 Internal Surveys 14-15/02/19 from Window Openings West Elevation, Level 2
  C.5 Internal Surveys 14-15/02/19 from Window Openings East Elevation, Level 3
  C.6 Internal Surveys 14-15/02/19 from Window Openings North Elevation, Level 3
  C.6 Internal Surveys 14-15/02/19 from Window Openings North Elevation, Level 3
  C.7 Internal Surveys 14-15/02/19 from Window Openings South Elevation, Level 3
  C.8 Internal Surveys 14-15/02/19 from Window Openings South Elevation, Level 3
  C.9 Internal Surveys 14-15/02/19 from Window Openings West Elevation, Level 1
  C.10 Internal Surveys 27/02/19-05/03/19 from Window Openings East Elevation, Level 1
  C.11 Internal Surveys Floor Openings at South Block West Elevation, Level 1-3
  C.12 Internal Surveys at North Block from MEWP, West Elevation, Level 1-3
  C.13 Internal Surveys Floor Openings at North Block, Level 1-3 and South Block, Ground Level
  C.15 Internal Surveys of South Block Roof Spaces
- C.16 Internal Surveys at South Block, Basement Level
- C.17 Internal Surveys at North Block Ground Floor Rail Operator Offices

## C.1 Internal Surveys 14-15/02/19 from Window Openings - East Elevation, Level 2

#### Table 1: Internal Surveys from Window Openings - East Elevation, Level 2 Defects and Observations

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orien tation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WE2.1	P1010 226-243	Collapsed ceiling plaster, Staining	Bedroom 204	n/a	n/a	n/a	Localised collapse of false ceiling and original ceiling above it, approx. defect area 3x4m (25% of ceiling) located adjacent en suite (226, 238) Peeling and bubbling of wallpaper in upper (lighter) areas of walls (241) Possible mould and signs of dampness on lower (red) sections of walls (243)		Green
									Amber
									Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orien tation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
									Green
WE2.2	P1010 202-225	Staining, Other	En suite (adj. Bedroom 206)	n/a	n/a	n/a	Minor peeling and bubbling of wallpaper (0216) Localised bulging to ceiling adjacent to window (0219) Localised tear to ceiling finish adjacent to window (0225)		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orien tation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
									Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orien tation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
									Green
WE2.3	P1200 803-812	Evidence of vermin, Dampness/wat er ingress	Bedroom 206	n/a	n/a	n/a	Evidence of vermin (808) Dampness/water ingress (809-810, 811, 812)		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orien tation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
									Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orien tation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WE2.4	P1010 177-201	Evidence of vermin, Staining, Other	Bedroom 208	n/a	n/a	n/a	Uneven celling with slight bulging noted (200, 201) Evidence of possible vermin (193) Minor staining to wallpaper (190)		Green
									Green
									Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orien tation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WE2.5	P1200 787-802	Collapsed ceiling plaster, Timber degradation, Dampness/wat er ingress, Plaster crack, Evidence of vermin	Bedroom 210	n/a	n/a	n/a	Plaster collapse to suspended ceiling and main ceiling above, approx. 25% area (791, 792) Evidence of timber degradation of suspended floor joists above (793- 795) Evidence of timber degradation of suspended floorboards above (796-797) Dampness/water ingress (798) Plaster crack (799) Peeling wallpaper. Possible evidence of dampness behind (800, 801) Evidence of vermin (802)		Amber
									Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orien tation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WE2.6	P1200 775-786	Collapsed ceiling plaster, Dampness/wat er ingress, Collapsed wall plaster, Dampness/wat er ingress, Evidence of vermin	Bedroom 212	n/a	n/a	n/a	Bulge to plasterboard ceiling. Possible indication of future collapse (782) Dampness/water ingress (783) Collapsed plaster to wall to right hand side of window (784) Dampness/water ingress (785) Evidence of vermin (786)		Amber
									Amber

27.8

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orien tation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
									Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orien tation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WE2.7	P1010 094-115	Collapsed ceiling plaster, Staining	Bedroom 214	n/a	n/a	n/a	Localised collapse of false ceiling at corner of room (109) Black staining to ceiling, possibly mould (107) Staining to cornice (112) Staining to wall above false ceiling (113) Staining to wall below false ceiling (110, 115)		Amber
									Amber

Defect ID

Photo Source	Defect Description	Defect Location	Crack Orien tation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
								Amber
								Amber
								Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orien tation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WE2.8	P1200 768-774	Dampness/wat er ingress	En suite (adj. Bedroom 216)	n/a	n/a	n/a	Dampness/water ingress (773, 774)		Amber
WE2.9	P1010 081-090	Other	Bedroom 216	n/a	n/a	n/a	No obvious defects observed		n/a
WE2.10	P1010 068-080	Other	Bedroom 218	n/a	n/a	n/a	Peeling wallpaper to wall (080)		n/a

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orien tation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WE2.11	P1200 750-767	Collapsed ceiling plaster, Collapsed wall plaster, Dampness/wat er ingress, Plaster crack	Bedroom 220	n/a	n/a	n/a	Plaster collapse to suspended ceiling and main ceiling above, approx. 10% area (755-758) Plaster collapse to side wall. Approx. 0.5m2 (759-760) Dampness/water ingress (763) Collapsed ceiling plaster (764) Dampness/water ingress (765, 766) Plaster crack (767)		Amber
									Amber
									Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orien tation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WE2.12	P1200 734-747	Collapsed ceiling plaster, Dampness/wat er ingress, Plaster crack	Bedroom 222	Horizo ntal	2	300	Plaster collapse to suspended ceiling (738-742) Dampness/water ingress (743) Plaster crack (744-745) Dampness/water ingress (746) Dampness/water ingress (747)		Amber
									Amber
									Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orien tation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WE2.13	P1010 051-067	Other	Bedroom 224	n/a	n/a	n/a	No obvious defects observed		n/a

Source: MM (Surveyed on 12-15/02/2019, Surveyed from Option 2 Scaffold via window openings)

Notes: Severity Category: GREEN denotes Minor Defect, AMBER denotes Major Defect, RED denotes Severe Defect. Refer to Fig A16 for location of defects/observation.

# C.2 Internal Surveys 14-15/02/19 from Window Openings - North Elevation, Level 2

### Table 2: Internal Surveys from Window Openings - North Elevation, Level 2 Defects and Observations

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WN2.1	P1200 814-816	Dampness/water ingress, Staining, Other	En suite (adj. bedroom 202)	n/a	n/a	n/a	No obvious defects observed		n/a
WN2.2	P1010 244-270	Dampness/water ingress, Staining, Other	Bedroom 202	n/a	n/a	n/a	Water ingress/visible water dripping from middle of ceiling onto bed (256) Ceiling bulging (270) Black staining to edges of ceiling, likely to be mould (267) Peeling and bubbling wallpaper (262) White staining to wall (264) Room generally very damp/wet, carpet appears to be saturated (260)		Green
									Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
									Green

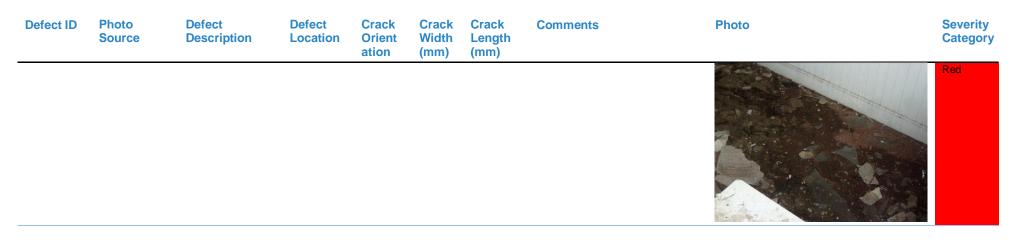
Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
									Green
WN2.3	P1010 273-313	Collapsed ceiling plaster, Dampness/water ingress, Staining, Other	Hallway (adj. Bedroom 203)	n/a	n/a	n/a	Approx. 50% of the original ceiling collapsed (298) Patches of dampness on ceiling, possibly mould (282) Water ingress/dripping from soffit and areas of collapsed ceiling (285) Collapsed ceiling plaster adjacent to window (294) Extensive peeling of wallpaper and bulging noted above doorway (292) Evidence of black mould above doorway (304) Floor damp due to constant dripping from ceiling (286)		Red

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
									Red
									Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
									Amber
									Red
									Red

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WN2.4	P1200 818-837	Collapsed ceiling plaster, Timber degradation, Plaster crack, Dampness/water ingress	Hallway (adj. Bedroom 203)	Diagon al	1	300	Plaster collapse to main ceiling above, approx. 2m2 area (825) Evidence of timber degradation of suspended floor joists above (826-828) Plaster crack (829) Water ingress, loss of plaster to ceiling directly above window (830-834) Dampness/water ingress (835) Dampness/water ingress (836) Dampness/water ingress (837)		Red Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
									Amber



Source: MM (Surveyed on 12-15/02/2019, Surveyed from Option 2 Scaffold via window openings)

Notes: Severity Category: GREEN denotes Minor Defect, AMBER denotes Major Defect, RED denotes Severe Defect.

Refer to Fig A16 for location of defects/observation.

## C.3 Internal Surveys 14-15/02/19 from Window Openings - South Elevation, Level 2

#### Table 3: Internal Surveys from Window Openings – South Elevation, Level 2 Defects and Observations

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WS2.1	P1000 974-993	Crack, Other	Stair well (adj. Bedroom 203)	Diagonal	1	400	Crack (974/979) Spalling to paint finish (988/993) Damage to plaster wall and skirting separating (985) Mild corrosion to metal support beam (981)		Amber
									Green
									Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
									Green         Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WS2.2	P1200 685-693	Plaster crack, Dampness/ water ingress	Bedroom 203	Horizon tal	>1	10	Plaster crack (691) Dampness/water ingress (692, 693)		Amber
									Green
									Green

Source: MM (Surveyed on 12-15/02/2019, Surveyed from Option 2 Scaffold via window openings)

Notes: Severity Category: GREEN denotes Minor Defect, AMBER denotes Major Defect, RED denotes Severe Defect. Refer to Fig A16 for location of defects/observation.

## C.4 Internal Surveys 14-15/02/19 from Window Openings – West Elevation, Level 2

### Table 4: Internal Surveys from Window Openings - West Elevation, Level 2 Defects and Observations

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WW2.1	P1000 994-999 P1010 001-012	Staining, Crack, Evidence of vermin	Bedroom 205	Horizon tal	1	3000	Peeling wallpaper and staining on the wall (999, 002) Crack on ceiling/possibly plaster ceiling joint line (011/012) Evidence of vermin (006)		Green
									Green
									Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WW2.2	P1200 694-699	Evidence of vermin, Dampness/ water ingress	Bedroom 207	n/a	n/a	n/a	Evidence of vermin (698) Peeling wallpaper. Possible evidence of dampness behind (699)		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WW2.3	P1200 700-707	Dampness/ water ingress	Bedroom 209	n/a	n/a	n/a	Peeling wallpaper. Possible evidence of dampness behind (704) Dampness/water ingress (705, 706) Peeling wallpaper. Possible evidence of dampness behind (707)		Green
									Green
									Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WW2.4	P1010 013-033	Evidence of vermin, Staining, Other, Crack	Bedroom 211	Horizo ntal	<1	1500	Evidence of vermin, Staining (019) Black localised staining on ceiling, possibly mould (020) Crack on ceiling/possibly plaster ceiling joint line (028/033)		Green
									Green
									Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WW2.5	P1010 034-050	Evidence of vermin, Other	Bedroom 215	n/a	n/a	n/a	Peeling wallpaper and slight bulge behind wallpaper noted (034/048) Evidence of vermin (050)		Green
									Green
									Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WW2.6	P1200708-713	Dampness/ water ingress, Evidence of vermin	Bedroom 217	n/a	n/a	n/a	Evidence of pigeon infestation (712) Evidence of damp staining to ceiling behind finishes (713)		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WW2.7	P1200 714-733	Dampness/ water ingress, Plaster crack, Metal corrosion, Evidence of vermin	Stair well (adj. Bedroom 217)	n/a	n/a	n/a	Dampness/water ingress (719) Dampness/water ingress (720, 721) Dampness/water ingress (722) Plaster crack (723) Plaster crack (724) Plaster crack (725, 726) Mild corrosion to stairwell support beam (727, 728) Dampness/water ingress (729) Evidence of vermin (730) Dampness/water ingress (731) Plaster crack (732)		Green
							Peeling wallpaper. Possible evidence of dampness behind (733)		
									Amber

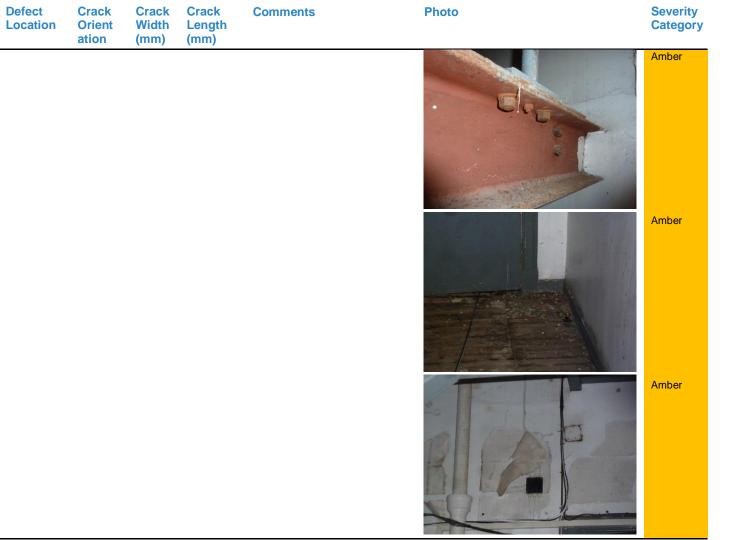
Photo

Source

Defect

Description

**Defect ID** 



Source: MM (Surveyed on 12-15/02/2019, Surveyed from Option 2 Scaffold via window openings)

Notes: Severity Category: GREEN denotes Minor Defect, AMBER denotes Major Defect, RED denotes Severe Defect. Refer to Fig A16 for location of defects/observation.

## C.5 Internal Surveys 14-15/02/19 from Window Openings – East Elevation, Level 3

### Table 5: Internal Surveys from Window Openings - East Elevation, Level 3 Defects and Observations

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WE3.1	P1000556- 568	Collapsed ceiling plaster, Staining, Other	Bedroom 324	n/a	n/a	n/a	Partial collapse of ceiling plaster (561) Stain noted on wall and ceiling (564, 565) Debris from collapsed ceiling on floor (567)		Amber
									Green
									Green

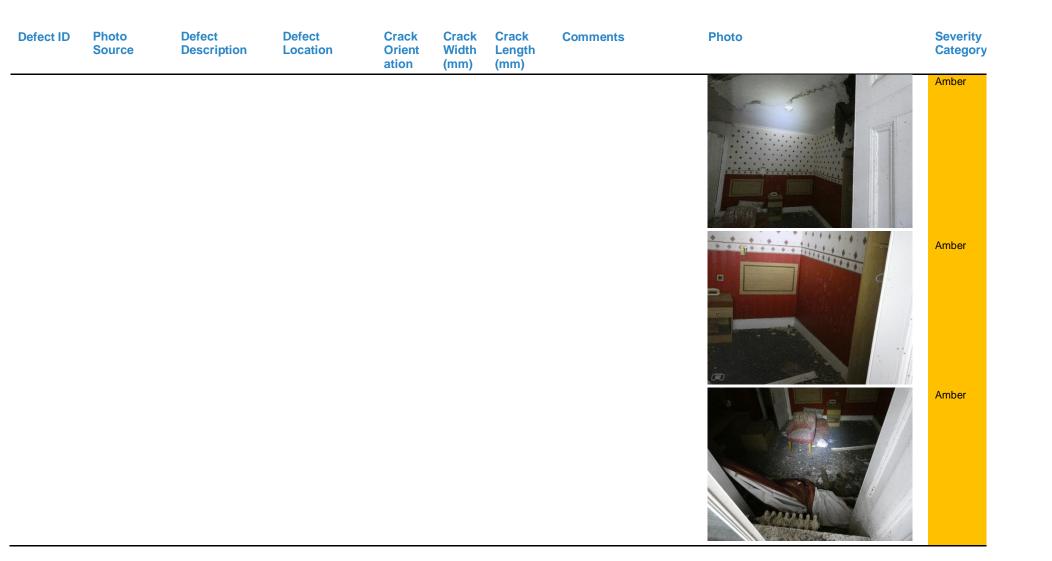
Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WE3.2	P1200609- 621	Collapsed ceiling plaster, Dampness/water ingress, Evidence of vermin	Bedroom 322	n/a	n/a	n/a	Plaster collapse to suspended ceiling and main ceiling above (615) Dampness/water ingress (610, 620) Evidence of vermin (621)		Amber
									Amber
									Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WE3.3	P1000569- 578	Collapsed ceiling plaster, Evidence of vermin, Dampness/water ingress, Staining	Bedroom 320	n/a	n/a	n/a	Localised collapse of ceiling plaster (573) Staining to ceiling (574) Patch noted on ceiling (572) Staining on wall, and possible dampness (575) Bubbling behind wallpaper indicates possible dampness (575) Evidence of vermin (576)		Green
									Green
									Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WE3.4	P1200 622-627	Dampness/water ingress, Evidence of vermin	Bedroom 318	n/a	n/a	n/a	Dampness/water ingress (625, 626) Evidence of vermin (627)		Green
									Green
WE3.5	P1000 579-586	Other	Bedroom 316	n/a	n/a	n/a	No obvious defects observed Possible ceiling plaster joint lines noted		n/a

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WE3.6	P1200 628-630	Evidence of vermin	En suite (adj. Bedroom 314)	n/a	n/a	n/a	Evidence of vermin (630)		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WE3.7	P1000 587-600	Collapsed ceiling plaster, Evidence of vermin, Staining	Bedroom 314	n/a	n/a	n/a	Significant collapse of false ceiling and original ceiling above it (589, 595) Staining to ceiling (598) White staining to wall (600) Evidence of vermin (597)		Amber
									Amber



Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WE3.8	P1200 631-640	Collapsed ceiling plaster, Dampness/water ingress, Evidence of vermin	Bedroom 312	n/a	n/a	n/a	Plaster collapse to suspended ceiling and main ceiling above (635) Dampness/water ingress (639) Evidence of vermin (640)		Amber
									Amber
									Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WE3.9	P1000 601-610	Collapsed ceiling plaster, Deteriorating/rott ing timber	Bedroom 310	n/a	n/a	n/a	Localised collapse of ceiling plaster (604) Timber to door frame warped (606)		Amber

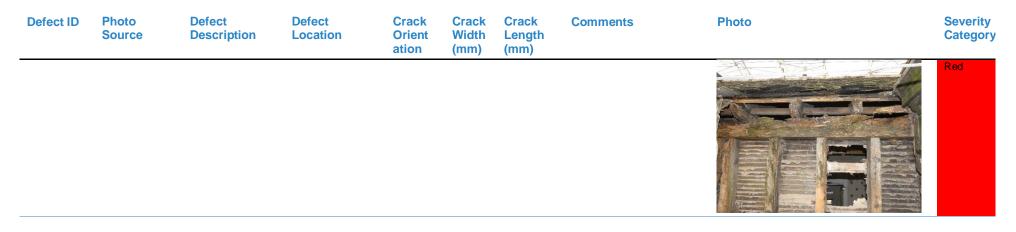
Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WE3.10	P1200 641-647	Collapsed ceiling plaster, Evidence of vermin	Bedroom 308	n/a	n/a	n/a	Collapsed ceiling plaster (647) Evidence of vermin (646)		Amber
									Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WE3.11	P1000 611-623	Collapsed ceiling plaster, Evidence of vermin, Staining	Bedroom 306	Horizont al	1	500	Staining at cornices (614) Evidence of vermin (615, 616) Minor ceiling crack (620)		Green
									Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WE3.12	P1200 649-653	Dampness/water ingress, Evidence of vermin	En suite (adj. Bedroom 304)	n/a	n/a	n/a	Dampness/water ingress (651, 652) Evidence of vermin (653)		Green
									Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WE3.13	P1200 654-659	Dampness/water ingress, Evidence of vermin	Bedroom 304	n/a	n/a	n/a	Dampness/water ingress (659) Evidence of vermin (658)		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WE3.14	P1000 674-688	Deteriorating/ rotting timber, Dampness/water ingress, Other	Exposed section of mansard roof (External inspection)	n/a	n/a	n/a	Vertical roof posts are side fixed to horizontal joists below, but post ends have now rotted away and are no longer connected (674-680). Possible onset of rot/decay Significant deterioration of horizontal timber roof beam (681-688)		Red
									Red
									Red



Source: MM (Surveyed on 12-15/02/2019, Surveyed from Option 2 Scaffold via window openings)

Notes: Severity Category: GREEN denotes Minor Defect, AMBER denotes Major Defect, RED denotes Severe Defect. Refer to Fig A16 for location of defects/observation.

## C.6 Internal Surveys 14-15/02/19 from Window Openings - North Elevation, Level 3

### Table 6: Internal Surveys from Window Openings - North Elevation, Level 3 Defects and Observations

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WN3.1	P1000 624-638	Evidence of vermin, Dampness/wa ter ingress, Staining, Collapsed ceiling plaster	Bathroom (adj. Bedroom 302)	n/a	n/a	n/a	Evidence of vermin (628, 629) Water staining and evidence of water ingress (626) Ceiling sagging (634)		Green
									Green
									Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WN3.2	P1200 660-670	Collapsed ceiling plaster, Dampness/water ingress, Evidence of vermin	Bedroom 302	n/a	n/a	n/a	Plaster collapse to ceiling (664) Dampness/water ingress (668, 670) Evidence of vermin (669)		Amber
									Amber
									Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WN3.3	P1000 639-658	Collapsed ceiling plaster, Collapsed wall plaster, Deteriorating/ rotting timber, Evidence of vermin, Dampness/water ingress, Staining, Other	Hallway (near Bedroom 302)	n/a	n/a	n/a	Black mould stain and evidence of water ingress to ceiling (642) Significant failure of ceiling, exposed timber joists (645) Dampness/vegetation growth to wall (653) Collapsed section of roof timbers (650) LHS water ingress (647) Evidence of vermin (658)		Amber
									Red
									Red

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
									Amber
									Amber
									Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WN3.4	P1200 671-676	Ceiling plaster crack, Dampness/water ingress, Evidence of vermin	Hallway/Store	Horizon tal	1	200	Ceiling plaster crack (675) Dampness/water ingress (674) Evidence of vermin (676)		Amber
									Amber
									Amber

Source: MM (Surveyed on 12-15/02/2019, Surveyed from Option 2 Scaffold via window openings)

Notes: Severity Category: GREEN denotes Minor Defect, AMBER denotes Major Defect, RED denotes Severe Defect. Refer to Fig A16 for location of defects/observation.

### C.7 Internal Surveys 14-15/02/19 from Window Openings - South Elevation, Level 3

#### Table 7: Internal Surveys from Window Openings – South Elevation, Level 3 Defects and Observations

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WS3.1	P1000 760-773	Collapsed ceiling plaster, Evidence of vermin, Staining and water ingress	Bedroom 303	n/a	n/a	n/a	Missing false ceiling tiles (771, 773) Staining to false ceiling tile (770) Evidence of vermin and damp patch on floor indicating water ingress (764)		Green
									Green
									Amber

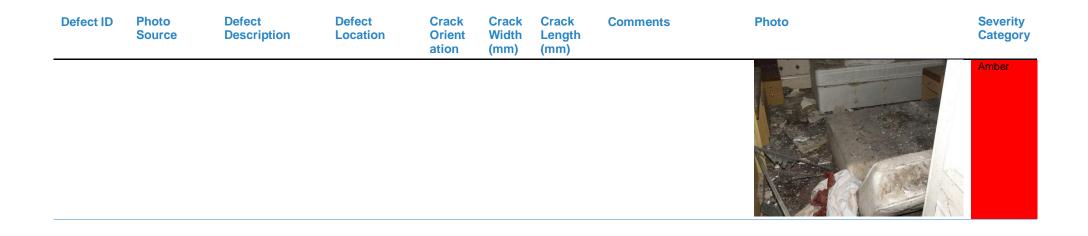
Source: MM (Surveyed on 12-15/02/2019, Surveyed from Option 2 Scaffold via window openings)

Notes: Severity Category: GREEN denotes Minor Defect, AMBER denotes Major Defect, RED denotes Severe Defect. Refer to Fig A16 for location of defects/observation.

# C.8 Internal Surveys 14-15/02/19 from Window Openings – West Elevation, Level 3

#### Table 8: Internal Surveys from Window Openings – West Elevation, Level 3 Defects and Observations

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WW3.1	P1000 941-973	Collapsed ceiling plaster, Evidence of vermin, Staining	Bedroom 321	n/a	n/a	n/a	Significant collapse of false ceiling and original ceiling above it, roof void above visible (949-952) Staining on ceiling (955) Staining on wall (953) Evidence of vermin (947)		Red
									Amber
									Amber



Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WW3.2	P1000 732-759	Collapsed ceiling plaster, Evidence of vermin, Staining	Bedroom 319	n/a	n/a	n/a	Significant collapse of ceiling (761) 2x Staining on ceiling (744, 746) 2x Staining on wall (748, 751) Evidence of vermin (754)		Red Amber
									Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
									Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WW3.3	P1000 896-940	Collapsed plaster on wall, Evidence of vermin, Other	Stairs (adj. Bedroom 319)	n/a	n/a	n/a	Wallpaper on wall to LHS of door (939, 940) Window cill broken with hole (900) 2x Crack to wall of window cill (902) Mould staining on ceiling, wallpaper detached from ceiling (910, 921, 922) Walls appear re-plastered (-) Black stain to wall above light (925, 926) Crack/tear in wall finish to wall at RHS of window (913) Evidence of vermin (928)		Amber Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
									Amber
									Amber
									Amber



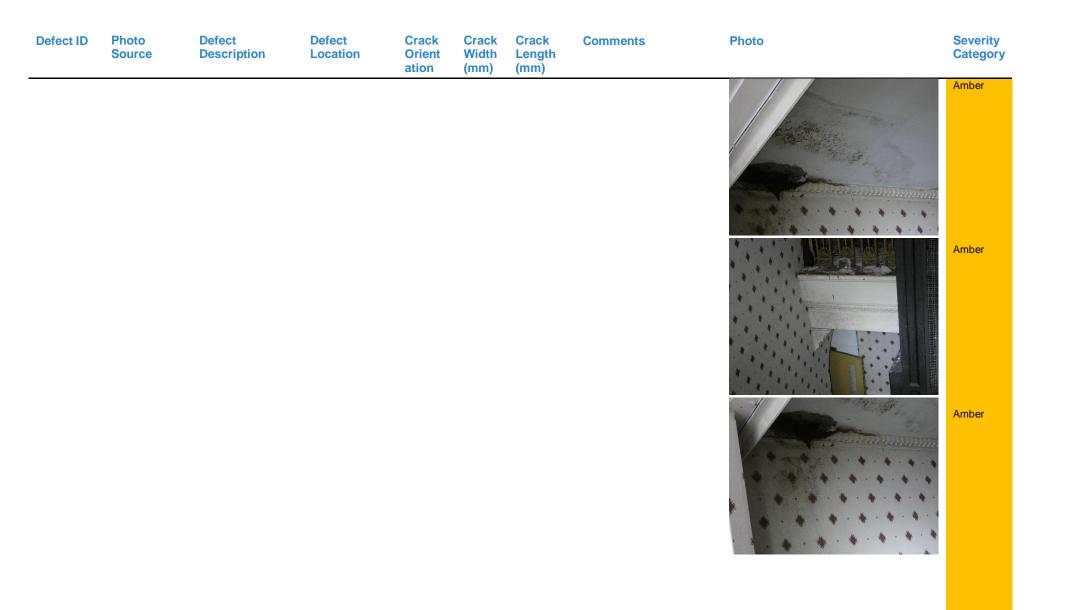
Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WW3.5	P1000 868-881	Staining	Bedroom 315	n/a	n/a	n/a	Staining on ceiling (876) Staining on wall, possible water ingress (878)		Green

Crack Length (mm)	Comments	Photo	Severity Category
n/a	Significant collapse of false ceiling and original ceiling above it (862, 867)		Red
	Length (mm)	Length (mm)       n/a     Significant collapse of false ceiling and original	Length (mm)       n/a     Significant collapse of false ceiling and original

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WW3.7	P1000 831-845	Staining, Possible evidence of dampness, Evidence of vermin	Bedroom 309	n/a	n/a	n/a	Small area of bubbling wallpaper, may indicate dampness (839, 840) Evidence of vermin (843)		Green
									Green
									Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WW3.8	P1000 820-830	Other	Bedroom 307	n/a	n/a	n/a	No obvious defects observed		n/a

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WW3.9	P1000 787-819	Collapsed ceiling plaster, Collapsed wall plaster, Staining, Bulging/collapsed	Stair well/lift shaft	n/a	n/a	n/a	Partial collapse of ceiling plaster at 3x locations (791, 794, 797) Staining on ceiling (800) Staining on floor (804) Staining on wall (802, 806)		Amber
									Amber
									Amber



Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
									Amber
WW3.10	P1000 777-786	Evidence of vermin	Bedroom 305	n/a	n/a	n/a	No obvious defects observed Evidence of vermin (783)		Green

Source: MM (Surveyed on 12-15/02/2019, Surveyed from Option 2 Scaffold via window openings)

Notes: Severity Category: GREEN denotes Minor Defect, AMBER denotes Major Defect, RED denotes Severe Defect. Refer to Fig A16 for location of defects/observation.

## C.9 Internal Surveys 27/02/19-05/03/19 from Window Openings – West Elevation, Level 1

#### Table 9: Internal Surveys 27/02/19-05/03/19 from Window Openings – West Elevation, Level 1 Defects and Observations

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientat ion	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WW1.1	P1210 102-109	n/a	Dry goods store	n/a	n/a	n/a	General photos		n/a
									n/a

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientat ion	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WW1.1	P1210 110-111	Collapsed ceiling plaster	Dry goods store	n/a	n/a	n/a	-		Amber
WW1.1	P1210 112-114	Plaster crack	Dry goods store	Horizonta I	1	1000	Approx. 8no. cracks to ceiling		Green
WW1.1	P1210115	Plaster crack	Dry goods store	Vertical	1	500	Plaster crack to downstand beam		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientat ion	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WW1.1	P1210 116-118	Plaster crack	Dry goods store	n/a	1	2000	Crack to ceiling		Green
WW1.1	P1210 119-120	Dampness/water ingress	Dry goods store	n/a	n/a	n/a			Amber
WW1.2	P1210 070-075	n/a	Arran room	n/a	n/a	n/a	General photos		n/a

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientat ion	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WW1.2	P1210 076-079	Dampness/water ingress	Arran room	n/a	n/a	n/a	Damp staining to cornicing		Green
WW1.2	P1210080	Dampness/water ingress	Arran room	n/a	n/a	n/a	Damp staining to wall		Green
WW1.2	P1210081	Dampness/water ingress	Arran room	n/a	n/a	n/a			Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientat ion	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WW1.2	P1210082	Crack	Arran room	n/a	n/a	n/a	Crack to timber skirting		Green
WW1.3	n/a	n/a	Office	n/a	n/a	n/a	Refer to internal floor opening survey table	n/a	n/a
WW1.4	P1210 054-063	n/a	Lounge/ bar area	n/a	n/a	n/a	General photos		n/a

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientat ion	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WW1.4	P1210 044-065	Collapsed ceiling plaster	Lounge/ bar area	n/a	n/a	n/a	Collapsed ceiling plaster above window	And the second of the second o	Amber
WW1.4	P1210 064-069	Plaster crack	Lounge/ bar area	n/a	2	5000	Horizontal crack to ceiling downstand		Amber
									Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientat ion	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WW1.5	P1210 094-101	n/a	Arran room	n/a	n/a	n/a	General photos		n/a
WS1.1	P1210 083-085	n/a	Stairwell	n/a	n/a	n/a	General photos		n/a
WS1.1	P1210086	Plaster crack	Stairwell	n/a	n/a	n/a	Crack to ceiling plaster		Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientat ion	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WS1.1	P1210087	Metal corrosion	Stairwell	n/a	n/a	n/a	Mild corrosion to metal beams		Green
WS1.1	P1210088	Plaster crack	Stairwell	Vertical	2	1000	-		Green
WS1.1	P1210089	Plaster crack	Stairwell	n/a	n/a	n/a	-		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientat ion	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WS1.2	P1210 090-092	n/a	Bedroom 101	n/a	n/a	n/a	General photos		n/a
W\$1.2	P1210093	Dampness/water ingress	Bedroom 101	n/a	n/a	n/a	-		Green

Source: MM (Surveyed on 27/02/2019-05/03/2019, Surveyed from Option 2 Scaffold via window openings)

Notes: Severity Category: GREEN denotes Minor Defect, AMBER denotes Major Defect, RED denotes Severe Defect.

Refer to Fig A16 for location of defects/observation.

## C.10 Internal Surveys 27/02/19-05/03/19 from Window Openings – East Elevation, Level 1

### Table 10: Internal surveys 27/02/19-05/03/19 from window openings – East Elevation, Level 1 Defects and Observations

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientat ion	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WE1.1	P1200 900-909	n/a	Conference/ dining room	n/a	n/a	n/a	General photos		n/a
WE1.1	P1200 910-912	Collapsed ceiling plaster	Conference/ dining room	n/a	n/a	n/a	Collapsed ceiling plaster. Approx. 2x3m		Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientat ion	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WE1.1	P1200913	Dampness/water ingress	Conference/ dining room	n/a	n/a	n/a	Damp staining to ceiling	Contraction and the second sec	Green
WE1.1	P1200 914-915	Plaster crack	Conference/ dining room	Varies	1	100	Numerous small cracks to cornicing		Green
WE1.1	P1200 916-917	Plaster crack	Conference/ dining room	Vertical	1	200	Vertical cracks to ceiling downstand		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientat ion	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WE1.1	P1200918	Plaster crack	Conference/ dining room	Diagonal	2	800	Diagonal crack to ceiling downstand		Green
WE1.1	P1200919	Plaster crack	Conference/ dining room	Vertical	1	1000			Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientat ion	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WE1.1	P1200920	Plaster crack	Conference/ dining room	Vertical	1	300	Vertical crack to ceiling downstand		Green
WE1.2	P1200 980-990	n/a	Lounge/ bar area	n/a	n/a	n/a	General photos		n/a
WE1.2	P1200 991-994	Collapsed ceiling plaster	Lounge/ bar area	n/a	n/a	n/a	Collapsed ceiling plaster. Approx. 4x2m		Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientat ion	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WE1.2	P1200995	Plaster crack	Lounge/ bar area	Vertical	1	400	Plaster crack to ceiling downstand		Green
WE1.2	P1200996	Plaster crack	Lounge/ bar area	Diagonal	1	500	Plaster crack to ceiling downstand		Green
WE1.2	P1200997	Plaster crack	Lounge/ bar area	Vertical	1	300	Plaster crack to wall		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientat ion	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WE1.2	P1200998	Plaster crack	Lounge/ bar area	Diagonal	1	500	Diagonal crack to ceiling downstand		Green
WE1.3	P1210 032-040	n/a	Corridor	n/a	n/a	n/a	General photos		n/a
WE1.3	P1210 041-042	Ceiling collapse	Corridor	n/a	n/a	n/a	Large number of collapsed false ceiling tiles		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientat ion	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WE1.3	P1210 043-044	Collapsed ceiling plaster	Corridor	n/a	n/a	n/a	Collapsed plaster from ceiling (above false ceiling)		Green
WE1.3	P1210 045-046	Collapsed ceiling plaster	Corridor	n/a	n/a	n/a	Collapsed plaster from ceiling (above false ceiling)		Green
WE1.3	P1210 047-050	Collapsed ceiling plaster	Corridor	n/a	n/a	n/a	Collapsed ceiling plaster to ceiling downstand		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientat ion	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WE1.3	P1210 051-052	Dampness/water ingress	Corridor	n/a	n/a	n/a	Sound of dripping water audible from room to right of window.		Amber
WE1.3	P12100053	Plaster crack	Corridor	Diagonal	1	500	Crack to downstand beam		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientat ion		Crack Length (mm)	Comments	Photo	Severity Category
WE1.4	P1200 921-927	n/a	Corridor	n/a	n/a	n/a	General photos		n/a



Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientat ion	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WE1.4	P1200928	Dampness/water ingress	Corridor	n/a	n/a	n/a	Peeling wallpaper to ceiling. Possible indication of damp		Green
WE1.4	P1200 929-930	Plaster crack	Corridor	Horizonta I	1	1000	Cracking to window downstand		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientat ion	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WE1.4	P1200931	Crack	Corridor	n/a	n/a	n/a	Crack to timber skirting		Green
WE1.4	P1200 932-933	Dampness/water ingress	Corridor	n/a	n/a	n/a	Mould/damp to floor		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientat ion	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WE1.4	P1200934	Dampness/water ingress	Corridor	n/a	n/a	n/a	Peeling wallpaper to arch. Possible indication of damp		Green
WE1.4	P1200 935-937	Plaster crack	Corridor	Varies	1	200-1000	Cracks to arch		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientat ion	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WE1.5	P1200 950-958		Corridor	n/a	n/a	n/a	General photos		n/a
WE1.5	P1200959	Collapsed ceiling plaster	Corridor	n/a	n/a	n/a	Plaster collapse to ceiling downstand		Red
WE1.5	P1200 960-962	Dampness/water ingress	Corridor	n/a	n/a	n/a	-		Red

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientat ion	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WE1.5	P1200963	Dampness/water ingress	Corridor	n/a	n/a	n/a	Mould/damp to floor		Red
WE1.5	P1200 964-968	Collapsed ceiling plaster, dampness/ water ingress	Corridor	n/a	n/a	n/a	Partial collapse of ceiling plaster and associated evidence of water ingress		Red

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientat ion	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WE1.5	P1200969	Dampness/ water ingress	Corridor	n/a	n/a	n/a	-		Amber
WE1.5	P1200 970-971	Plaster crack	Corridor	Vertical	1	200-300	Various cracks to downstand beam		Amber
WE1.5	P1200 972-974	Collapsed ceiling plaster	Corridor	n/a	n/a	n/a	Large section of collapsed ceiling plaster 3x2m. Timber joists above exposed		Red

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientat ion	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WE1.5	P1200975	Plaster crack	Corridor		2	300	Cracks to plaster around collapsed ceiling		Amber
WE1.5	P1200 976-977	Dampness/water ingress	Corridor	n/a	n/a	n/a	-		Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientat ion	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WE1.5	P1200 978-979	Dampness/water ingress	Corridor	n/a	n/a	n/a	Peeling wallpaper to ceiling. Possible indication of damp		Amber
WE1.6	P1200999- P1210007	n/a	Lounge / bar area	n/a	n/a	n/a	General photos		n/a

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientat ion	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WE1.6	P1210008	Dampness/water ingress	Lounge / bar area	n/a	n/a	n/a			Green
WE1.6	P1210 009-012	Plaster crack	Lounge / bar area	n/a	1	500	Plaster cracks to downstand beam		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientat ion	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WE1.6	P1210013	Dampness/water ingress	Lounge / bar area	n/a	n/a	n/a			Green
WE1.6	P1210014	Plaster crack	Lounge / bar area	n/a	2	400			Green
WE1.6	P1210015	Plaster crack	Lounge / bar area	n/a	1	300	Plaster crack to arch feature		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientat ion	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WE1.6	P1210016	Plaster crack	Lounge / bar area	n/a	1	300			Green
WE1.7	P1210 017-024	n/a	Stairwell	n/a	n/a	n/a	General photos		n/a
WE1.7	P1210 025-026	Plaster crack	Stairwell	Horizonta I	2	5000			Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientat ion	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WE1.7	P1210027	Crack	Stairwell	Horizonta I	1	300	Crack to timber		Green
WE1.7	P1210028	Plaster crack	Stairwell	Horizonta I	1	50	Crack to feature arch		Green
WE1.7	P1210 029-030	Plaster crack	Stairwell	Vertical	1	1200			Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientat ion	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WE1.7	P1210031	Plaster crack	Stairwell		1	100	Crack to feature arch		Green

Source: MM (Surveyed on 27/02/2019-05/03/2019, Surveyed from Option 2 Scaffold via window openings)

Notes: Severity Category: GREEN denotes Minor Defect, AMBER denotes Major Defect, RED denotes Severe Defect.

Refer to Fig A16 for location of defects/observation.

## C.11 Internal Surveys Floor Openings at South Block – West Elevation, Level 1-3

#### Table 11: Internal Surveys Floor Openings at South Block – West Elevation, Level 1-3 Defects and Observations

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WW1.1	P1020 250-262	Other	Dry goods store	n/a	n/a	n/a	Joist timbers in satisfactory condition		Green
WW1.2	n/a	n/a	Lounge (1st floor level)	n/a	n/a	n/a	Not inspected due to window opening inaccessible	-	n/a
WW1.3	n/a	n/a	Office (1st floor level)	n/a	n/a	n/a	Not inspected due to window opening inaccessible	-	n/a

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WW2.2	P1020 237-246	n/a	Bedroom 207	n/a	n/a	n/a	General photos		n/a
WW2.2	P1020 243	Evidence of water ingress	Bedroom 207	n/a	n/a	n/a	Joists ends connection to wall. Evidence of water ingress. No timber degradation noted		Green

102

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WW2.4	P1020 224-234	n/a	Bedroom 211	n/a	n/a	n/a	General photos		n/a
WW2.4	P1020 231-236	Evidence of water ingress	Bedroom 211	n/a	n/a	n/a	Joists ends connection to wall. Evidence of water ingress. Minimal section loss noted		Green

103

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WW2.6	P1020 214-222	Other	Bedroom 217	n/a	n/a	n/a	Joist timbers in satisfactory condition		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WW3.2	P1010 828-840	n/a	Bedroom 319	n/a	n/a	n/a	General photos		n/a
WW3.2	P1010 841	Degraded timber/loss of section	Bedroom 319	n/a	n/a	n/a	Evidence of water ingress and section loss to timber at connection to wall. Approx. 300mm length and up to 80mm section loss from top of section. Joist notched to allow pipe run through joist.		Amber
WW3.2	P1010 840	Other	Bedroom 319	n/a	n/a	n/a	Evidence of sandstone crumbling behind timber facing panel at window		Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WW3.7	P1010 819-825	n/a	Bedroom 309	n/a	n/a	n/a	General photos		n/a
WW3.7	P1010 827	Degraded timber/loss of section	Bedroom 309	n/a	n/a	n/a	Evidence of water ingress and section loss to timber at connection to wall. Approx. 300mm length and up to 50mm section loss from top of section. Joist notched to allow pipe run through joist.		Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WW3.7	P1010 823	Other	Bedroom 309	n/a	n/a	n/a	Evidence of sandstone crumbling behind timber facing panel at window		Amber
WW3.10	P1010 812-816	n/a	Bedroom 305	n/a	n/a	n/a	General photos		n/a

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WW3.10	P1010 817	Degraded timber/loss of section	Bedroom 305	n/a	n/a	n/a	Section loss to timber at connection point with wall. Approx. 300mm length and up to 50mm section loss from top of section		Amber
WW3.10	P1010 818	Other	Bedroom 305	n/a	n/a	n/a	Evidence of sandstone crumbling behind timber facing panel at window		Amber

Source: MM (Surveyed on 02/04/2019, 03/04/2019. Surveyed via window openings from Option 2 scaffold)

Notes: Severity Category: GREEN denotes Minor Defect, AMBER denotes Major Defect, RED denotes Severe Defect.

Refer to Fig A17 for location of defects/observation.

## C.12 Internal Surveys Floor Openings at South Block – East Elevation, Level 1-3

### Table 12: Internal Surveys Floor Openings at South Block – East Elevation, Level 1-3 Defects and Observations

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WE1.1	P1020 675-680	n/a	Conferenc e room	n/a	n/a	n/a	General photos		n/a

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WE1.1	P1020 676	Other	Conference room	n/a	n/a	n/a	Timbers generally in good condition. Joists run North-South (parallel with wall) some signs of water ingress to joist ends. Minimal section loss. Timbers generally in good condition		Green
WE1.2	P1020 699-703	Other	Lounge / Bar area	n/a	n/a	n/a	General room photos. Timbers generally in good condition. Timbers notched to approx. half depth of joist		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WE1.3	P1020 681	Other	Corridor	n/a	n/a	n/a	General room photos. Timbers generally in good condition. Joists running north-south supported on intermediate blockwork wall. No section loss		Green
WE2.1	P1020 647-653	Other	Bedroom 204	n/a	n/a	n/a	general room photos. Timbers in good condition. Notched at ends. No signs of degradation		Green
WE2.5	P1020 654-662	Other	Bedroom 210	n/a	n/a	n/a	General room photos. Timbers in good condition. Evidence of water ingress at connection to wall. Minimal section loss to timber.		Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WE2.9	P1020 663-674	Other	Bedroom 216	n/a	n/a	n/a	General room photos. Timbers generally in good condition. Signs of water ingress at connection to wall. Minimal section loss to timber		Amber
WE3.2	773-776	n/a	Bedroom 322	n/a	n/a	n/a	General photos		n/a
WE3.2	777-780	Other	Bedroom 322	n/a	n/a	n/a	Joist section loss at connection point with perimeter wall, approx. 30-40mm section loss from top surface. Evidence of rot		Red

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WE3.2	781-782	Other	Bedroom 322	n/a	n/a	n/a	Ceiling collapse. Refer to previous room survey		n/a
WE3.8	P1010801-	n/a	Bedroom	n/a	n/a	n/a	General photos		n/a
	806		312						
WE3.8	P1010807	Other	Bedroom 312	n/a	n/a	n/a	Degradation of timber joists at connection to wall. Approx. 30mm section loss from top of section. 60-75mm length		Red

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WE3.11	P1010808- 8011	Other	Bedroom 306	n/a	n/a	n/a	General photos		n/a
WE3.11	P10108010	Other	Bedroom 306	n/a	n/a	n/a	Mild degradation to joists at wall. Minor section loss. Timbers generally in good condition.		Amber

Source: MM (Surveyed on 02/04/2019, 03/04/2019, 12/04/2019. Surveyed via window openings from Option 2 scaffold)

Notes: Severity Category: GREEN denotes Minor Defect, AMBER denotes Major Defect, RED denotes Severe Defect.

Refer to Fig A17 for location of defects/observation.

## C.13 Internal Surveys at North Block from MEWP, West Elevation, Level 1-3

# Table 13: Internal Surveys at North Block from MEWP, West Elevation, Level 1-3 Defects and Observations

CP1 P1020290-291 n/a Carrick n/a n/a n/a No defects noted Room adj. Bedroom 103	n/a n/a

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
CP2	P1020300-303	Other	Carrick Room adj. Bedroom 103	n/a	n/a	n/a	Mullion moved position away from frame (external defect)		Red
CP2	P1020295-296	Spalled/ damaged sandstone	Carrick Room adj. Bedroom 103	n/a	n/a	n/a	Large piece of sandstone spalled from sill (external defect)		Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
CP3	P1020313-314	n/a	Carrick Room adj. Bedroom 103	n/a	n/a	n/a	No defects noted		n/a
CP4	P1020286	n/a	Lounge adj. Bedroom 201	n/a	n/a	n/a	Curtains drawn, interior not visible. No defects noted		n/a
CP5	P1020282-283	n/a	Lounge adj. Bedroom 201	n/a	n/a	n/a	No defects noted		n/a

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
CP6	P1020312	n/a	Bedroom 201	n/a	n/a	n/a	No defects noted		n/a
CP7	P1020273-275	n/a	Stairs adj. Bedroom 301	n/a	n/a	n/a	No defects noted		n/a

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
CP8	P1020276-281	n/a	Bedroom 301	n/a	n/a	n/a	No defects noted		n/a n/a
CP9	P1020310-311	Other	Lounge adj. Bedroom 301	n/a	n/a	n/a	Evidence of limited ceiling collapse		Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
CP10	n/a	n/a	n/a	n/a	n/a	n/a	Reference not used	n/a	n/a
CP11	n/a	n/a	n/a	n/a	n/a	n/a	Reference not used	n/a	n/a
CP12	P1020320-329	No internal defects noted, Other	Bedroom 233	n/a	n/a	n/a	No internal defects noted. Separation of outer blockwork and mullion (external defect)		Red

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
CP13	P1020330-340	n/a	Bedroom 235	n/a	n/a	n/a	No internal defects noted		n/a
CP14	P1020341-350	n/a	Bedroom 237	n/a	n/a	n/a	No internal defects noted		n/a

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
CP15	P1020394-409	Other	Bedroom 241	n/a	n/a	n/a	No internal defects noted. Mullion separating from surrounding frame (external defect)		n/a Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
CP16	P1020410-417	Other	Bedroom 243	n/a	n/a	n/a	No internal defects noted. Crack in lintel (external defect)		n/a Green
CP17	P1020377-393	Other	Bedroom 105	n/a	n/a	n/a	No internal defects noted. Separation of frame from blockwork to LHS of window (external defect)		n/a

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
									Green
CP18	P1020366-376	Other	Bedroom 107	n/a	n/a	n/a	No internal defects noted. Cracking/gap to lintel to RHS of window (external defect)		n/a
									Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
CP19	P1020351-365	n/a	Bedroom 109	n/a	n/a	n/a	No internal defects noted		n/a n/a
CP20	P1020427-438	Other	Bedroom 115	n/a	n/a	n/a	No internal defects noted. Mullion separation to RHS of window (external defect)		n/a

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
									Green
CP21	P1020418-426	Other	Bedroom 117	n/a	n/a	n/a	No internal defects noted. Separation of lintel from frame (external defect)		n/a Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
CP22	P1020448-462	Other	Bedroom 347	n/a	n/a	n/a	No internal defects noted. Separation of mullion from frame (external defect)		n/a Green
CP23	P1020266-270	Spalled/ damaged sandstone	Stairs adj. Bedroom 301	n/a	n/a	n/a	No internal defects noted. Cracked/broken off sandstone to window arch and below ledge feature (external defects)		Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category

Source: MM (Surveyed on 05/04/2019, Surveyed via window openings from MEWP)

Notes: Severity Category: GREEN denotes Minor Defect, AMBER denotes Major Defect, RED denotes Severe Defect.

Refer to Fig A18 for location of defects/observation.

# C.14 Internal Surveys Floor Openings at North Block, Level 1-3 and at South Block, Ground Level

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
FO01	P1020 716-727,	Ceiling bulkhead removed,	South Block, Ground	n/a	n/a	n/a	Looking into the Kintyre Suite, room generally ok.		n/a
	742-750	Mould	level, Kintyre Suite				Ceiling removed within bulkhead, support timbers exposed (742, 743), cannot see joists.		
							Ceiling where not removed appears ok. Walls also ok, painted paper on plaster.		
							Some areas of plaster have black mould (749, 750)	ALLAN SAND	
							Carpet in centre lifted, levelling screed on timber battens.		
							The floorboards span onto timber joists. joists sit onto hard floor – possibly concrete. Not just sound deadening material.		Amber
							Floor opened up at window, joists looked dry, sample taken (746, 747).		

### Table 14: Internal Surveys Floor Openings at North Block, Level 1-3 and at South Block, Ground Level Defects and Observations

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
									Green n/a

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
F002	P1020 731-741	Dampness/water ingress, Other	South block, Ground level, Reception area	n/a	n/a	n/a	Reception area in very good state. Ceiling all intact. Walls also intact – one area of damp (732, 734) Carpet still down on most floor area. Floor opened up, timber boards in good condition. Boards on timber joists on hard floor – possibly concrete (735-739).		n/a
									Green
									n/a

131

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
FO03	P1020 463-485	Dampness/ water ingress, Degradation to timbers, Plaster crack, Stain, Other	North block, Staircase (2 <sup>nd</sup> floor)	n/a	n/a	n/a	General condition of area is fair. Signs of water ingress and cracking to plaster. Floor timbers appear in fair condition. Minor signs of damp/water ingress and degradation to joist timbers. Minimal section loss (463-471) Crack to ceiling plaster (472) Crack to ceiling plaster (473) damp stain to wall (474) ceiling collapse to corridor (475- 478) Damp staining to wall. Evidence of water ingress (479-482) damp staining to internal wall above window (483) minor signs of degradation to joist timbers. Minimal section loss (484, 485)	<image/>	Amber Red

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
F004	P1020494- 510	Timber degradation, Crack to masonry, Other	North block, Corridor (1 <sup>st</sup> floor)	n/a	n/a	n/a	Joist timbers in good condition. Beam ends supported on soleplate on wall. Minimal section loss to timbers (494-500) Suspended ceiling tile collapse. Possibly taken down by thieves. Evidence of copper pipes removed (499) Crack to masonry at ceiling arch above false ceiling (509, 5110)		Amber
									Amber



Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
FO05	P1020517- 525	Timber degradation	North block, Bedroom 339	n/a	n/a	n/a	General condition is good. Timber joists built into sandstone walls (approx. 200mm bearing). Timbers generally in good condition. Section over walls show minor sign of degradation. Section loss to top of timbers (approx. 30-50mm) noted.		Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
FO06	P1020532- 544	Timber degradation	North block, Bedroom 239	n/a	n/a	n/a	General condition is good. Timber joists built into sandstone walls (approx. 200mm bearing). Timbers generally in good condition. Section over walls show minor sign of degradation. Section loss to top of timbers (approx. 30-50mm) noted (532-544). Section loss to top of timber floor joists, top 30-50mm (523).		Amber
									Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
F007	P1020 548-555	Evidence of water ingress, Collapsed ceiling tiles	North block, Bedroom 111	n/a	n/a	n/a	General condition is fair. Evidence of water ingress to ceiling. Collapsed tiles and signs of water damage. Floor joists run North- South (parallel to wall), timber joists in good condition (548-554). Signs of water ingress to ceiling. Isolated area of collapsed tiles (551). Evidence of water ingress at cornice level (555).		Amber
									Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
FO08	P1020 555- 568	Timber degradation, Evidence of water ingress, Damp staining, Collapsed ceiling tiles	North block, Bedroom 331 / office	n/a	n/a	n/a	General condition is fair/ Timber joists built into sandstone walls (approx. 200mm bearing). Timbers generally in good condition. Section over walls show minor sign of degradation. Minimal section loss to timber noted (556-568). Minor signs of water ingress and related degradation to timber floor joists (558). Damp staining to ceiling tiles (564). Collapsed/removed ceiling tiles (567).	<image/>	Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
FO09	P1020 569-577	Other	North block, Bedroom 231	n/a	n/a	n/a	General condition is good. Timber joists built into sandstone walls with cantilever end (approx. 150mm). Timbers generally in good condition. No signs of degradation. Room in good condition (569-574). External defect. Mullion displaced. Evidence of movement away from frame (575-577).		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
FO10	P1020 577-591	Other	North block, Bedroom 103 / office	n/a	n/a	n/a	General condition is good. Timber joists built into sandstone walls. Timbers generally in good condition.	<image/>	Green

Source: MM (North block surveyed on 09/04/2019-10/04/2019 from scaffold towers via window openings. South block surveyed on 16/04/2019 from ground level via window openings)

Notes: Severity Category: GREEN denotes Minor Defect, AMBER denotes Major Defect, RED denotes Severe Defect. Refer to Fig A19 and A20 for location of defects/observation.

## C.15 Internal Surveys of South Block Roof Spaces

#### Defect Photo Defect Defect Crack Severity Crack Crack Comments **Photo** ID Description Width Length Category Source Location Orienta tion (mm) (mm) RS1 P1020004-Other Timbers generally in fair South block n/a n/a n/a Amber condition. Evidence of rot 024 roof space to vertical rafters. Horizontal timbers generally in fair/good condition. Some minor mortar loss to masonry walls Amber

### Table 15: Internal Survey South Block Roof Spaces Defects and Observations

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orienta tion	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
RS2	P1020049- 051, 062, 067, 079	Other	South block roof space	n/a	n/a	n/a	Timbers generally in good condition. Masonry in good condition. Minimal mortar loss. Openings noted in chimney support brickwork with no lintel.		Amber Red
RS3	P1020049- 051, 062, 067, 079	Other	South block roof space	n/a	n/a	n/a	Timbers generally in good condition. Masonry in good condition. Minimal mortar loss. Openings noted in chimney support brickwork with no lintel.		Amber Red
RS4	P1020049- 051, 062, 067, 079	Other	South block roof space	n/a	n/a	n/a	Timbers generally in good condition. Masonry in good condition. Minimal mortar loss. Openings noted in chimney support brickwork with no lintel.		Amber Red

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orienta tion	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
RS5	P1020049- 051, 062, 067, 079	Other	South block roof space	n/a	n/a	n/a	Timbers generally in good condition. Masonry in good condition. Minimal mortar loss. Openings noted in chimney support brickwork with no lintel.		Amber Red
RS6-RS7	P1020029 - 051	Other	South block roof space	n/a	n/a	n/a	Timbers generally in good condition. Masonry in good condition. Minimal mortar loss. Openings noted in chimney support brickwork with no lintel. Existing water tank and pipes cut (thieves) with water actively running from pipe through building.		Amber Red
RS8	P1020029 - 051	Other	South block roof space	n/a	n/a	n/a	Timbers generally in good condition. Masonry in good condition. Minimal mortar loss. Openings noted in chimney support brickwork with no lintel. Existing water tank and pipes cut (thieves) with water actively running from pipe through building.		Amber Red

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orienta tion	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
RF1 (West)	P1010842- 864	Evidence of water ingress, Metal corrosion, Damage to mortal Other	roof	n/a	n/a	n/a	Evidence of water ingress to rafter ends (857) Evidence of vermin (858) Corrosion to support beams for lift gear. Minimal section loss (859-862) Minor mortar loss to masonry wall (863-864)		Amber
RF2 (West)	P1010873- 874	Staining to timber, Other	South block roof	n/a	n/a	n/a	White staining to roof timbers (873) Local collapse to lathe and plaster ceiling (874)		Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orienta tion	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
RF3 (West)	P1010882- 883	Staining to timber, Other	South block roof	n/a	n/a	n/a	White staining to roof timbers (882) Canisters sitting above ceiling. Risk of ceiling collapse or injury during demolition operations (883)		Amber
TH1 (West)	n/a	n/a	South block roof	n/a	n/a	n/a	Inspection of TH1 was abandoned due to poor access and visibility. Refer to RS1.	n/a	n/a
RF1 (East)	P1010775	Degraded timber/loss of section, Staining to timber, Other	South block roof	n/a	n/a	n/a	Section loss to timber at rafter ends. Section loss to eaves beam (up to 50- 60%) (788-790) White staining to timber members. Possible indication of rot (795-796) Timber section loss to ties at edge of the rafter (797) Corroded nails and fixings (798) Minor mortar loss to chimney stack masonry (775-756)		Red

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orienta tion	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
RF2 (East)	P1010777- 800	Degraded timber/loss of section, Staining to timber, Other	South block roof	n/a	n/a	n/a	Section loss to joists. Loss of support (789) Section loss to vertical posts between eaves and joists below (790-793) White staining to timber generally (794-795) Section loss to rafter ends (796-797) Corroded nails and fixings (798) Section loss to eaves beams support (799) White staining to timber members internally at roof (800)		Red
RF3 (East)	P1010193- 205	Degraded timber/loss of section, Other	South block roof	n/a	n/a	n/a	Section loss (approx. 30%) to bottom of timber member (202) Section loss to eaves beam. Approx. 80mm loss from top of member (203- 204) Ceiling collapsed internally. Approx. 0.5m2 (205)		Red
TH1 (East)	n/a	n/a	South block roof	n/a	n/a	n/a	Inspection of TH1 was abandoned due to poor access and visibility. Refer to RS1.	n/a	n/a
TH2 (East)	n/a	Other	South block roof	n/a	n/a	n/a	No obvious defects observed from TH2, partly due to poor visibility. Refer to RS7.	n/a	n/a

Source: MM (Surveyed on 02-11/04/2019, Survey carried out by Zenith and recorded by Mott MacDonald)

Notes: Severity Category: GREEN denotes Minor Defect, AMBER denotes Major Defect, RED denotes Severe Defect. Refer to Fig A21 for location of defects/observation.

# C.16 Internal Surveys at South Block, Basement Level

### Table 16: Internal Surveys at South Block, Basement Level Defects and Observations

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
1	P1020909- 0921, 0958- 0972,0976- 0979	n/a	Boilerhouse	n/a	n/a	n/a	General images. Masonry/stonework walls (painted) concrete slab. Concrete ceiling slab. In- situ concrete arch ceiling supported on secondary and primary metal beams supported on masonry walls. 0909-0921 (general photos) 0958-0964 (ceiling arch) 0965-0972 (stone wall) 0976-0979 (ceiling, comparison between arches, rough finish, smooth finish)		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
1.1	P1020922- 0927	Water ingress	Boilerhouse - ceiling	n/a	n/a	n/a	Water ingress through ceiling. Location of room below leaking tank in roof (likely source of water) water ingress through joints and various spalled/damaged concrete.		Amber
1.2	P1020928- 0935	Water ingress	Boilerhouse - floor	n/a	n/a	n/a	Standing water on basement floor. Likely source from leaking tank in roof. Floor submerged therefore defects at floor level not visible		Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
									Amber
1.3	P1020912	Mortar loss to masonry	Boilerhouse - ceiling wall	n/a	n/a	n/a	Mortar loss from stonework.		Green
1.44	P1020937	Metal corrosion	Boilerhouse - ceiling	n/a	n/a	n/a	Mild corrosion to main supporting beam (beam supports secondary metal beams and concrete arch) minimal section loss	CELEVICE DE LA COMPACTICACIÓN	Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
1.5	P1020940	Metal corrosion	Boilerhouse - ceiling	n/a	n/a	n/a	Mild corrosion to secondary supporting beams. Minimal section loss		Green
1.6	P1020941	Missing concrete	Boilerhouse - ceiling	n/a	n/a	n/a	Missing concrete/holes in ceiling. Size varies. 8 no. Locations		Amber
									Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
1.7	P1020942	Spalled concrete	Boilerhouse - ceiling	n/a	n/a	n/a	Spalling concrete from arched concrete ceiling.		Amber
1.8	P1020954- 957	Honeycombing to concrete	Boilerhouse - ceiling	n/a	n/a	n/a	Honeycombing, gaps to concrete where concrete arch meets metal beam. Construction of arch appears to be in-situ concrete cast between web of metal beam		Green
1.9	P1020973- 975	Crumbling/recess ed masonry wall	Boilerhouse - ceiling	n/a	n/a	n/a	Crumbling/recessed masonry at junction between wall and concrete arch. 6no. Locations		Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
1.10	P1020925, 927	Poor quality concrete	Boilerhouse - ceiling	n/a	n/a	n/a	Poor quality concrete to arches. Aggregate and honeycombing evident. No sign of reinforcement at locations where concrete has collapsed		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
2	P1020982- 989	n/a	Oil Tank	n/a	n/a	n/a	General images – masonry walls. Concrete slab. In-situ concrete arch ceiling supported on secondary and primary metal beams supported on masonry walls. 0982- 0989 (general photos)		n/a
									n/a
									n/a

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
2.1	P1020991- 995	Spalled concrete	Oil Tank - ceiling	n/a	n/a	n/a	Spalled concrete to arched roof. 6No. Locations. Approx. 100mm2 each		Green
2.2	P1030016	Metal corrosion	Oil Tank - ceiling	n/a	n/a	n/a	Loose/corroded metal plate to underside of concrete arch. Possible formwork for concrete pour		Amber

153

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
2.3	P1030008	Metal corrosion	Oil Tank - ceiling	n/a	n/a	n/a	Mild corrosion to metal support beam. Minimal section loss		Green
2.4	P1020985	Poor quality masonry	Oil Tank - walls	n/a	n/a	n/a	Poor quality masonry work to internal walls. Large masonry joints. Loss of mortar.		Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
3	P1030024- 033	n/a	Battery Room	n/a	n/a	n/a	General images		n/a
									n/a
									n/a Ba

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
3.1	P1030034- 052	Spalled/missing concrete	Battery Room - ceiling	n/a	n/a	n/a	Spalled/missing concrete to arched roof. 12No. Locations. Approx. 100mm2 each		Green
3.2	P1030056- 058	Missing/dislodged concrete	Battery Room - ceiling	n/a	n/a	n/a	Missing/dislodged concrete to arched ceiling		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
									Green
3.3	P1030059- 060	Gap in concrete at beam	Battery Room - ceiling	n/a	n/a	n/a	Missing concrete around beam at connection with concrete arch		Green
3.4	P1030061- 063	Spalled concrete	Battery Room - ceiling	n/a	n/a	n/a	Spalled concrete patch. No evidence of rebar in concrete		Green

157

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
3.5	P1030064- 065	Spalled concrete	Battery Room - ceiling	n/a	n/a	n/a	Spalled concrete patch. No evidence of rebar in concrete		Green
3.6	P1030066- 073	Concrete embedment	Battery Room - ceiling	n/a	n/a	n/a	Wooden wedges embedded in concrete arch. Appears to be left over from construction of arches.		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
3.7	P1030073	Metal corrosion	Battery Room - ceiling	n/a	n/a	n/a	Mild corrosion to metal beam. Minimal section loss		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
4	P1030079- 083	n/a	Store 1	n/a	n/a	n/a	General images		n/a n/a
4.1	P1030084	Metal corrosion	Store 1 - ceiling	n/a	n/a	n/a	Moderate corrosion to metal beam. Minimal section loss. Surrounding concrete breaking away from beam.		Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
4.2	P1030086- 087	Metal corrosion	Store 1 - ceiling	n/a	n/a	n/a	Mild corrosion to metal beam at connection to wall		Green
4.3	P1030088- 089 (MP4 file)	Concrete repair	Store 1 - ceiling	n/a	n/a	n/a	Missing concrete patch to ceiling		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
5	P1030153- 163	n/a	Store 2	n/a	n/a	n/a	General images		n/a n/a
5.1	P1030164- 165	Void in wall	Store 2 – wall	n/a	n/a	n/a	Hole knocked through wall to allow service penetrations. No lintel or support from framing noted		Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
5.2	P1030166- 169	Void in wall	Store 2 – wall	n/a	n/a	n/a	Hole knocked through wall to allow service penetrations. No lintel or support from framing noted		Amber
5.3	P1030170- 171	Staining	Store 2 – wall	n/a	n/a	n/a	Staining to wall. Indicative of damp		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
5.4	P1030172- 173	Void in wall	Store 2 – wall	n/a	n/a	n/a	Hole knocked through wall to allow service penetrations. No lintel or support from framing noted		Amber
5.5	P1030174- 175	Staining	Store 2 – wall	n/a	n/a	n/a	Staining to wall. Indicative of damp		Green
5.6	P1030176- 177	Concrete loss	Store 2 – ceiling	n/a	n/a	n/a	Evidence of spalled/missing concrete. Historic concrete repair noted		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
5.7	P1030178- 181	Spalled concrete	Store 2 – ceiling	n/a	n/a	n/a	Cracks to concrete. Possible indication of early stages of spalling		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
6	P1030128- 137	n/a	Store 3	n/a	n/a	n/a	General images		n/a n/a
6.1	P1030138	Staining	Store 3 - wall	n/a	n/a	n/a	Staining to wall. Indicative of damp		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
6.2	P1030139- 140	Staining	Store 3 - wall	n/a	n/a	n/a	Staining to wall. Indicative of damp		Green
6.3	P1030143- 144	Metal corrosion	Store 3 - wall	n/a	n/a	n/a	Minor corrosion to metal beam end at connection to wall. Minimal section loss		Green
6.4	P1030145- 146	Metal corrosion	Store 3 - ceiling	n/a	n/a	n/a	Minor corrosion to metal beam. Minimal section loss		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
6.5	P1030147- 148	Spalled/missing concrete	Store 3 - ceiling	n/a	n/a	n/a	Spalled/missing concrete from ceiling		Green
6.6	P1030151- 152	Hole in wall	Store 3 - wall	n/a	n/a	n/a	Void/hole in wall at corner		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
7	P1030234- 244	n/a	Corridor 1	n/a	n/a	n/a	General images		n/a
									n/a
7.1	P1030245- 250	Damp staining	Corridor 1 - walls	n/a	n/a	n/a	Damp staining to plasterboard walls		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
									Green
7.2	P1030251- 254	Collapsed ceiling	Corridor 1 - ceiling	n/a	n/a	n/a	Plasterboard suspended ceiling collapsed. Approx. 2m x 10m.		Amber
7.3	P1030255- 256	Plasterboard damage	Corridor 1 - walls	n/a	n/a	n/a	Hole in plasterboard wall. Approx. 300mm x 300mm		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
7.4	P1030257- 259	Concrete damage	Corridor 1 - ceiling	n/a	n/a	n/a	Concrete/render collapse from ceiling		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
8	P1030206- 215	n/a	Hall 1	n/a	n/a	n/a	General images		n/a n/a
8.1	P1030216- 219	Plaster crack	Hall 1 - ceiling	Horizontal	>1	3000	Crack to plaster ceiling		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
8.2	P1030220- 227	Damp staining	Hall 1 - walls	n/a	n/a	n/a	Damp staining to walls. Wallpaper peeling. Indicative of water ingress		Green
8.3	P1030228- 230	Metal corrosion	Hall 1 - ceiling	n/a	n/a	n/a	Mild corrosion to metal support beam. Minimal section loss		Green
8.4	P1030231- 233	Damp staining	Hall 1 - walls	n/a	n/a	n/a	Damp staining to walls around staircase		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
9	P1030182- 188	n/a	Lift Motor Room	n/a	n/a	n/a	General images		n/a n/a
9.1	P1030189- 190	Metal corrosion	Lift Motor Room - ceiling	n/a	n/a	n/a	Mild corrosion to metal support beam. Minimal section loss		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
9.2	P1030191- 196	Concrete/render failure	Lift Motor Room - ceiling	n/a	n/a	n/a	Concrete/render collapse from ceiling		Green
9.3	P1030197- 200	Spalled concrete	Lift Motor Room - ceiling	n/a	n/a	n/a	Spalled/damaged concrete to ceiling		Green
9.4	P1030201- 205	Metal corrosion	Lift Motor Room - ceiling	n/a	n/a	n/a	Corrosion to lift support steelwork		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
10	P1030304- 321	n/a	Corridor 2	n/a	n/a	n/a	General images		n/a n/a
10.1	P1030322- 332	Damp staining	Corridor 2 - walls	n/a	n/a	n/a	Damp staining to walls throughout corridor		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
10.2	P1030333- 338	Cracked render	Corridor 2 - walls	n/a	n/a	n/a	Cracking to render over stone walls		Green
10.3	P1030339- 344	Metal corrosion	Corridor 2 - ceiling	n/a	n/a	n/a	Mild corrosion to steelwork and pipework in corridor		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
11	P1030261- 264	n/a	Service Corridor	n/a	n/a	n/a	General images		n/a n/a
11.1	P1030265- 266	Metal corrosion	Service Corridor - wall	n/a	n/a	n/a	Damp staining to stonework, mild corrosion to steelwork		Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
11.2	P1030267- 268	Spalled concrete	Service Corridor - ceiling	n/a	n/a	n/a	Spalled/damaged concrete to ceiling		Green
11.3	P1030269- 270	Missing/detached concrete	Service Corridor - roof/beam	n/a	n/a	n/a	Missing/detached concrete from interface between concrete arch and metal beam		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
12	P1030271- 280	n/a	Gymnasium	n/a	n/a	n/a	General images		n/a
									n/a
12.1	P1030281- 286	Plaster failure	Gymnasium - ceiling	n/a	n/a	n/a	Missing plasterboard to suspended ceiling		Amber

Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
P1030287- 293	Damp staining	Gymnasium - ceiling	n/a	n/a	n/a	Damp staining to walls, wallpaper peeling		Green
P1030294- 298	Cracked concrete	Gymnasium - ceiling	n/a	n/a	n/a	Concrete cracking around interface with metal beam		Green
P1030300	Metal corrosion	Gymnasium - ceiling	n/a	n/a	n/a	Mild corrosion to metal support beam. Minimal section loss		Green
_	293 P1030294- 298	293 P1030294- 298 Cracked concrete	293 ceiling P1030294- 298 Cracked concrete Gymnasium - ceiling P1030300 Metal corrosion Gymnasium -	P1030287- 293       Damp staining       Gymnasium - ceiling       n/a         P1030294- 298       Cracked concrete       Gymnasium - ceiling       n/a         P1030294- 298       Metal corrosion       Gymnasium - ceiling       n/a	P1030287- 293       Damp staining       Gymnasium - ceiling       n/a       n/a         P1030294- 298       Cracked concrete       Gymnasium - ceiling       n/a       n/a	P1030287- 293       Damp staining       Gymnasium - ceiling       n/a       n/a       n/a         P1030294- 298       Cracked concrete       Gymnasium - ceiling       n/a       n/a       n/a         P1030294- 298       Metal corrosion       Gymnasium - ceiling       n/a       n/a       n/a	P1030287- 293       Damp staining       Gymnasium - ceiling       n/a       n/a       n/a       Damp staining to walls, wallpaper peeling         P1030294- 298       Cracked concrete       Gymnasium - ceiling       n/a       n/a       n/a       Concrete cracking around interface with metal beam         P1030294- 298       Cracked concrete       Gymnasium - ceiling       n/a       n/a       n/a       Mid corrosion to metal support beam. Minimal	P1030287- 293       Damp staining       Gymnasium - ceiling       n/a       n/a       Damp staining to walls, wallpaper peeling         P1030294- 298       Cracked concrete       Gymnasium - ceiling       n/a       n/a       n/a       Source to concrete cracking around interface with metal beam         P1030294- 298       Cracked concrete       Gymnasium - ceiling       n/a       n/a       n/a       Ma         P1030290- 298       Metal corrosion       Gymnasium - ceiling       n/a       n/a       n/a       Mild corrosion to metal support beam. Minimal

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
13	P1030362- 368	n/a	Reception	n/a	n/a	n/a	General images		n/a n/a
13.1	P1030369- 373	Plaster failure	Reception - ceiling	n/a	n/a	n/a	Plasterboard ceiling collapse. Approx. 4m x 4m		Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
13.2	P1030374- 375	Plaster failure	Reception - ceiling	n/a	n/a	n/a	Plaster board collapse to ceiling at corner of room. Approx. 300mm x 300mm		Amber
13.3	P1030376- 379	Damp staining	Reception - ceiling	n/a	n/a	n/a	Damp staining to walls		Green
13.4	P1030380- 387	Metal corrosion	Reception - ceiling	n/a	n/a	n/a	Corrosion to metal beams in ceiling		Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
14	P1030429- 442, P1030457- 464	n/a	Changing room 1	n/a	n/a	n/a	General images		n/a n/a
14.1	P1030443- 450	Plaster failure	Changing room 1 - ceiling	n/a	n/a	n/a	Plasterboard ceiling collapsed. Approx. 3m x 6m		Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
14.2	P1030451- 452	Missing/detached concrete	Changing room 1 - ceiling	n/a	n/a	n/a	Missing/detached concrete from ceiling		Green
14.3	P1030453- 454	Missing/detached concrete	Changing room 1 - ceiling	n/a	n/a	n/a	Missing/detached concrete from ceiling		Green
14.4	P1030455- 456	Crack	Changing room 1 - ceiling	Horizontal	2-5	1000	Crack to ceiling.		Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
15	P1030465- 478, P1030465- 482	n/a	Changing room 2	n/a	n/a	n/a	General images		n/a n/a
15.1	P1030479- 482	Collapsed plasterboard ceiling	Changing room 2 - ceiling				Plasterboard ceiling collapsed. Approx. 3m x 3m		Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
15.2	P1030483- 486	Concrete failure	Changing room 2 - ceiling	n/a	n/a	n/a	Crumbling concrete at beam		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
16	P1030388- 392	n/a	Solarium	n/a	n/a	n/a	General images		n/a n/a
16.1	P1030393- 399	Coating failure	Solarium - ceiling	n/a	n/a	n/a	Roof coating below concrete ceiling delaminating		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
16.2	P1030400- 403	Plaster failure	Solarium - ceiling	n/a	n/a	n/a	Plasterboard ceiling collapsed. Approx. 3m x 3m		Amber
16.3	P1030404- 410	Damp staining	Solarium - ceiling	n/a	n/a	n/a	Damp staining to walls. Wallpaper peeling. Evidence of water ingress		Green
16.4	P1030411- 413	Metal corrosion	Solarium - ceiling	n/a	n/a	n/a	Corrosion to metal around pipes and brackets in ceiling		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
17	P1030414- 417	n/a	Store 4	n/a	n/a	n/a	General images		n/a
17.1	P1030418- 419	Plaster failure	Store 4 - ceiling	n/a	n/a	n/a	Plasterboard ceiling collapsed. Approx. 1m x 2m		Amber
17.2	P1030420- 425	Damp staining	Store 4 - walls	n/a	n/a	n/a	Damp staining to walls		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
17.3	P1030426- 428	Metal corrosion	Store 4 - ceiling	n/a	n/a	n/a	Mild corrosion to metal beam in ceiling. Beam obscured by ceiling finishes. Extent of corrosion not clear		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
18	P1030494- 499	n/a	Corridor 4	n/a	n/a	n/a	General images		n/a n/a
18.1	P1030500- 506	Metal corrosion	Corridor 4 - ceiling	n/a	n/a	n/a	Mild corrosion to metal support beam. Minimal section loss		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
18.2	P1030507- 510	Plaster failure	Corridor 4 - wall	n/a	n/a	n/a	Hole in plasterboard wall		Green
18.3	P1030511- 516	Damp staining	Corridor 4 - wall	n/a	n/a	n/a	Damp staining to walls		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
19	P1030518- 543	n/a	Corridor 3	n/a	n/a	n/a	General images		n/a
19.1	P1030544- 553	Metal corrosion	Corridor 3 - ceiling	n/a	n/a	n/a	Mild corrosion to metal support beam. Minimal section loss		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
19.2	P1030554- 560	Damp staining	Corridor 3 - wall	n/a	n/a	n/a	Damp staining to walls throughout corridor		Green
19.3	P1030561- 564	Metal corrosion	Corridor 3 - ceiling	n/a	n/a	n/a	Mild corrosion to metal support beam. Minimal section loss		Green
19.4	P1030565- 568	Standing water	Corridor 3 - floor	n/a	n/a	n/a	Standing water on floor.		Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
20	P1030569- 576	n/a	Plant Room	n/a	n/a	n/a	General images		n/a n/a
20.1	P1030577- 580	Damp staining	Plant Room - wall	n/a	n/a	n/a	Damp staining to ceiling and walls		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
20.2	P1030587- 591	Metal corrosion	Plant Room - ceiling	n/a	n/a	n/a	Mild corrosion to metal support beams. Minimal section loss		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
21	P1030595- 604	n/a	Jacuzzi	n/a	n/a	n/a	General images		n/a
21.1	P1030605- 608	Plaster failure	Jacuzzi - wall	n/a	n/a	n/a	Area of pvc missing and plaster missing behind		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
21.2	P1030609- 610	Plaster failure	Jacuzzi - ceiling	n/a	n/a	n/a	Plasterboard ceiling collapsed. Approx. 2m x 2m		Amber
21.3	P1030611- 615	Metal corrosion	Jacuzzi - ceiling	n/a	n/a	n/a	Mild corrosion to metal support beams. Minimal section loss		Green
21.4	P1030616- 618	Metal corrosion	Jacuzzi - ceiling	n/a	n/a	n/a	Mild corrosion to metal support beams. Minimal section loss		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
21.5	P1030619- 625	Timber defect	Jacuzzi - ceiling	n/a	n/a	n/a	Evidence of warping to timber floor		Amber
21.6	P1030626- 628	Metal corrosion	Jacuzzi - ceiling	n/a	n/a	n/a	Mild corrosion to metal support beams. Minimal section loss		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
22	P1030636- 643	n/a	Store 5	n/a	n/a	n/a	General images		n/a n/a
22.1	P1030644- 648	Render failure	Store 5 - ceiling	n/a	n/a	n/a	Localised render collapse		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orient ation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
22.2	P1030649- 653	Cracking to render	Store 5 - ceiling	n/a	n/a	n/a	Cracking to render on ceiling		Green
22.3	P1030654- 655	Missing/detached concrete	Store 5 - ceiling	n/a	n/a	n/a	Missing/detached concrete from ceiling		Green
22.4	P1030656- 661	Cracking to render	Store 5 - wall	n/a	n/a	n/a	Cracking to render on wall		Amber

Source: MM (Surveyed on 07-10/05/2019, Surveyed by Zenith with asbestos PPE and recorded by Mott MacDonald)

Notes: Severity Category: GREEN denotes Minor Defect, AMBER denotes Major Defect, RED denotes Severe Defect. Refer to Fig A22 for location of defects/observation.

### C.17 Internal Surveys at North Block - Ground Floor - Rail Operator Offices

#### Defect Photo Defect Defect Crack Crack Crack Severity Comments Photo ID Description Width Category Source Location Orienta Length (mm) tion (mm) P1020757 Crack to plaster 1 Entrance n/a n/a n/a Vertical plaster crack Green Wall 2 P1020784 Damp patch Corridor n/a Damp patch to ceiling Green n/a n/a tiles. Evidence of water Ceiling ingress or leak within ceiling void

#### Table 17: Internal Surveys at North Block - Ground Floor - Rail Operator Offices Defects and Observations

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orienta tion	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
3	P1020789	Damp patch	WC2 - Ceiling	n/a	n/a	n/a	Damp patch to ceiling tiles. Evidence of water ingress or leak within ceiling void		Green
4	P1020836	Spalled plaster	Office1 - Wall	n/a	n/a	n/a	Spalled plaster on vertical wall. Possibly from minor takedown works		Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orienta tion	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
5	P1020837	Crack to plaster	Office1 - Wall	n/a	n/a	n/a	Cracking to plaster on wall		Green
6	P1020842	Damaged plaster	Mess - Ceiling	n/a	n/a	n/a	Original plaster to ceiling missing/damaged. Possibly removed as part of refurbishment works. Limited view due to presence of false ceiling		Green
7	P1020850	Water staining	COSA2 - Wall	n/a	n/a	n/a	Water staining and plant growth around downpipe. Indicative of leak to downpipe		Amber

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orienta tion	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
8	P1020858	Water ingress	ER2 - Ceiling	n/a	n/a	n/a	Damp patch to ceiling tiles. Evidence of water ingress or leak within ceiling void	-	Green
9	P1020862	Water ingress	Entrance2	n/a	n/a	n/a	Damp patch to ceiling tiles. Evidence of water ingress or leak within ceiling void		Green
10	P1020867	Water ingress	Mess2 - Ceiling	n/a	n/a	n/a	Damp patch to ceiling tiles. Evidence of water ingress or leak within ceiling void	B	Green

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orienta tion	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
11	P1020885	Corrosion	Office3	n/a	n/a	n/a	Corrosion to steel angles and spalled plaster to pier behind door		Amber
12	P1020904	Water ingress	WC5	n/a	n/a	n/a	Damp patch to ceiling tiles. Evidence of water ingress or leak within ceiling void		Green

Source: MM (Surveyed on 24/04/2019, Surveyed from ground level)

Notes: Severity Category: GREEN denotes Minor Defect, AMBER denotes Major Defect, RED denotes Severe Defect. Refer to Fig A23 for location of defects/observation.

Mott MacDonald | Former Ayr Station Hotel Building Stage 2 Report - Appendix C

# **D. Excluded Survey Areas**

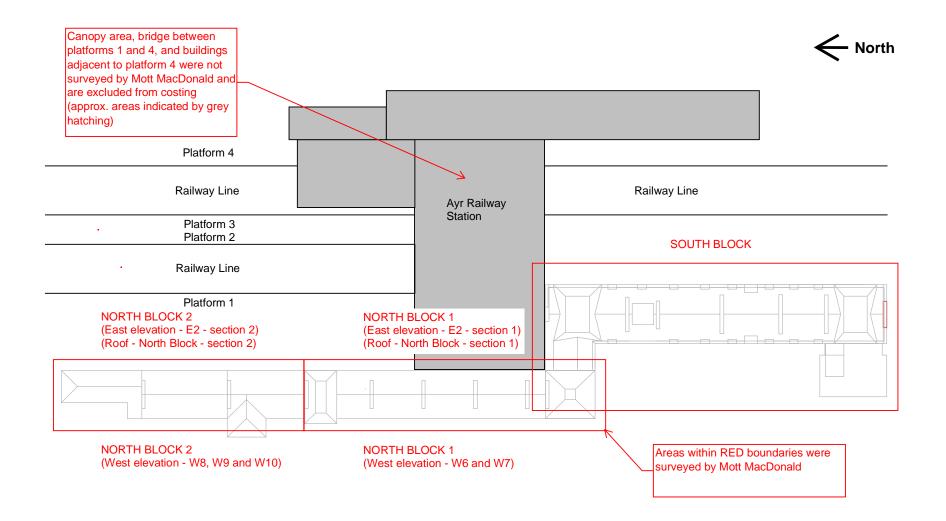


Fig D1: Block Plan of Station Hotel Building showing Areas Surveyed/Not Surveyed by Mott MacDonald

## **E.** Rectification Schedule

399316 Former Ayr Station Hotel Building Rectification Schedule Date: 1<sup>st</sup> August 2019

PART 1: External Works PART 2: Internal Works South Block PART 3: Internal Works North Block 1 PART 4: Internal Works North Block 2

### Ayr Station Hotel - External face proposed remedial measures - EXTERNAL WORKS

1.10 Facilitating works -	ITEM Number	Element	Location	Most Likely Solution	Quantity (Nr, m, m2, m3)
1.1.1 Site set up       General       Contractor site stabilisment. Note existing site enclosure presestabilished including fencing.         1.1.2 Scalfolding reconfiguration       General       Reconfiguration and partial rebuilding of the existing scalfold to allow remedial works to be undertaken will be required. NB: existing scalfold to allow remedial works to be undertaken will be required.         1.1.2 Scalfolding reconfiguration       General       Reconfiguration and partial rebuilding of the existing scalfold to allow remedial works to be undertaken will be required.         1.1.3 Proximity to live railway station/line       The building is located adjacent to an active railway line (refer site layou) which will have an impact on access and impose restrictions on the macrido of working         1.1.4 Possible off-site Storage / workshop       Restricted site storage / lay-down area. Investigate possibility of locar vacant industrial warehouse / facility to scrt, process and store reusable materials for despatch to ascept and to accept deliveries of replacement materials for despatch to site. This option would also improve continuity of works (weather considerations)         1.1.4 Possible off-site Storage / workshop       Image: Consideration of the scalifold of working         1.1.5 Temporary Works       Image: Consideration of the scalifold of working         2.0 - External Defects       Image: Consideration would also improve continuity of works	1.0 - General				
1.1.1 Site set up       General       Contractor site stabilisment. Note existing site enclosure presestabilished including fencing.         1.1.2 Scalfolding reconfiguration       General       Reconfiguration and partial rebuilding of the existing scalfold to allow remedial works to be undertaken will be required. NB: existing scalfold to allow remedial works to be undertaken will be required.         1.1.2 Scalfolding reconfiguration       General       Reconfiguration and partial rebuilding of the existing scalfold to allow remedial works to be undertaken will be required.         1.1.3 Proximity to live railway station/line       The building is located adjacent to an active railway line (refer site layou) which will have an impact on access and impose restrictions on the macrido of working         1.1.4 Possible off-site Storage / workshop       Restricted site storage / lay-down area. Investigate possibility of locar vacant industrial warehouse / facility to scrt, process and store reusable materials for despatch to ascept and to accept deliveries of replacement materials for despatch to site. This option would also improve continuity of works (weather considerations)         1.1.4 Possible off-site Storage / workshop       Image: Consideration of the scalifold of working         1.1.5 Temporary Works       Image: Consideration of the scalifold of working         2.0 - External Defects       Image: Consideration would also improve continuity of works	1.1	0 Facilitating works –			
1.1.3       Proximity to live railway station/line       The building is located adjacent to an active railway line (refer site layout) which will have an impact on access and impose restrictions on the method of working         1.1.4       Possible off-site Storage / workshop       The building is located adjacent to an active railway line (refer site layout) which will have an impact on access and impose restrictions on the method of working         1.1.4       Possible off-site Storage / workshop       Restricted site storage / lay-down area, Investigate possibility of local vacant industrial warehouse / facility to sort, process and store reusable materials for despatch to site. This point works (weather considerations)         1.1.5       Temporary Works       Image: temporary Works       Image: temporary Works         2.0 - External Defects       Image: temporary Works       Image: temporary Works       Image: temporary Works			General		
site layout) which will have an impact on access and impose restrictions on the method of working         1.1.4       Possible off-site Storage / workshop       Restricted site storage / lay-down area. Investigate possibility of local vacant industrial warehouse / facility to sort, process and store reusable materials (from inclement weather) and to accept deliveries of replacement materials for despatch to site. This option would also improve continuity of works (weather considerations)         1.1.5       Temporary Works       Image: storage / stora	1.1.2	Scaffolding reconfiguration	General	to allow remedial works to be undertaken will be required. NB: existing scaffold is in place covering the entire South block however the scaffold needs reconfigured to allow movement of material around building. Will likely include rebuilding the southern section of th escaffold and incroporating lifting	
1.1.5       Temporary Works       Image: Construction of the construction of	1.1.3	Proximity to live railway station/line		site layout) which will have an impact on access and impose	
2.0 - External Defects	1.1.4	Possible off-site Storage / workshop		of local vacant industrial warehouse / facility to sort, process and store reusable materials (from inclement weather) and to accept deliveries of replacement materials for despatch to site. This option would also improve continuity of works	
	1.1.5	Temporary Works			
	2.0 - External De	afacts			
	2.0 - External De 2.1 - Roof				

2.1.1	Roof tiles	Roof - South Block	Remove existing slate tiles from south block roof (all areas- pitched roof, mansard, towers) and set aside for reuse. Suitable slates to be reused. Defective slates to be replaced. Roof to be reroofed on a like for like basis.	- Say 40% of slates will be unsuitable for reuse and will require replacement. - say 60% of slates to be reused
2.1.2	Roof sarking	Roof - South block	Remove existing timber board sarking from roof from south block roof (all areas-pitched roof, mansard, towers) and set aside for reuse. Suitable boards to be reused for reroofing. Roof to be reroofed on a like for like basis.	- Say 40% of boards will be unsuitable for reuse and will require replacement.
2.1.3	Structural roof timbers	Roof - South block	Assess structural roof timbers for condition and suitability. Sound timbers to be left in-situ. Degraded timbers to be removed and replaced.	- Say 20% of structural roof timbers will require replacement.
2.1.4	Structural timbers mansard roof	Roof - south block	Assess structural roof timbers within mansard roof section (below pitched roof). Sound timbers to be left insitu. Degraded timbers to be replaced.	- Say 80% of mansard roof structural timbers will require replacement. Note mansard roof timbers help tie back the feature dormer projections which will need propping and temporary support during works (possibly from scaffold)
2.1.5	Cast iron roof edge features	Roof - South block	Remove existing cast iron feature edge pieces from south block roof ( cast iron feature pieces run along the edges of the building at the junction between the mansard and pitched roof areas and around the top hat sections.	- Cast iron feature pieces to be assessed for reuse. Suitable sections (say 75%) to be cleaned (chemical/blast clean?) and repainted. 25% to be replaced with new sections to match existing.

2.1.6	Structural timbers Top hat sections	Roof - south block	Assess structural roof timbers within top hat roof section (below pitched roof). Sound timbers to be left insitu. Degraded timbers to be replaced.	- Say 30% of top hat structural roof timbers require replacement.

2.1.7	Waterproofing Top hat sections	Roof - South block	Remove waterproof membrane to flat sections of top hat roof projections. Replace with new waterproof membrane	- Say 100% of flat roof sections to top hat roof sections
2.1.8	Structural timbers Dormer structure	Roof - west side - south block	Strip back roof coverings and assess existing dormer structure roof and timbers for condition and suitability. Sound timbers to be left insitu. Degraded timbers to be replaced.	- Say 100% of structural timbers to roof dormer to be replaced.
2.1.9	Flashing	Roof - ridges/edges/features - south block	Assess existing flashing for condition. Repair insitu flashing suitable for reuse. Replace defective flashing with new lead flashing. NB: flashing is present around all chimney stack/roof interfaces as well as standard roof joints/changes direction	- Say 50% of lead flashing will require replacement - Say 50% of lead flashing will be suitable for reuse
2.1.10	Timber hatches	Roof - south block	Replace timber hatches in roof	- Say 4No. (2m x 1m each)
2.1.11	Sandstone chimney stacks - cracking	Roof - chimneys - south block	undertake crack stitching to cracked sandstone blocks. Saw cut groove within sandstone, insert threaded stainless steel bar and resin fix, finish to flush surface to match existing	- say 40 No. x 300mm long cracks
2.1.12	Sandstone chimney stacks - missing pointing	Roof - chimneys - south block	Repoint sandstone joint - rake out existing loose mortar, prepare joint, repoint with lime mortar. Make good to match existing	- Say 30% of sandstone faces to chimney columns
2.1.13	Sandstone chimney stacks - loose blocks	Roof - chimneys - south block	Reseat sandstone blocks. Remortar joints	- say 30 No. blocks
2.1.14	Sandstone chimney stacks - chminey pots	Roof - chimneys - south block	Replace missing/damaged chimney pots	- say 15No. Pots to be replaced
2.1.15	Cast iron feature windows	Roof - south block - clocktower	Clean cast iron feature windows to clocktower (possible chemical or blast clean) and recoat	- say 3No. Windows (2m x 3m)
2.1.16	Roof tiles	Roof - North Block - section 1	Remove existing slate tiles from south block roof (all areas- pitched roof, mansard, towers) and set aside for reuse. Suitable slates to be reused. Defective slates to be replaced. Roof to be reroofed on a like for like basis.	- Say 30% of slates will be unsuitable for reuse and will require replacement. - say 70% of slates to be reused

2.1.17	Roof sarking	Roof - North Block - section 1	laside for relise. Suitable boards to be relised for reporting	- Say 30% of boards will be unsuitable for reuse and will require replacement.
2.1.18	Structural roof trusses	Roof - North Block - section 1	Assess structural roof timbers for condition and suitability. Sound timbers to be left in-situ. Degraded timbers to be removed and replaced.	- Say 20% of structural roof timbers will require replacement.

2.1.19	Structural timbers mansard roof	Roof - North Block - section 1	Assess structural roof timbers within mansard roof section (below pitched roof). Sound timbers to be left insitu. Degraded timbers to be replaced.	- Say 25% of mansard roof structural timbers will require replacement. Note mansard roof timbers help tie back the feature dormer projections which will need propping and temporary support during works (possibly from scaffold)
2.1.20	Cast iron roof edge features	Roof - North Block - section 1	Remove existing cast iron feature edge pieces from roof ( cast iron feature pieces run along the edges of the building at the junction between the mansard and pitched roof areas and around the top hat sections.	- Cast iron feature pieces to be assessed for reuse. Suitable sections (say 75%) to be cleaned (chemical/blast clean?) and repainted. 25% to be replaced with new sections to match existing.
2.1.21	Flashing	Roof - North Block - section 1	Assess existing flashing for condition. Repair insitu flashing suitable for reuse. Replace defective flashing with new lead flashing. NB: flashing is present around all chimney stack/roof interfaces as well as standard roof joints/changes direction	- Say 30% of lead flashing will require replacement - Say 70% of lead flashing will be suitable for reuse
2.1.22	Sandstone chimney stacks - cracking	Roof - North Block - section 1	undertake crack stitching to cracked sandstone blocks. Saw cut groove within sandstone, insert threaded stainless steel bar and resin fix, finish to flush surface to match existing	- say 20 No. x 300mm long cracks
2.1.23	Sandstone chimney stacks - missing pointing	Roof - North Block - section 1	Repoint sandstone joint - rake out existing loose mortar, prepare joint, repoint with lime mortar. Make good to match existing	- Say 30% of sandstone faces to chimney columns
2.1.24	Sandstone chimney stacks - loose blocks	Roof - North Block - section 1	Reseat sandstone blocks. Remortar joints	say 15 No.
2.1.25	Sandstone chimney stacks - chminey pots	Roof - North Block - section 1	Replace missing damaged chimney pots	say 10No.
2.1.20				say TUNU.
2.1.26	Roof tiles	Roof - North Block - section 2	Remove existing slate tiles from south block roof (all areas- pitched roof, mansard, towers) and set aside for reuse. Suitable slates to be reused. Defective slates to be replaced. Roof to be reroofed on a like for like basis.	<ul> <li>Say 20% of slates will be unsuitable for reuse and will require replacement.</li> <li>say 80% of slates to be reused</li> </ul>

2.1.27	Roof sarking	Roof - North Block - section 2	Remove existing timber board sarking from roof from south block roof (all areas-pitched roof, mansard, towers) and set aside for reuse. Suitable boards to be reused for reroofing. Roof to be reroofed on a like for like basis.	- Say 15% of boards will be unsuitable for reuse and will require replacement.
2.1.28	Structural roof trusses	Roof - North Block - section 2	Assess structural roof timbers for condition and suitability. Sound timbers to be left in-situ. Degraded timbers to be removed and replaced.	- Say 10% of structural roof timbers will require replacement.
2.1.29	Flashing	Roof - North Block - section 2	Assess existing flashing for condition. Repair insitu flashing suitable for reuse. Replace defective flashing with new lead flashing. NB: flashing is present around all chimney stack/roof interfaces as well as standard roof joints/changes direction	- Say 10% of lead flashing will require replacement - Say 90% of lead flashing will be suitable for reuse

2.1.30	Sandstone chimney stacks - cracking	Roof - North Block - section 2	undertake crack stitching to cracked sandstone blocks. Saw cut groove within sandstone, insert threaded stainless steel bar and resin fix, finish to flush surface.	say 10No. x 300mm long cracks
2.1.31	Sandstone chimney stacks - missing pointing	Roof - North Block - section 2	Repoint sandstone joint - rake out existing loose mortar, prepare joint, repoint with lime mortar.	Say 10% of sandstone faces to chimney columns
2.1.32	Sandstone chimney stacks - loose blocks	Roof - North Block - section 2	Reseat sandstone blocks. Remortar joints	say 10 No.
2.1.33	Sandstone chimney stacks - chimney pots	Roof - North Block - section 2	Replace missing damaged chimney pots	say 5No.
2.2 - East Ele	evation			
2.2.1	Gutters	East elevation - E1	remove gutters and assess for reuse. Gutters in suitable condition to be blast cleaned and repainted before refitting to building. Unsuitable gutters to be replaced with new cast iron gutters to match existing.	- Say 50% gutters to be repainted - Say 50% gutters will require replacement
2.2.2	Downpipes	East elevation - E1	Assess downpipes for reuse. Downpipes in suitable condition to be blast cleaned and repainted. Unsuitable downpipes to be replaced with new cast iron downpipes to match existing.	- Say 25% downpipes to be reused - Say 75% downpipes will require replacement. All downpipes will require new connection brackets to building
2.2.3	Window framing	East elevation - E1	Timber window framing to be assessed for reuse. Where suitable for reuse framing to be sanded to good surface and repointed. Where unsuitable for reuse framing to be removed and replaced with new sash & case windows to match exisitng	- say 50% of window frames on E1 suitable for reuse - say 50% of window frames on E1 to be replaced
2.2.4	Window panes	East elevation - E1	Assess glazing panels for suitability for reuse. Where unsuitable/missing/broken replace window glaxing with new.	- say 40% of windows on E1 face to be replaced
2.2.5	Sandstone wall face - missing pointing	East elevation - E1	Repoint sandstone joint - rake out existing loose mortar, prepare joint, repoint with lime mortar to match existing.	- Say 50% of sandstone faces will require repointing
2.2.6	Sandstone wall face - loose blocks	East elevation - E1	Reseat sandstone blocks. Remortar joints	- say 50 No. blocks over east elevation

2.2.7	Sandstone wall face - delaminated sandstone	East elevation - E1	Assess condition of sandstone faces for loose/delaminated sandstone. Remove large sections of loose sandstone and repair or clean surfaces to provide sound edge. Where large scale delamination has occurred use mortar replacement such as lithomex and for larger areas indent replacement sandstone into block.	- say 10m2 of sandstone to east elevation face for lithomex repair - say 5m2% of sandstone east elevation face for indent repair
2.2.8	Sandstone wall face - vegetation	East elevation - E1	Remove vegeation growth/staining from building face/joints. Clean surface to remove all plant growth/moss/staining.	- say 20% of E1 building face
2.2.9	Sandstone dormer projection stabilisation	East elevation - E1	Assess existingsandstone dormer projections for integrity. Reseat and mortar blocks. Drill and install threaded stainless steel bars resin fixed into the dormer projection sandstone blocks and tie back into main roof structure by fixing into timber rafters by drilling/using fixing plate.	- say 8No. 1m long threaded stainless steel rods resin fixedto sandstone and plate fixed to timber per dormer on east elevation.
2.2.10	Sandstone lintel support blocks	East elevation - E1	Replace spalled sandstone blocks (where support has been lost/reduced due to spalled sandstone)	Say 20No. Across east elevation

2.2.11	Sandstone crack	East elevation - E1	Minor sandstone cracks. Sandstone to be saw cut to allow installation of threaded stainless steel bars resin fixed across crack at 150mm centres. Surface to be made good to match existing	- say 40 No. x 300mm cracks
2.2.12	Sandstone crack to lintel and surrounding blocks	East elevation - E1	steel angle lintel to be inserted under the existing cracked lintel. Lintel to be propped, window framing removed and angle inserted supported on existing pillars to either side of lintel. Lintel and blocks above window frame to have crack stitched utilsing stainless steel threaded rods inserted into blocks and surface made good to match existing	- say 10 No. Location
2.2.13	Corrosion to steel lintel	East elevation - E1	Prop existing sandstone lintel. Remove and install new steel lintel member.	- 1No. Location
2.2.14	Sandstone crack	East elevation - E1	Sandstone to be saw cut to allow installation of threaded stainless steel bars resin fixed across crack at 150mm centres. Surface to be made good to match existing	- say 2000mm long crack
2.2.15	movement to window opening support stonework	East elevation - E1	replace sandstone transom and supporting blocks around window frame window	- say transom block + 4No. Blocks

2.2.16	Sandstone crack	East elevation - E1	Sandstone to be saw cut to allow installation of threaded stainless steel bars resin fixed across crack at 150mm centres. Surface to be made good to match existing	- say 1000mm long crack
2.2.17	spalled sandstone to feature edges	East elevation - E1	Assess sandstone feature edges for loose/delaminated sandstone. Where sandstone is brittle/at risk then sandstone edge to be removed and reformed with appropriate mortar	- say 5% of feature edges/cornice to require remedial work
2.2.18	Gutters	East elevation - E2 - section 1	remove gutters and assess for reuse. Gutters in suitable condition to be blast cleaned and repainted before refitting to building. Unsuitable gutters to be replaced with new cast iron gutters to match existing.	- Say 50% gutters to be repainted - Say 50% gutters will require replacement
2.2.19	Downpipes	East elevation - E2 - section 1	Assess downpipes for reuse. Downpipes in suitable condition to be blast cleaned and repainted. Unsuitable downpipes to be replaced with new cast iron downpipes to match existing.	- Say 25% downpipes to be reused - Say 75% downpipes will require replacement. All downpipes will require new connection brackets to building
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2.2.20	Window framing	East elevation - E2 - section 1	Timber window framing to be assessed for reuse. Where suitable for reuse framing to be sanded to good surface and repointed. Where unsuitable for reuse framing to be removed and replaced with new sash & case windows to match exisitng	- say 50% of window frames on E2 suitable for reuse - say 50% of window frames on E2 to be replaced
2.2.21	Window panes	East elevation - E2 - section 1	Assess glazing panels for suitability for reuse. Where unsuitable/missing/broken replace window glazing with new.	- say 40% of windows on E2 face to be replaced
2.2.22	Sandstone wall face - missing pointing	East elevation - E2 - section 1	Repoint sandstone joint - rake out existing loose mortar, prepare joint, repoint with lime mortar to match existing.	- Say 30% of sandstone faces will require repointing

2.2.23	Sandstone wall face - loose blocks	East elevation - E2 - section 1	Reseat sandstone blocks. Remortar joints	- say 30 No. blocks over east elevation
2.2.24	Sandstone wall face - delaminated sandstone	East elevation - E2 - section 1	Assess condition of sandstone faces for loose/delaminated sandstone. Remove large sections of loose sandstone and repair or clean surfaces to provide sound edge. Where large scale delamination has occurred use mortar replacement such as lithomex and for larger areas indent replacement sandstone into block.	- say 10m2 of sandstone to east elevation face for lithomex repair - say 5m2% of sandstone east elevation face for indent repair
2.2.25	Sandstone wall face - vegetation	East elevation - E2 - section 1	Remove vegetation growth/staining from building face/joints. Clean surface to remove all plant growth/moss/staining.	say 20% eE2 face
2.2.26	Sandstone dormer projection stabilisation	East elevation - E2 - section 1	Assess existingsandstone dormer projections for integrity. Reseat and mortar blocks. Drill and install threaded stainless steel bars resin fixed into the dormer projection sandstone blocks and tie back into main roof structure by fixing into timber rafters by drilling/using fixing plate.	- say 8No. 1m long threaded stainless steel rods resin fixedto sandstone and plate fixed to timber per dormer on east elevation.
2.2.27	Sandstone lintel support blocks	East elevation - E2 - section 1	Replace spalled sandstone blocks (where support has been lost/reduced due to spalled sandstone)	Say 10No. Across E2 face

2.2.28	Sandstone crack	East elevation - E2 - section 1	Minor sandstone cracks. Sandstone to be saw cut to allow installation of threaded stainless steel bars resin fixed across crack at 150mm centres. Surface to be made good to match existing	- say 20 No. x 300mm cracks
2.2.29	spalled sandstone to feature edges	East elevation - E2 - section 1	Assess sandstone feature edges for loose/delaminated sandstone. Where sandstone is brittle/at risk then sandstone edge to be removed and reformed with appropriate mortar	- say 5% of feature edges/cornice to require remedial work
2.2.30	Gutters	East elevation - E2 - section 2	remove gutters and assess for reuse. Gutters in suitable condition to be repainted before refitting to building. Unsuitable gutters to be replaced with new cast iron gutters to match existing.	- Say 90% gutters to be repainted - Say 10% gutters will require replacement
2.2.31	Downpipes	East elevation - E2 - section 2	Assess downpipes for reuse. Downpipes in suitable condition to be blast cleaned and repainted. Unsuitable downpipes to be replaced with new cast iron downpipes to match existing.	- Say 75% downpipes to be reused - Say 25% downpipes will require replacement. Say 50% downpipes will require new
				connection brackets to building

2.2.32	Window framing	East elevation - E2 - section 2	Timber window framing to be assessed for reuse. Where suitable for reuse framing to be sanded to good surface and repointed. Where unsuitable for reuse framing to be removed and replaced with new sash & case windows to match exisitng	- say 50% of window frames on E2 section 2 suitable for reuse - say 50% of window frames on E2 section 2 to be replaced
2.2.33	Window panes	East elevation - E2 - section 2	Assess glazing panels for suitability for reuse. Where unsuitable/missing/broken replace window glazing with new.	- say 10% of windows on E2 section 2 face to be replaced
2.2.34	Sandstone wall face - missing pointing	East elevation - E2 - section 2	Repoint sandstone joint - rake out existing loose mortar, prepare joint, repoint with lime mortar to match existing.	- Say 10% of sandstone faces will require repointing
2.2.35	Sandstone wall face - loose blocks	East elevation - E2 - section 2	Reseat sandstone blocks. Remortar joints	- say 5 No. blocks over east elevation

2.2.36	Sandstone wall face - delaminated sandstone	East elevation - E2 - section 2	Assess condition of sandstone faces for loose/delaminated sandstone. Remove large sections of loose sandstone and repair or clean surfaces to provide sound edge. Where large scale delamination has occurred use mortar replacement such as lithomex and for larger areas indent replacement sandstone into block.	- say 10m2 of sandstone to east elevation face for lithomex repair - say 2m2% of sandstone east elevation face for indent repair
2.2.37	Sandstone wall face - vegetation	East elevation - E2 - section 2	Remove vegetation growth/staining from building face/joints. Clean surface to remove all plant growth/moss/staining.	say 10% of E2 section 2 face
			Minor sandstone cracks. Sandstone to be saw cut to allow	
2.2.38	Sandstone crack	East elevation - E2 - section 2	installation of threaded stainless steel bars resin fixed across crack at 150mm centres. Surface to be made good to match existing	- say 5 No. x 300mm cracks
2.2.39	spalled sandstone to feature edges	East elevation - E2 - section 2	Assess sandstone feature edges for loose/delaminated sandstone. Where sandstone is brittle/at risk then sandstone edge to be removed and reformed with appropriate mortar	- say 5% of feature edges/cornice to require remedial work
2.2.40	differential settlement	South elevation - S1	Underpinning works to 10m section of foundation. Underpinning to include propping of the existing building and installation of new RC pads below the exisitng foundations.	say 1.5m2 pad foundations at 2m centres along length of underpinning. Say 2No. Locations for underpinning works

2.3 - West El				
2.3.1	Detatched capping stone	West elevation - W2	Replacec detatched/missing capping stone and head of wall	- say 8No.
2.2.2		Mast sloveting M/2	Repoint sandstone joint - rake out existing loose mortar,	- Say 15% of W2 sandstone face will
2.3.2	Sandstone wall face - missing pointing	West elevation - W2	prepare joint, repoint with lime mortar to match existing.	require repointing
			Minor sandstone cracks. Sandstone to be saw cut to allow	
			installation of threaded stainless steel bars resin fixed across	
2.3.3	Sandstone crack	West elevation - W2	crack at 150mm centres. Surface to be made good to match	- say 6 No. x 300mm cracks
			existing	
			Remove vegetation growth/staining from building	
2.3.4	Sandstone wall face - vegetation	West elevation - W3	face/joints. Clean surface to remove all plant	say 20% eW3 building face
			growth/moss/staining.	
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2.3.5	Sandstone crack	West elevation - W3	Minor sandstone cracks. Sandstone to be saw cut to allow installation of threaded stainless steel bars resin fixed across crack at 150mm centres. Surface to be made good to match existing	- say 4 No. x 300mm cracks
2.3.6	spalled sandstone to feature edges	West elevation - W4	Assess sandstone feature edges for loose/delaminated sandstone. Where sandstone is brittle/at risk then sandstone edge to be removed and reformed with appropriate mortar	- say 2.5% of feature edges/cornice to require remedial work

2.3.7	Gutters	West elevation - W4	remove gutters and assess for reuse. Gutters in suitable condition to be blast cleaned and repainted before refitting to building. Unsuitable gutters to be replaced with new cast iron gutters to match existing.	- Say 50% gutters to be repainted - Say 50% gutters will require replacement
2.3.8	Downpipes	West elevation - W4	Assess downpipes for reuse. Downpipes in suitable condition to be blast cleaned and repainted. Unsuitable downpipes to be replaced with new cast iron downpipes to match existing.	- Say 25% downpipes to be reused - Say 75% downpipes will require replacement. All downpipes will require new connection brackets to building
2.3.9	Drainage to balconies	West elevation - W4	repair drainage to balcony areas by installing screed to match exisitng sandstone to falls and replace drain items to allow flow of water	- say 3No. Balconies (4mx2m)
2.3.10	Window framing	West elevation - W4	Timber window framing to be assessed for reuse. Where suitable for reuse framing to be sanded to good surface and repointed. Where unsuitable for reuse framing to be removed and replaced with new sash & case windows to match exisitng	- say 50% of window frames on W4 suitable for reuse - say 50% of window frames on W4 to be replaced

2.3.11	Window panes	West elevation - W4	Assess glazing panels for suitability for reuse. Where unsuitable/missing/broken replace window glaxing with new.	- say 40% of window panes on W4 to be replaced
2.3.12	Sandstone wall face - missing pointing	West elevation - W4	Repoint sandstone joint - rake out existing loose mortar, prepare joint, repoint with lime mortar to match existing.	- Say 15% of sandstone on face W4 will require repointing
2.3.13	Sandstone wall face - loose blocks	West elevation - W4	Reseat sandstone blocks. Remortar joints	- say 30 No. blocks overW4 face
2.3.14	Sandstone wall face - delaminated sandstone	West elevation - W4	Assess condition of sandstone faces for loose/delaminated sandstone. Remove large sections of loose sandstone and repair or clean surfaces to provide sound edge. Where large scale delamination has occurred use mortar replacement such as lithomex and for larger areas indent replacement sandstone into block.	- say 10m2 of sandstone to W4face for lithomex repair - say 5m2 of sandstone to W4 face for indent repair
2.3.15	Sandstone wall face - vegetation	West elevation - W4	Remove vegetation growth/staining from building face/joints. Clean surface to remove all plant growth/moss/staining.	say 20% of W4 face

2.3.16	Sandstone dormer projection stabilisation	West elevation - W4	Assess existingsandstone dormer projections for integrity. Reseat and mortar blocks. Drill and install threaded stainless steel bars resin fixed into the dormer projection sandstone blocks and tie back into main roof structure by fixing into timber rafters by drilling/using fixing plate.	- say 8No. 1m long threaded stainless steel rods resin fixedto sandstone and plate fixed to timber per dormer on W4 face
2.3.17	Sandstone lintel support blocks	West elevation - W4	Replace spalled sandstone blocks (where support has been lost/reduced due to spalled sandstone)	Say 10No. Across W4 face
2.3.18	Sandstone crack	West elevation - W4	Minor sandstone cracks. Sandstone to be saw cut to allow installation of threaded stainless steel bars resin fixed across crack at 150mm centres. Surface to be made good to match existing	- say 40 No. x 300mm cracks
2.3.19	cracking to masonry service box	West elevation - W4	Remove and replace masonry service box at ground level	- say "No. boxes (2m x 1m x 1m tall)

2.3.20	spalled sandstone to feature edges	West elevation - W5	Assess sandstone feature edges for loose/delaminated sandstone. Where sandstone is brittle/at risk then sandstone edge to be removed and reformed with appropriate mortar	- say 2.5% of feature edges/cornice to require remedial work
2.3.21	Gutters	West elevation - W5	remove gutters and assess for reuse. Gutters in suitable condition to be blast cleaned and repainted before refitting to building. Unsuitable gutters to be replaced with new cast iron gutters to match existing.	- Say 50% gutters to be repainted - Say 50% gutters will require replacement
2.3.22	Downpipes	West elevation - W5	Assess downpipes for reuse. Downpipes in suitable condition to be blast cleaned and repainted. Unsuitable downpipes to be replaced with new cast iron downpipes to match existing.	- Say 25% downpipes to be reused - Say 75% downpipes will require replacement. All downpipes will require new connection brackets to building
2.3.23	Window framing	West elevation - W5	Timber window framing to be assessed for reuse. Where suitable for reuse framing to be sanded to good surface and repointed. Where unsuitable for reuse framing to be removed and replaced with new sash & case windows to match exisitng	- say 50% of window frames on W5 suitable for reuse - say 50% of window frames on W5 to be replaced

2.3.24	Window panes	West elevation - W5	Assess glazing panels for suitability for reuse. Where unsuitable/missing/broken replace window glaxing with new.	- say 25% of window panes on W5 to be replaced
2.3.25	Sandstone wall face - missing pointing	West elevation - W5	Repoint sandstone joint - rake out existing loose mortar, prepare joint, repoint with lime mortar to match existing.	- Say 15% of sandstone on face W5 will require repointing
2.3.26	Sandstone wall face - loose blocks	West elevation - W5	Reseat sandstone blocks. Remortar joints	- say 10 No. blocks overW5 face
2.3.27	Sandstone wall face - delaminated sandstone	West elevation - W5	Assess condition of feature pieces/cornices for loose/delaminated sandstone. Remove large sections of loose sandstone and repair or clean surfaces to provide sound edge. Where large scale delamination has occurred use mortar replacement such as lithomex and for larger areas indent replacement sandstone into block.	- say 5m2 of sandstone to W5face for lithomex repair - say 2.5m2 of sandstone to W5 face for indent repair
2.3.28	Sandstone wall face - vegetation	West elevation - W5	Remove vegetation growth/staining from building face/joints. Clean surface to remove all plant growth/moss/staining.	say 20% of W5 face

2.3.29	Sandstone dormer projection stabilisation	West elevation - W5	Assess existingsandstone dormer projections for integrity. Reseat and mortar blocks. Drill and install threaded stainless steel bars resin fixed into the dormer projection sandstone blocks and tie back into main roof structure by fixing into timber rafters by drilling/using fixing plate.	- say 8No. 1m long threaded stainless steel rods resin fixedto sandstone and plate fixed to timber per dormer on W5 face
2.3.30	Sandstone lintel support blocks	West elevation - W5	Replace spalled sandstone blocks (where support has been lost/reduced due to spalled sandstone)	Say 4No. Across W5 face
			Minor sandstone cracks. Sandstone to be saw cut to allow	
2.3.31	Sandstone crack	West elevation - W5	installation of threaded stainless steel bars resin fixed across crack at 150mm centres. Surface to be made good to match existing	- say 10 No. x 300mm cracks
2.3.32	spalled sandstone to feature edges	West elevation - W6	Assess sandstone feature edges for loose/delaminated sandstone. Where sandstone is brittle/at risk then sandstone edge to be removed and reformed with appropriate mortar	- say 2.5% of feature edges/cornice to require remedial work

2.3.33	Gutters	West elevation - W6	remove gutters and assess for reuse. Gutters in suitable condition to be blast cleaned and repainted before refitting to building. Unsuitable gutters to be replaced with new cast iron gutters to match existing.	- Say 50% gutters to be repainted - Say 50% gutters will require replacement
2.3.34	Downpipes	West elevation - W6	Assess downpipes for reuse. Downpipes in suitable condition to be blast cleaned and repainted. Unsuitable downpipes to be replaced with new cast iron downpipes to match existing.	- Say 25% downpipes to be reused - Say 75% downpipes will require replacement. All downpipes will require new connection brackets to building
-				
2.3.35	Window framing	West elevation - W6	Timber window framing to be assessed for reuse. Where suitable for reuse framing to be sanded to good surface and repointed. Where unsuitable for reuse framing to be removed and replaced with new sash & case windows to match exisitng	- say 50% of window frames on W6 suitable for reuse - say 50% of window frames on W6 to be replaced
-				
2.3.36	Window panes	West elevation - W6	Assess glazing panels for suitability for reuse. Where unsuitable/missing/broken replace window glaxing with new.	- say 15% of window panes on W6 to be replaced

2.3.37	Sandstone wall face - missing pointing	West elevation - W6	Repoint sandstone joint - rake out existing loose mortar, prepare joint, repoint with lime mortar to match existing.	- Say 10% of sandstone on face W6 will require repointing
2.3.38	Sandstone wall face - loose blocks	West elevation - W6	Reseat sandstone blocks. Remortar joints	- say 10 No. blocks overW6 face
			Access condition of facture pieces (corpiess for	
2.3.39	Sandstone wall face - delaminated sandstone	West elevation - W6	Assess condition of feature pieces/cornices for loose/delaminated sandstone. Remove large sections of loose sandstone and repair or clean surfaces to provide sound edge. Where large scale delamination has occurred use mortar replacement such as lithomex and for larger areas indent replacement sandstone into block.	- say 5m2 of sandstone to W6face for lithomex repair - say 2m2 of sandstone to W6face for indent repair
2.3.40	Sandstone wall face - vegetation	West elevation - W6	Remove vegetation growth/staining from building face/joints. Clean surface to remove all plant growth/moss/staining.	say 10% of W6 face
			Access evicting conditions down as projections for integrity	
2.3.41	Sandstone dormer projection stabilisation	West elevation - W6	Assess existingsandstone dormer projections for integrity. Reseat and mortar blocks. Drill and install threaded stainless steel bars resin fixed into the dormer projection sandstone blocks and tie back into main roof structure by fixing into timber rafters by drilling/using fixing plate.	- say 8No. 1m long threaded stainless steel rods resin fixed to sandstone and plate fixed to timber per dormer on W6 face

2.3.42	Sandstone lintel support blocks	West elevation - W6	Replace spalled sandstone blocks (where support has been lost/reduced due to spalled sandstone)	Say 4No. Across W6 face
2.3.43	Sandstone crack	West elevation - W6	Minor sandstone cracks. Sandstone to be saw cut to allow installation of threaded stainless steel bars resin fixed across crack at 150mm centres. Surface to be made good to match existing	- say 20 No. x 300mm cracks
2.3.44	Corrosion to external steel fire escape stair	West elevation - W6	Blast clean and repaint steel fire escape stair with corrosion protection paint system. Assess connections to building and replace bolts and connection plates where necessary	<ul> <li>- say 100% steel stair to be cleaned and repainted.</li> <li>- say 15No. Plates will require replacement and 50No. Bolts</li> </ul>

2.3.45	Gutters	West elevation - W7	remove gutters and assess for reuse. Gutters in suitable condition to be blast cleaned and repainted before refitting to building. Unsuitable gutters to be replaced with new cast iron gutters to match existing.	- Say 50% gutters to be repainted - Say 50% gutters will require replacement
2.3.46	Downpipes	West elevation - W7	Assess downpipes for reuse. Downpipes in suitable condition to be blast cleaned and repainted. Unsuitable downpipes to be replaced with new cast iron downpipes to match existing.	- Say 25% downpipes to be reused - Say 75% downpipes will require replacement. All downpipes will require new connection brackets to building
2.3.47	Window framing	West elevation - W7	Timber window framing to be assessed for reuse. Where suitable for reuse framing to be sanded to good surface and repointed. Where unsuitable for reuse framing to be removed and replaced with new sash & case windows to match exisitng	- say 75% of window frames on W7 suitable for reuse - say 25% of window frames on W7 to be replaced
2.3.48	Window panes	West elevation - W7	Assess glazing panels for suitability for reuse. Where unsuitable/missing/broken replace window glaxing with new.	- say 15% of window panes on W7 to be replaced

2.3.49	spalled sandstone to feature edges	West elevation - W7	Assess sandstone feature edges for loose/delaminated sandstone. Where sandstone is brittle/at risk then sandstone edge to be removed and reformed with appropriate mortar	- say 2.5% of feature edges/cornice to require remedial work
2.3.50	Sandstone wall face - missing pointing	West elevation - W7	Repoint sandstone joint - rake out existing loose mortar, prepare joint, repoint with lime mortar to match existing.	- Say 10% of sandstone on face W7 will require repointing
2.3.51	Sandstone wall face - delaminated sandstone	West elevation - W7	Assess condition of feature pieces/cornices for loose/delaminated sandstone. Remove large sections of loose sandstone and repair or clean surfaces to provide sound edge. Where large scale delamination has occurred use mortar replacement such as lithomex and for larger areas indent replacement sandstone into block.	- say 2m2 of sandstone to W7face for lithomex repair
			Remove vegetation growth/staining from building	
2.3.52	Sandstone wall face - vegetation	West elevation - W7	face/joints. Clean surface to remove all plant growth/moss/staining.	say 10% of W7 face
2.3.53	Gutters	West elevation - W8	remove gutters and assess for reuse. Gutters in suitable condition to be blast cleaned and repainted before refitting to building. Unsuitable gutters to be replaced with new cast iron gutters to match existing.	- Say 75% gutters to be repainted - Say 25% gutters will require replacement

2.3.54	Downpipes	West elevation - W8	Assess downpipes for reuse. Downpipes in suitable condition to be blast cleaned and repainted. Unsuitable downpipes to be replaced with new cast iron downpipes to match existing.	- Say 25% downpipes to be reused - Say 75% downpipes will require replacement. All downpipes will require new connection brackets to building
			Timber window framing to be assessed for reuse. Where	
2.3.55	Window framing	West elevation - W8	suitable for reuse framing to be assessed to reuse. Where suitable for reuse framing to be sanded to good surface and repointed. Where unsuitable for reuse framing to be removed and replaced with new sash & case windows to match exisitng	- say 75% of window frames on W8 suitable for reuse - say 25% of window frames on W8 to be replaced
2.3.56	Window panes	West elevation - W8	Assess glazing panels for suitability for reuse. Where unsuitable/missing/broken replace window glaxing with new.	- say 15% of window panes on W8 to be replaced
		1		

2.3.57	spalled sandstone to feature edges	West elevation - W8	Assess sandstone feature edges for loose/delaminated sandstone. Where sandstone is brittle/at risk then sandstone edge to be removed and reformed with appropriate mortar	- say 1% of feature edges/cornice to require remedial work
2.3.58	Sandstone wall face - missing pointing	West elevation - W8	Repoint sandstone joint - rake out existing loose mortar, prepare joint, repoint with lime mortar to match existing.	- Say 5% of sandstone on face W8 will require repointing
2.3.59	Sandstone wall face - delaminated sandstone	West elevation - W8	Assess condition of feature pieces/cornices for loose/delaminated sandstone. Remove large sections of loose sandstone and repair or clean surfaces to provide sound edge. Where large scale delamination has occurred use mortar replacement such as lithomex and for larger areas indent replacement sandstone into block.	- say 2m2 of sandstone to W8 face for lithomex repair
2.3.60	Sandstone wall face - vegetation	West elevation - W8	Remove vegetation growth/staining from building face/joints. Clean surface to remove all plant growth/moss/staining.	say 10% of W8 face
2.3.61	Gutters	West elevation - W10	remove gutters and assess for reuse. Gutters in suitable condition to be blast cleaned and repainted before refitting to building. Unsuitable gutters to be replaced with new cast iron gutters to match existing.	- Say 75% gutters to be repainted - Say 25% gutters will require replacement

2.3.62	Downpipes	West elevation - W10	Assess downpipes for reuse. Downpipes in suitable condition to be blast cleaned and repainted. Unsuitable downpipes to be replaced with new cast iron downpipes to match existing.	- Say 75% downpipes to be reused - Say 25% downpipes will require replacement. All downpipes will require new connection brackets to building
2.3.63	Window framing	West elevation - W10	Timber window framing to be assessed for reuse. Where suitable for reuse framing to be sanded to good surface and repointed. Where unsuitable for reuse framing to be removed and replaced with new sash & case windows to match exisitng	- say 75% of window frames on W10 suitable for reuse - say 25% of window frames on W10 to be replaced
	-			
2.3.64	Window panes	West elevation - W10	Assess glazing panels for suitability for reuse. Where unsuitable/missing/broken replace window glaxing with new.	- say 5% of window panes on W10 to be replaced
2.3.65	spalled sandstone to feature edges	West elevation - W10	Assess sandstone feature edges for loose/delaminated sandstone. Where sandstone is brittle/at risk then sandstone edge to be removed and reformed with appropriate mortar	- say 1% of feature edges/cornice to require remedial work

2.3.66	Sandstone wall face - missing pointing	West elevation - W10	Repoint sandstone joint - rake out existing loose mortar, prepare joint, repoint with lime mortar to match existing.	- Say 5% of sandstone on face W10 will require repointing
2.3.67	Sandstone wall face - delaminated sandstone	West elevation - W10	Assess condition of feature pieces/cornices for loose/delaminated sandstone. Remove large sections of loose sandstone and repair or clean surfaces to provide sound edge. Where large scale delamination has occurred use mortar replacement such as lithomex and for larger areas indent replacement sandstone into block.	- say 2m2 of sandstone to W10 face for lithomex repair
2.3.68	Sandstone wall face - vegetation	West elevation - W10	Remove vegetation growth/staining from building face/joints. Clean surface to remove all plant growth/moss/staining.	say 10% of W10 face

2.4 - South Ele	vation			
2.4.1	Downpipes	South elevation - S1	Assess downpipes for reuse. Downpipes in suitable condition to be blast cleaned and repainted. Unsuitable downpipes to be replaced with new cast iron downpipes to match existing.	- 2No. downpipes to be cleaned, painted and reused. 1 section to be replaced (say 4m long section) downpipe will require new connection brackets to building
	-			
2.4.2	Sandstone wall face - missing pointing	South elevation - S1	Repoint sandstone joint - rake out existing loose mortar, prepare joint, repoint with lime mortar to match existing.	- Say 30% of sandstone faces will require repointing
2.4.3	Sandstone wall face - loose blocks	South elevation - S1	Reseat sandstone blocks. Remortar joints	- say 15 No. blocks over S1 face
2.4.4	Sandstone wall face - delaminated sandstone	South elevation - S1	Assess condition of feature pieces/cornices for loose/delaminated sandstone. Remove large sections of loose sandstone and repair or clean surfaces to provide sound edge. Where large scale delamination has occurred use mortar replacement such as lithomex and for larger areas indent replacement sandstone into block.	- say 5% of sandstone to east elevation face for lithomex repair - say 1% of sandstone east elevation face for indent repair

2.4.5	Sandstone wall face - vegetation		Remove vegeation growth from building face/joints. Clean surface to remove all plant growth/moss.	say 20% east elevation building face
2.4.6	damage to sandstone blocks		Replace spalled sandstone blocks where sandstone integrity is comprised	Say 10No. Across east elevation
2.4.7	Sandstone crack	South elevation - S1	Minor sandstone cracks. Sandstone to be saw cut to allow installation of threaded stainless steel bars resin fixed across crack at 150mm centres. Surface to be made good to match existing	- say 15 No. x 300mm cracks

4	.4.8	Sandstone crack	South elevation - S1	Sandstone to be saw cut to allow installation of threaded stainless steel bars resin fixed across crack at 150mm centres. Surface to be made good to match existing	- say 5000mm long crack
-					
4	.4.9	spalled sandstone to feature edges	South elevation - S1	Assess sandstone feature edges for loose/delaminated sandstone. Where sandstone is brittle/at risk then sandstone edge to be removed and reformed with appropriate mortar	- say 5% of feature edges/cornice to require remedial work
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2	.4.10	differential settlement		Underpinning works to 10m section of foundation. Underpinning to include propping of the existing building and installation of new RC pads below the exisitng foundations.	say 1.5m2 pad foundations at 2m centres along length of underpinning
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2.5 - North Ele	2.5 - North Elevation				
2.5.1	spalled sandstone to feature edges	North elevation - N1	Assess sandstone feature edges for loose/delaminated sandstone. Where sandstone is brittle/at risk then sandstone edge to be removed and reformed with appropriate mortar	- say 2.5% of feature edges/cornice to require remedial work	
2.5.2	Gutters	North elevation - N1	remove gutters and assess for reuse. Gutters in suitable condition to be blast cleaned and repainted before refitting to building. Unsuitable gutters to be replaced with new cast iron gutters to match existing.	- Say 50% gutters to be repainted - Say 50% gutters will require replacement	
2.5.3	Downpipes	North elevation - N1	Assess downpipes for reuse. Downpipes in suitable condition to be blast cleaned and repainted. Unsuitable downpipes to be replaced with new cast iron downpipes to match existing.	- Say 25% downpipes to be reused - Say 75% downpipes will require replacement. All downpipes will require new connection brackets to building	
	-				
2.5.4	Window framing	North elevation - N1	suitable for reuse framing to be assessed to reuse. where suitable for reuse framing to be sanded to good surface and repointed. Where unsuitable for reuse framing to be removed and replaced with pow cash & case windows to match	- say 50% of window frames of N1 suitable for reuse - say 50% of window frames on N1 to be replaced	
	-				

2.5.5	Window panes	North elevation - N1	Assess glazing panels for suitability for reuse. Where unsuitable/missing/broken replace window glaxing with new.	- say 40% of window panes on N1 to be replaced
2.5.6	Sandstone wall face - missing pointing	North elevation - N1	Repoint sandstone joint - rake out existing loose mortar, prepare joint, repoint with lime mortar to match existing.	- Say 30% of sandstone on face N1 will require repointing
0 5 7	Constant of the second stands	Nextle closed line - NI4	Development to be Development of the	
2.5.7	Sandstone wall face - loose blocks	North elevation - N1	Reseat sandstone blocks. Remortar joints	- say 20 No. blocks overN1 face
2.5.8	Sandstone wall face - delaminated sandstone	North elevation - N1	edge. Where large scale delamination has occurred use	- say 1% of sandstone to N1 face for lithomex repair - say 0.5% of sandstone to N1 face for indent repair
2.5.9	Sandstone wall face - vegetation	North elevation - N1	Remove vegeation growth from building face/joints. Clean surface to remove all plant growth/moss.	say 20% of N1 face

2.5.10	Sandstone crack to lintel and surrounding blocks	North elevation - N1	steel angle lintel to be inserted under the existing cracked lintel. Lintel to be propped, window framing removed and angle inserted supported on existing pillars to either side of lintel. Lintel and blocks above window frame to have crack stitched utlising stainless steel threaded rods inserted into blocks and surface made good to match existing	- say 3 No. Location
			Minor sandstone cracks. Sandstone to be saw cut to allow	
2.5.11	Sandstone crack	North elevation - N1	installation of threaded stainless steel bars resin fixed across crack at 150mm centres. Surface to be made good to match existing	- say 10 No. x 300mm cracks
2.5.12	spalled sandstone to feature edges	North elevation - N3	Assess sandstone feature edges for loose/delaminated sandstone. Where sandstone is brittle/at risk then sandstone edge to be removed and reformed with appropriate mortar	- say 2.5% of feature edges/cornice to require remedial work

2.5.13	Gutters	North elevation - N3	remove gutters and assess for reuse. Gutters in suitable condition to be blast cleaned and repainted before refitting to building. Unsuitable gutters to be replaced with new cast iron gutters to match existing.	- Say 50% gutters to be repainted - Say 50% gutters will require replacement
2.5.14	Downpipes	North elevation - N3	Assess downpipes for reuse. Downpipes in suitable condition to be blast cleaned and repainted. Unsuitable downpipes to be replaced with new cast iron downpipes to match existing.	- Say 25% downpipes to be reused - Say 75% downpipes will require replacement. All downpipes will require new connection brackets to building
2.5.15	Sandstone wall face - missing pointing	North elevation - N3	Repoint sandstone joint - rake out existing loose mortar, prepare joint, repoint with lime mortar to match existing.	- Say 30% of sandstone on face N3 will require repointing
2.5.16	Sandstone wall face - delaminated sandstone	North elevation - N3	Assess condition of feature pieces/cornices for loose/delaminated sandstone. Remove large sections of loose sandstone and repair or clean surfaces to provide sound edge. Where large scale delamination has occurred use mortar replacement such as lithomex and for larger areas indent replacement sandstone into block.	- say 1% of sandstone to N3 face for lithomex repair
2.5.17	Sandstone wall face - vegetation	North elevation - N3	Remove vegeation growth from building face/joints. Clean surface to remove all plant growth/moss.	say 10% of N3 face

2.5.18	Sandstone crack	North elevation - N3	Minor sandstone cracks. Sandstone to be saw cut to allow installation of threaded stainless steel bars resin fixed across crack at 150mm centres. Surface to be made good to match existing	- say 5 No. x 300mm cracks
2.5.19	spalled sandstone to feature edges	North elevation - N3	Assess sandstone feature edges for loose/delaminated sandstone. Where sandstone is brittle/at risk then sandstone edge to be removed and reformed with appropriate mortar	- say 2.5% of feature edges/cornice to require remedial work
2.5.20	Gutters	North elevation - N4	gutters to be assessed for reuse. In general gutters to this area appear in fair condition. Gutters in suitable condition to be repainted insitu	- Say 100% gutters to be repainted
2.5.21	Downpipes	North elevation - N4	Assess downpipes for reuse. Downpipes in suitable condition to be blast cleaned and repainted. Unsuitable downpipes to be replaced with new cast iron downpipes to match existing.	- say 100% downpipes to be repainted

2.5.22	Sandstone wall face - missing pointing	North elevation - N4	Repoint sandstone joint - rake out existing loose mortar, prepare joint, repoint with lime mortar to match existing.	- Say 30% of sandstone on face N4 will require repointing
2.5.23	Sandstone wall face - delaminated sandstone	North elevation - N4	Assess condition of feature pieces/cornices for loose/delaminated sandstone. Remove large sections of loose sandstone and repair or clean surfaces to provide sound edge. Where large scale delamination has occurred use mortar replacement such as lithomex and for larger areas indent replacement sandstone into block.	- say 1% of sandstone to N4 face for lithomex repair
2.5.24	Sandstone wall face - vegetation	North elevation - N4	Remove vegeation growth from building face/joints. Clean surface to remove all plant growth/moss.	say 10% of N3 face

2.5.25	Sandstone crack	North elevation - N4	Minor sandstone cracks. Sandstone to be saw cut to allow installation of threaded stainless steel bars resin fixed across crack at 150mm centres. Surface to be made good to match existing	- say 5 No. x 300mm cracks
2.5.26	movement to chimney stack	North elevation - N4	chimney to be assessed for movement. Noted that chimney currently has metal strapping. Strapping to be assessed for conintued suitability and reinforced/replaced as required	- 1No. Chimney

## Ayr Station Hotel - Internal face proposed remedial measures - INTERNAL WORKS SOUTH BLOCK

ITEM Number	Element	Location	Most Likely Solution	Quantity (Nr, m, m2, m3)
3.0 - General				
3.1	rot survey	full buiding	A full timber rot survey will be required to identify instances of wet and dry rot to structural timbers throughout the building	
3.2	M+E services	full building	Strip out and full refit of all M+E services. - Installation of lighting, sockets and power throughout builidng - installation of heating plant and associated pipework - Installation of internal water supplies and drainage within the building	- say 100% strip out and refit
3.3	asbestos	full building	A full asbestos survey of the building will be required to identify areas of asbestos within building. Prior to intrusive and refit works asbestos identified will require to be removed	
3.4	Fire stopping	full building	Assessment of full building for compliance with fire standards. It is anticpated that works will be required to install fire stopping/dampers etc throughout the building	
3.5	Lift	Lobby	Existing historic lift to be assessed for condition and remediated as required. This may include refitting lift motor, replaccing lift cables, electric cabling, stripping and remediating steel components (cleaning rust/repainting etc)	
3.6	Internal features	full building	There are a number of features to the building that have historic merit such as the feature staircase. It is not clear the full scope of these elements at this time however an allowance should be made for refurbishing these elements insitu.	

2 7	Conservation elements		The hotel is a B listed building and therefore works will fall	
5.7			under a conservation project. This will impose additional	
			requirements on the method and materials used for the	
			remedial works. The repairs have assumed that any repairs or	
			replacements will be on a like for like basis.	
4.0 - Internal Def	ects			
4.1 - South block	- Lvl3 (attic)			
			Assess existing masonry and repoint masonry where	- say repointing to be over 30m2
	Missing masonry to brickwork within roof void below sandstone chimney stacks above	South block - IvI 3	necessary. Where holes have been made through brickwork	- lintel to be installed to 6No.
	below salidstolle chilling stacks above		walls, walls to be propped and precast concrete lintel	Locations (sat 2.5m span each)
			installed over opening. Gap to be filled with brickwork to	- brickwork infill to area 6No. X 4m2
4.1.1			match existing	(wall 600mm thick)
			Timber joists to be assessed for condition. Defective joists to	
			be removed (along with floorboards and deafening) and	- Say 75% of joists and associated
			replaced with new structural joists. Joists to be seated on	floorboards on level 3 to be removed
	Structural timber degradation to floors	South block - Ivl 3	structural masonry walls (ends to be membrane wrapped) as	from building and replaced. Say C24
			per existing. New floor boards and finishes required to all	225x50 timbers @ 400mm centres.
			areas.	
4.1.2				
			Remove defective timber studwork from walls Remove	
	Time has do not dotte on to such		defective lathe where not suitable for reuse. Where lathe	
	Timber degradation to walls	South block - IvI 3	suitable replaster with appropriate plaster to match existing	
			(if possible). Where lathe unsuitable install plaster	- say 40% of studwork is to be
4.1.3				replaced
			Remove finishes, plaster and lathe where defect/damp is	
			evident. Defects and scale to masonry walls is not clear st this	
	Degradation to walls	South block - Ivl 3	stage but assumed to comprise possible replacement of	
	<b>v</b>		isolated areas of brickwork and repointing walls. Walls to be	
			plastered and finished to all repaired areas.	- say 40% of brickwork is to
4.1.4				remediated and refinished
			Remove defective plaster from ceiling (and suspended ceiling	
			where present). Remove defective lathe where not suitable	
	Plaster failure/degradation to ceiling	South block - IvI 3	for reuse. Where lathe suitable replaster with appropriate	
			plaster to match existing (if possible). Where lathe unsuitable	
4.4.5			install plasterboard and plaster to walls/ceiling. New finishes	- say 40% of ceiling is to be
4.1.5			required to all areas.	remediated

4.1.7	4.1.7				
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4.2 - South block	c - Lvl2			
4.2.1	Structural timber degradation to floors	South block - IvI 2	Timber joists to be assessed for condition. Defective joists to be removed (along with floorboards and deafening) and replaced with new structural joists. Joists to be seated on structural masonry walls (ends to be membrane wrapped) as per existing. New floor boards and finishes required to all areas.	- Say 25% of joists and associated floorboards on level 2 to be removed from building and replaced. Say C24 225x50 timbers @ 400mm centres.
4.2.2	Timber degradation to walls	South block - IvI 2	Remove defective timber studwork from walls Remove defective lathe where not suitable for reuse. Where lathe suitable replaster with appropriate plaster to match existing (if possible). Where lathe unsuitable install plaster	- say 20% of studwork is to be replaced
4.2.3	Degradation to walls	South block - IvI 2	Remove finishes, plaster and lathe where defect/damp is evident. Defects and scale to masonry walls is not clear st this stage but assumed to comprise possible replacement of isolated areas of brickwork and repointing walls. Walls to be plastered and finished to all repaired areas.	- say 20% of brickwork is to remediated and refinished
4.2.4	Plaster failure/degradation to ceiling	South block - Ivl 2	Remove defective plaster from ceiling (and suspended ceiling where present). Remove defective lathe where not suitable for reuse. Where lathe suitable replaster with appropriate plaster to match existing (if possible). Where lathe unsuitable install plasterboard and plaster to walls/ceiling. New finishes required to all areas.	- say 20% of ceiling is to be remediated
4.3 - South block	( - LVI'I		Timber joists to be assessed for condition. Defective joists to	
4.3.1	Structural timber degradation to floors	South block - Ivl 1	be removed (along with floorboards and deafening) and replaced with new structural joists. Joists to be seated on structural masonry walls (ends to be membrane wrapped) as per existing. New floor boards and finishes required to all areas.	- Say 20% of joists and associated floorboards on level 1 to be removed from building and replaced. Say C24 225x50 timbers @ 400mm centres.
4.3.2	Timber degradation to walls	South block - Ivl 1	Remove defective timber studwork from walls Remove defective lathe where not suitable for reuse. Where lathe suitable replaster with appropriate plaster to match existing (if possible). Where lathe unsuitable install plaster	- say 10% of studwork is to be replaced

4.3.3	Degradation to walls	South block - Ivl 1	Remove finishes, plaster and lathe where defect/damp is evident. Defects and scale to masonry walls is not clear st this stage but assumed to comprise possible replacement of isolated areas of brickwork and repointing walls. Walls to be plastered and finished to all repaired areas. Remove defective plaster from ceiling (and suspended ceiling	- say 20% of brickwork is to remediated and refinished
4.3.4	Plaster failure/degradation to ceiling	South block - Ivl 1	where present). Remove defective lathe where not suitable for reuse. Where lathe suitable replaster with appropriate plaster to match existing (if possible). Where lathe unsuitable install plasterboard and plaster to walls/ceiling. New finishes required to all areas.	- say 20% of ceiling is to be remediated
4.4 - South block	< - Grd flr			
4.4.1	concrete arch and steel beam floor	South block - Ivl 1	barr	- Say slab to be replaced over area of 40m2.
4.4.2	Timber degradation to walls	South block - Ivl 1	Remove defective timber studwork from walls Remove defective lathe where not suitable for reuse. Where lathe suitable replaster with appropriate plaster to match existing (if possible). Where lathe unsuitable install plaster	- say 20% of studwork is to be replaced
4.4.3	Degradation to walls	South block - Ivl 1	Remove finishes, plaster and lathe where defect/damp is evident. Defects and scale to masonry walls is not clear st this stage but assumed to comprise possible replacement of isolated areas of brickwork and repointing walls. Walls to be plastered and finished to all repaired areas.	- say 10% of brickwork is to remediated and refinished
4.4.4	Plaster failure/degradation to ceiling	South block - Ivl 1	Remove defective plaster from ceiling (and suspended ceiling where present). Remove defective lathe where not suitable for reuse. Where lathe suitable replaster with appropriate plaster to match existing (if possible). Where lathe unsuitable install plasterboard and plaster to walls/ceiling. New finishes required to all areas.	- say 15% of ceiling is to be remediated

4.5 - South block	k - Basement			
4.5.1	Ground bearing concrete slab	South block - Ivl 1	Undertake local concrete repair mortar repair to the basement floor slab. Break out locally defective concrete, prepare surface and repair area using concrete repair mortar such as renderoc GP.	- Say 20No. Repairs. Each repair say 0.25m2
4.5.2	Timber degradation to walls	South block - Ivl 1	Remove defective timber studwork from walls Remove defective lathe where not suitable for reuse. Where lathe suitable replaster with appropriate plaster to match existing (if possible). Where lathe unsuitable install plaster	- say 40% of studwork is to be replaced
4.5.3	Degradation to walls	South block - Ivl 1	Remove finishes, plaster and lathe where defect/damp is evident. Defects and scale to masonry walls is not clear st this stage but assumed to comprise possible replacement of isolated areas of brickwork and repointing walls. Walls to be plastered and finished to all repaired areas.	- say 40% of brickwork is to remediated and refinished
4.5.4	Concrete finished barrel vaulted suspended floor	South block - Ivl 1	Assess cast iron beams for corrosion and condition. Areas exhibiting corrosion to cast iron beams to be blast cleaned and repainted with corrosion protection paint system. Concrete arches to be assessed for condition. Defective/spalled areas to be broken out to good surface, prepared and repaired with concrete repair mortar (renderoc GP)	- say 20No. Beams x 12m will require repainting - say 30No. Repairs to concrete. Each repair areas 0.25m2
4.5.4B	Concrete finished barrel vaulted suspended floor			
4.5.6	NEW ITEM: Add replacement of 20% pre-existing cast iron beams (approx depth 300mm) with grade S355 steel beams say UB305x165x54 at 1.5m centres			
5.4 - New items				
A1	Concrete arch and steel beam floor above basement	South block – Ground level	Allowance for replacement of 25% of pre-existing cast iron beams (approx. depth 300mm) with grade S355 steel beams say UB 305x165x54 at 1.5m centres. Allowance to include for propping of floors, replacement beams to be brought on site in smaller sections and stitched together, breakout and reinstatement of floor finishes above beams, break out concrete arches local to beams and replace with new composite deck slabs.	25% of floor area

Cas A2	st iron and timber suspended floor	South block – 1st floor level (level 1)	beams (approx. depth 300mm) with grade S355 steel beams say UB 305x165x54 at 3m centres. Allowance to include for propping of floors, replacement beams to be brought on site in smaller sections and stitched together, breakout and repair/reinstate floor finishes above beams, repair/reinstate ceiling finishes below beams.	20% of floor area
A3	st iron and timber suspended floor		Allowance for replacement of 20% of pre-existing cast iron beams (approx. depth 300mm) with grade S355 steel beams say UB 305x165x54 at 3m centres. Allowance to include for propping of floors, replacement beams to be brought on site in smaller sections and stitched together, breakout and repair/reinstate floor finishes above beams, repair/reinstate ceiling finishes below beams.	20% of floor area

## Ayr Station Hotel - Internal face proposed remedial measures - INTERNAL WORKS NORTH BLOCK 1

ITEM Number	Element	Location	Most Likely Solution	Quantity (Nr, m, m2, m3)
3.0 - General				
3.1	rot survey	full buiding	A full timber rot survey will be required to identify instances of wet and dry rot to structural timbers throughout the building	
3.2	M+E services	full building	Strip out and full refit of all M+E services. - Installation of lighting, sockets and power throughout builidng - installation of heating plant and associated pipework - Installation of internal water supplies and drainage within the building	- say 100% strip out and refit
3.3	asbestos	full building	A full asbestos survey of the building will be required to identify areas of asbestos within building. Prior to intrusive and refit works asbestos identified will require to be removed	
3.4	Fire stopping	full building	Assessment of full building for compliance with fire standards. It is anticpated that works will be required to install fire stopping/dampers etc throughout the building	
3.5	Lift	Lobby	Existing historic lift to be assessed for condition and remediated as required. This may include refitting lift motor, replaccing lift cables, electric cabling, stripping and remediating steel components (cleaning rust/repainting etc)	
3.6	Internal features	full building	There are a number of features to the building that have historic merit such as the feature staircase. It is not clear the full scope of these elements at this time however an allowance should be made for refurbishing these elements insitu.	

3.7	7 Conservation elements		The hotel is a B listed building and therefore works will fall under a conservation project. This will impose additional requirements on the method and materials used for the remedial works. The repairs have assumed that any repairs or replacements will be on a like for like basis.	
4.0 - Internal De	efects			
5.1 - North bloc	k - LvI3 (attic)			
5.1.1	Structural timber degradation to floors	South block - Ivl 3	Timber joists to be assessed for condition. Defective joists to be removed (along with floorboards and deafening) and replaced with new structural joists. Joists to be seated on structural masonry walls (ends to be membrane wrapped) as per existing. New floor boards and finishes required to all areas.	- Say 30% of joists and associated floorboards on level 3 to be removed from building and replaced. Say C24 225x50 timbers @ 400mm centres.
5.1.2	Timber degradation to walls	South block - Ivl 3	Remove defective timber studwork from walls Remove defective lathe where not suitable for reuse. Where lathe suitable replaster with appropriate plaster to match existing (if possible). Where lathe unsuitable install plaster	- say 25% of studwork is to be replaced
5.1.3	Degradation to walls	South block - Ivl 3	Remove finishes, plaster and lathe where defect/damp is evident. Defects and scale to masonry walls is not clear st this stage but assumed to comprise possible replacement of isolated areas of brickwork and repointing walls. Walls to be plastered and finished to all repaired areas.	- say 25% of brickwork is to remediated and refinished
5.1.4	Plaster failure/degradation to ceiling	South block - Ivl 3	Remove defective plaster from ceiling (and suspended ceiling where present). Remove defective lathe where not suitable for reuse. Where lathe suitable replaster with appropriate plaster to match existing (if possible). Where lathe unsuitable install plasterboard and plaster to walls/ceiling. New finishes required to all areas.	- say 25% of ceiling is to be remediated

	South block - Ivl 2	Timber joists to be assessed for condition. Defective joists to be removed (along with floorboards and deafening) and replaced with new structural joists. Joists to be seated on structural masonry walls (ends to be membrane wrapped) as per existing. New floor boards and finishes required to all areas. Remove defective timber studwork from walls Remove	- Say 10% of joists and associated floorboards on level 2 to be removed from building and replaced. Say C24 225x50 timbers @ 400mm centres.
ructural timber degradation to walls	South block - Ivi 2		
		defective lathe where not suitable for reuse. Where lathe suitable replaster with appropriate plaster to match existing (if possible). Where lathe unsuitable install plaster	- say 10% of studwork is to be replaced
ructural timber degradation to walls		Remove finishes, plaster and lathe where defect/damp is evident. Defects and scale to masonry walls is not clear st this stage but assumed to comprise possible replacement of isolated areas of brickwork and repointing walls. Walls to be plastered and finished to all repaired areas.	- say 10% of brickwork is to remediated and refinished
aster failure/degradation to ceiling	South block Jul 2	Remove defective plaster from ceiling (and suspended ceiling where present). Remove defective lathe where not suitable for reuse. Where lathe suitable replaster with appropriate plaster to match existing (if possible). Where lathe unsuitable install plasterboard and plaster to walls/ceiling. New finishes required to all areas.	- say 10% of ceiling is to be remediated
			ctural timber degradation to walls       South block - IVI 2       stage but assumed to comprise possible replacement of isolated areas of brickwork and repointing walls. Walls to be plastered and finished to all repaired areas.         ref failure/degradation to ceiling       South block - IVI 2       Remove defective plaster from ceiling (and suspended ceiling where present). Remove defective lathe where not suitable for reuse. Where lathe suitable replaster with appropriate plaster to match existing (if possible). Where lathe unsuitable install plasterboard and plaster to walls/ceiling. New finishes

5.3 - North block	< - Lvl1			
4.3.1	Structural timber degradation to floors	South block - Ivl 1	Timber joists to be assessed for condition. Defective joists to be removed (along with floorboards and deafening) and replaced with new structural joists. Joists to be seated on structural masonry walls (ends to be membrane wrapped) as per existing. New floor boards and finishes required to all areas.	- Say 10% of joists and associated floorboards on level 1 to be removed from building and replaced. Say C24 225x50 timbers @ 400mm centres.
4.3.2	Timber degradation to walls	South block - Ivl 1	Remove defective timber studwork from walls Remove defective lathe where not suitable for reuse. Where lathe suitable replaster with appropriate plaster to match existing (if possible). Where lathe unsuitable install plaster	- say 10% of studwork is to be replaced
4.3.3	Degradation to walls	South block - Ivl 1	Remove finishes, plaster and lathe where defect/damp is evident. Defects and scale to masonry walls is not clear st this stage but assumed to comprise possible replacement of isolated areas of brickwork and repointing walls. Walls to be plastered and finished to all repaired areas.	- say 10% of brickwork is to remediated and refinished
4.3.4	Plaster failure/degradation to ceiling	South block - Ivl 1	Remove defective plaster from ceiling (and suspended ceiling where present). Remove defective lathe where not suitable for reuse. Where lathe suitable replaster with appropriate plaster to match existing (if possible). Where lathe unsuitable install plasterboard and plaster to walls/ceiling. New finishes required to all areas.	- say 10% of ceiling is to be remediated
5.4 - North block	c - Grd flr		•	
4.4.1	Concrete finished barrel vaulted suspended floor	South block - Ivl 1	Undertake local concrete repair mortar repair to the ground floor slab. Break out locally defective concrete, prepare surface and repair area using concrete repair mortar such as renderoc GP.	- Say 10No. Repairs. Each repair say 0.25m2
4.4.2	Timber degradation to walls	South block - Ivl 1	Remove defective timber studwork from walls Remove defective lathe where not suitable for reuse. Where lathe suitable replaster with appropriate plaster to match existing (if possible). Where lathe unsuitable install plaster	- say 10% of studwork is to be replaced
4.4.3	Degradation to walls	South block - Ivl 1	Remove finishes, plaster and lathe where defect/damp is evident. Defects and scale to masonry walls is not clear st this stage but assumed to comprise possible replacement of isolated areas of brickwork and repointing walls. Walls to be plastered and finished to all repaired areas.	- say 10% of brickwork is to remediated and refinished

4.4.4	Plaster failure/degradation to ceiling	South block - Ivl 1	Remove defective plaster from ceiling (and suspended ceiling where present). Remove defective lathe where not suitable for reuse. Where lathe suitable replaster with appropriate plaster to match existing (if possible). Where lathe unsuitable install plasterboard and plaster to walls/ceiling. New finishes required to all areas.	- say 10% of ceiling is to be remediated

# Ayr Station Hotel - Internal face proposed remedial measures - INTERNAL WORKS - NORTH BLOCK 2

ITEM Number	Element	Location	Most Likely Solution	Quantity (Nr, m, m2, m3)
3.0 - General				
3.1	rot survey	full building	A full timber rot survey will be required to identify instances of wet and dry rot to structural timbers throughout the building	
3.2	M+E services	full building	Strip out and full refit of all M+E services. - Installation of lighting, sockets and power throughout builidng - installation of heating plant and associated pipework - Installation of internal water supplies and drainage within the building	- say 100% strip out and refit
3.3	asbestos	full building	A full asbestos survey of the building will be required to identify areas of asbestos within building. Prior to intrusive and refit works asbestos identified will require to be removed	
3.4	Fire stopping	full building	Assessment of full building for compliance with fire standards. It is anticpated that works will be required to install fire stopping/dampers etc throughout the building	
3.5	Lift	Lobby	Existing historic lift to be assessed for condition and remediated as required. This may include refitting lift motor, replaccing lift cables, electric cabling, stripping and remediating steel components (cleaning rust/repainting etc)	
3.6	Internal features	full building	There are a number of features to the building that have historic merit such as the feature staircase. It is not clear the full scope of these elements at this time however an allowance should be made for refurbishing these elements insitu.	

Conservation elements		The hotel is a B listed building and therefore works will fall under a conservation project. This will impose additional requirements on the method and materials used for the remedial works. The repairs have assumed that any repairs or replacements will be on a like for like basis.	
fects			
k 2 - GROUND FLOOR			
Structural timber degradation to floors	South block - Ivl 3	Timber joists to be assessed for condition. Defective joists to be removed (along with floorboards and deafening) and replaced with new structural joists. Joists to be seated on structural masonry walls (ends to be membrane wrapped) as per existing. New floor boards and finishes required to all areas.	- Say 15% of joists and associated floorboards on level 3 to be removed from building and replaced. Say C24 225x50 timbers @ 400mm centres.
Timber degradation to walls	South block - Ivl 3	Remove defective timber studwork from walls Remove defective lathe where not suitable for reuse. Where lathe suitable replaster with appropriate plaster to match existing (if possible). Where lathe unsuitable install plaster	- say 12.5% of studwork is to be replaced
Degradation to walls	South block - Ivl 3	Remove finishes, plaster and lathe where defect/damp is evident. Defects and scale to masonry walls is not clear st this stage but assumed to comprise possible replacement of isolated areas of brickwork and repointing walls. Walls to be plastered and finished to all repaired areas.	- say 12.5% of brickwork is to remediated and refinished
Plaster failure/degradation to ceiling	South block - IvI 3	Remove defective plaster from ceiling (and suspended ceiling where present). Remove defective lathe where not suitable for reuse. Where lathe suitable replaster with appropriate plaster to match existing (if possible). Where lathe unsuitable install plasterboard and plaster to walls/ceiling. New finishes required to all areas.	- say 12.5% of ceiling is to be remediated
	Structural timber degradation to floors       Timber degradation to walls	Image: Second and the second and th	under a conservation project. This will impose additional requirements on the method and materials used for the remedial works. The repairs have assumed that any repairs or replacements will be on a like for like basis.         fects         k2 - GROUND FLOOR         Structural timber degradation to floors         Structural timber degradation to floors         South block - IvI 3         Timber degradation to floors         South block - IvI 3         Timber degradation to floors         South block - IvI 3         Plaster failure/degradation to ceiling         South block - IvI 3

5.2 - North blo	ck - FIRST FLOOR			
4.2.1	Structural timber degradation to floors	South block - Ivl 2	Timber joists to be assessed for condition. Defective joists to be removed (along with floorboards and deafening) and replaced with new structural joists. Joists to be seated on structural masonry walls (ends to be membrane wrapped) as per existing. New floor boards and finishes required to all	- Say 5% of joists and associated floorboards on level 2 to be removed from building and replaced. Say C24 225x50 timbers @ 400mm centres.
4.2.1	Structural timber degradation to walls	South block - Ivl 2	areas. Remove defective timber studwork from walls Remove defective lathe where not suitable for reuse. Where lathe suitable replaster with appropriate plaster to match existing (if possible). Where lathe unsuitable install plaster	- say 5% of studwork is to be replaced
4.2.3	Structural timber degradation to walls	South block - Ivl 2	Remove finishes, plaster and lathe where defect/damp is evident. Defects and scale to masonry walls is not clear st this stage but assumed to comprise possible replacement of isolated areas of brickwork and repointing walls. Walls to be plastered and finished to all repaired areas.	- say 5% of brickwork is to remediated and refinished
4.2.4	Plaster failure/degradation to ceiling	South block - Ivl 2	Remove defective plaster from ceiling (and suspended ceiling where present). Remove defective lathe where not suitable for reuse. Where lathe suitable replaster with appropriate plaster to match existing (if possible). Where lathe unsuitable install plasterboard and plaster to walls/ceiling. New finishes required to all areas.	- say 10% of ceiling is to be remediated

# F. Cost Estimate

# M MOTT MACDONALD



Former Ayr Station Hotel Building Ayr, Scotland

INITIAL BUDGET Revision: D

Issued: 26th September 2019

for

South Ayrshire Council

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Contact: Lee.Skinner@mottmac.com

M	South Ayrshire Council
M	Former Ayr Station Hotel Building
MACDONALD	INITIAL BUDGET

Revision:	D		lssue date:	26th Septemb	per 2019	Base date:	Q3 2019	Project No.	399316
Issue and Re	evision Record								
Rev.	Status	Originator	Checker	Approver	Date		Description		
-	ISSUE	KH	LS	DR	5th July 2019	Order of Cost			
A	ISSUE	KH	LS	DR	5th July 2019	Order of Cost			
В	DRAFT	LS	KH JB	DR	2nd August 2019	Order of Cost - updated to	o reflect Engineeting team email dated 16th Ju	uly 2019 and updated drawing informat	ion
С	ISSUE	DR	LS	CF	25th September 2019	Order of Cost - updated to	o reflect Engineering team email dated 24th S	eptember 2019	
D	ISSUE	DR	LS	CF	26th September 2019	Order of Cost - updated to	o include cost split as per Engineering team e	mail 26th September 2019	

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M MOTT MACDONALD			South Ayrshire Cou Former Ayr Station INITIAL BUDGET	
Revision: D	D Issue date:	26th September 2019 Base date:	Q3 2019 Project No.	399316

# Main Report

Section	Description	Page
1	Introduction	1
2	Level 1 Summary	2
3	Area Summary	3
4	Basis of Estimate	5
5	Assumptions	6
6	Exclusions	7

# <u>Appendix</u>

/ pportai		
A	Pricing List	8
В	Drawing identifying the blocks	9

M MOTT MACDONALD			South Ayrshire Council Former Ayr Station Hotel Building INITIAL BUDGET
Revision: D	Issue date: 26th September 2019	Base date: Q3 2019	Project No. 399316

#### 1. Introduction

#### Project description

This document prepares a forecast cost for the repair works to the former Ayr Station Hotel Building, as identified in Appendix A to this document. Following the meeting on the 26th June, it was noted that the purpose of the building is to bring it back to compliance with current Scottish Building Standards Regulations. The works to achieve this are noted in Appendix A. The rectified building will be fitted out by others.

#### Background

This report has been prepared for South Aryshire Council to advise on the project cost to restore the former Ayr Station Hotel Building in, Ayr, Scotland back to compliance with the current Scottish building Standards Regulations. The scheme consists of external façade, roof, and internal repairs as detailed in Appendix A.

# Statement of cost

This is an order of cost in the sum of  $\pounds 9,995,000$  (excluding VAT). This is based on current day prices as at Q3 2019.

### VAT assessment

VAT is excluded from the Cost Plan. It is recommended that specialist advice is sought on VAT matters to ensure that the correct rates are applied to the various aspects of the project.

### **Risk Summary**

Key risks include the asbestos, anthrax, and damp issues. We recommend that appropriate surveys are undertaken so that the cost assumptions can be updated. It is also adjacent to a railway line, so we recommend that discussions with Network rail are instigated to understand any restrictions imposed.

Please refer to section 5 and 6 of this report for a full set of the assumptions and excluded costs.

### Key Observations

We have summarised below our key observations:

- The items priced are based on the descriptions and works identified in appendix A only.
- Give consideration to any additional works that may be required (eg due to network rail requirements, conservation requests, planning etc) these may have additional cost implications.
- Set up a risk workshop to identify key risks, mitigation strategies and to better understand the cost and programme implications.
- Give consideration to a local workshop space for offsite works, to refurbish existing materials, denail sarking boards etc costs for a suitable workshop are currently excluded from our budget.
- The allowance for asbestos removal has been reduced to reflect discussions with the author and the engineering team. We suggest that the client retains a separate contingency for any additional costs in connection with this.

					South Ayrshire Council Former Ayr Station Hotel Buil INITIAL BUDGET
Revision:	D Issue date: 26th September 2019		Base date:	Q3 2019	Project No. 399316
. Level 1 Sum	mary				GIFA (m <sup>2</sup> ): 5,465
	GROUP ELEMENT / ELEMENT	COST / m <sup>2</sup> GIFA	TOTAL COST OF ELEMENT (TARGET COST)	BUILDING WORKS	ESTIMATE
<b>BUILDING W</b>	IORKS	£	£	External façade/	
1	Internal repair works - South block	447	2,443,151	roof repair works - North Block 12%	
2	Internal repair works - North block 1	140	763,875		
3	Internal repair works - North block 2	50	274,838	External façade/ roof repair works -	Internal repair works - South block
4	External façade/ roof repair works - South Block	213	1,163,936	South Block 22%	46%
5	External façade/ roof repair works - North Block	114	621,822		
	SUB-TOTAL: BUILDING WORKS	964	5,267,622		
6	Main contractor's preliminaries 25	5% 241		Internal repair	
	SUB-TOTAL: BUILDING WORKS (incl. prelim	s) 1205	6,584,527	works - North block	
7	Main contractor's overheads and profit 10	0% 120	658,453	5% Internal repair	
	BUILDING WORKS ESTIMATE	1325	7,242,980	works - North block _/	
	DESIGN TEAM FEES AND OTHER DEVELOPMENT / PROJECT COSTS	e	£	15%	
8.1		5%	1,086,447		
8.2	Other development / project costs		Excluded	COST LIM	IT
0.2	TOTAL: PROJECT / DESIGN TEAM FEES AND OTHER		Excluded	Risk allowance	_
	DEVELOPMENT / PROJECT COSTS			17.70	
	BASE COST ESTIMATE	1524	8,329,427		
<b>RISK ALLOW</b>			ę		
9	Risk allowance 20	2 )% 305	~	Fees	
3	COST LIMIT (excluding inflation)	1% 305 1829			Du li di su su du
			-,,-		Building works 72%
INFLATION		£	£		
10.1	Tender inflation		Excluded		
10.2	Construction inflation		Excluded		
	TOTAL: INFLATION ALLOWANCE				
	COST LIMIT (excluding Inflation and VAT assessment)	1829	9,995,312		

Μ MOTT MACDONALD

Revision: D

Issue date:

Base date: Q3 2019

South Ayrshire Council Former Ayr Station Hotel Building INITIAL BUDGET

Project No. 399316

3. Area summary

	GIFA		PERIMETER		INT. PARTITIONS	
Basement	487.00	m2	157	m	75.00	m
South	487.00	m2	157.00	m		
Ground	1,486.00	m?	306	m	162.00	m
North 1	367.00		121.38		102,00	
North 2	388.00		Excl			
South	731.00		200.09			
First	1,250.00	m2	245	m	181.00	m
North 1	367.00	m2	122.90	m		
North 2	151.00	m2	53.00			
South	732.00	m2	191.52	m		
Second	1,099.00	m2	293	m	288.00	m
North	367.00	m2	118.10	m		
South	732.00		191.52			
Third	1,078.00	m2	308	m	288.00	m
North	360.00	m2	123.08	m		
South	718.00		185.67			
Fourth	65.00	m2	33	m	(no drawing to scale int. works off)	
South	65.00	m2	33.00	m		

26th September 2019

						South Ayrshire Council Former Ayr Station Hotel Buildi INITIAL BUDGET
Revision: D		Issue date: 26th September 20	)19	Base date:	Q3 2019	Project No. 399316
Basis of Estimate						
The Cost Plan is b	ased on th	e following information:-				
Architectural						
DRWG No	REV	NAME	USE			
DRWG no 2	-	1 2 3 Floor Layout Basement Floor Plan Ayr station elevations and roof plan sketches	For reference to see 4th floor measure Used to measure Used to measure			
DRWG no 3 - DRWG no 4	-	Ground Floor Plan First Floor Plan	Used to measure Used to measure			
DRWG no 5	-	Second Floor Plan	Used to measure			
DRWG no 6	-	Third Floor Plan	Used to measure			
Email dated 03.07. Email dated 02.07. Email dated 16.07.	19 "Ayr St 19 "Ayr St 19 "Ayr St	ation Hotel Emerging Issues with Condition of Timber Ro ation Hotel Cost Report Teleconference proposed for 10 ation Hotel Cost Report Teleconference proposed for 10 ation Hotel Cost Estimate"	am Wed 26th June 19"			
		rr Station Hotel Cost Estimate" E: Ayr Station Hotel Cost Estimate" with floor constructic	on build up/ description			

M MOTT MACDONALD						South Ayrshire Council Former Ayr Station Hotel Building INITIAL BUDGET
Revision:	D	Issue date:	26th September 2019	Base date:	Q3 2019	Project No. 399316
5. Assumption	S					
The Cost Pla	n is based on the follow	ing assumptions and qua	lifications:-			
Ref.	Description					
а						asbestos survey is available for the basement only. We ntingency for this item. Once the asbestos survey has been
b	prepared for the upp	per floors, this cost shoul				
С	We have only priced implications.	for the works described	in the "most likely solution" and "comn	nents" columns in Appendix A of this c	document. If any additional work	s, scope or quantities are required this will have cost
d	Costs are based on c	urrent day prices (ie Q3 2	2019).			
е	We have included ar	allowance of 15% for pr	ofessional fees.			
f	We have included ar	allowance of 20% for co	ntingency.			
g	Competitive tender	process.				
h	Installation of mecha	anical and electrical work	s in line with minimal provision.			
i	Emergency lighting o	only is included. All other	lighting is excluded.			
j	Pre-existing scaffold	to be removed ahead of	this construction project.			
k	We have included fo	r a rot survey.				
l	For the internal wall	s we have assumed that	the wall composition is 80% brickwork a	and 20% studwork - as noted in Appen	ıdix A.	
m	Not workable chimn	eys - as per discussion wi	th the author and the engineering tean	n.		
n	It is not a phased pro	ogramme (ie the contract	or will have access to all the floors and	external areas simultaneously).		
0	Where plaster failure	e/ degradation of ceiling	has occurred, we have included for ceil	ing repair only. We have not included	for re-doing any cornice detail o	r decorative features.
р	We assume that the	works identified in Appe	ndix A are a full and exhaustive list of w	vorks required to bring the building up	to miminal compliance. If any a	dditional works are required, this will have cost implications.
q	We have included ar	allowance of £50k for o	rganising and attending network rail me	eetings.		
r	Internal finishes/ Fit	out by others.				
S	•		pendix A, however please note that son ir) as requested, but we have not includ		- · ·	pe confirmed by others). For example, we have priced item

M MOTT MACDONALE			South Ayrshire Council Former Ayr Station Hotel Building INITIAL BUDGET
Revision:	D Issue date: 26th September 2019	Base date: Q3 2019	Project No. 399316
5. Assumptio	ns		
The Cost F	lan is based on the following assumptions and qualifications:-		
Ref.	Description		
Rei.	Description		
t	Access: Works priced assuming provision of temporary external hoist access to all floor	r and eaves / roof parapet levels. Hoist to be of sufficient SWL capacity to carry	both materials and personnel.
u	We have assumed that scaffolding will be sufficient for any access requirements in con	nection with temporary works.	
v	Structural roof timbers: Costs for works based on an average timber section of 150 x 75	5 tanalized wrought softwood unless otherwise stated.	
w	Sarking Boards: Costs for works based on a board section of 150 x 22 tanalized wrough	t softwood. An allowance for breathable membrane over the boards is include	d.
x	All roofing timbers nail fixed in situ.		
у	Cast Iron Roof Edge Features: Assumed Ironwork comprises of two types of component	t:- a) main ridge section circular in section with two flanged edges, b) tile shape	ed finials bolted to main section flanges.
Z	Flat Top Covering to 'Top Hat' Roof Structures: Assumed seamed lead sheet on breatha	able membrane on sarking boards on roof structure.	
аа	Rainwater Goods: Assumed all replacement materials can be sourced as proprietary ma	aterials, i.e. no bespoke items.	
ab	Decoration Works to Retained Window Framing: Assumed no lead in previously applied	d paint.	
ac	Item 2.3.44: Blast clean and repaint external fire escape stairway: Assumed dustless / w	vet abrasive blasting method; Brush applied finishes (no paint spraying).	
ad	Assume existing foundations are strip foundations and no deeper than 1.5m.		
ae	Any new roof timbers to be grade C24.		
af	We have included for works to the main building only. Works to all other areas are excl	luded (eg the canopy area, bridge, adjacent buildings etc).	
ag	For north block 2 all quantities are assumed to be 50% of those noted in north block 1 $\cdot$	- as per email dated 16.07.19 and conversation with the engineering team on 0	01.08.19.
ah	This is minimal drawing information available for North block 2. We have assumed a GI	IFA of 539m2 based on the sketch information available.	
ai	We assume a maximum construction programme of 18 months (which includes 6 mont	ths for the external works).	

NI MINTT MACDONALD				South Ayrshire Co Former Ayr Station INITIAL BUDGET	n Hotel Buildir
Revision:	D Issue date: 26th September 2019	Base date:	Q3 2019	Project No.	399316
6. Exclusions					
The following	items are not included within the Cost Plan:-				
Ref.	Description				
a b c d e f g h i j k I m n o p q r s t u	Any works that are not specifically identified in Appendix AAny works to the 4th floor or the north block 1Inflation beyond Q3 2019Consequential improvements (other than those identified in Appendix A)Other development costsFinance chargesLoose fixtures, fittings, and furnishingsPlanning ConditionsMaking the chimneys operational/ workableLand purchase and associated costsService DiversionsSite dewateringExternal worksNew substationExternal signageContamination / asbestos in groundSection 278 or 106 worksPlanning application costPlanning, statutory fees and charges, Building Warrant (and Structural EngineersRegistration [SER] Certificate) application costOther development costs eg. CIL (community infrastructure levy)Costs include for the minimal works required as detailed in Appendix A. Any additional works	aa ab ac ad ae af ag ah ai ai ak al am	Any works to the feature staircase VAT Rot repair works (other than those identified in Appen Anthrax survey, removal, or any associated works Lead paint in existing external finishes to windows All Costs associated with works on Network Rail infras ground floor area of north block, isolations, possession Management of general public outside the CDM area Further external surface cleaning to building other tha Sprinkler installation - as advised by the engineering te (we suggest an additional cost in region of £50/m2 for All works in connection with the lift Any works in connection with air conditioning Any works in connection with IT infrastructure Any works in connection with lighting (other than the o	tructure and property inc ns or blockages etc n works stated within Ap eam on conference call da this)	opendix A
v w x y z	eg internal fit out and finishes, furniture etc are excluded. Surveys (other than the rot & asbestos surveys) Off site reinforcement/upgrade works to the gas, electric, and water services Item 3.6 (Internal Features) of Appendix A Item 3.7 (Additional Conservation elements) of Appendix A Any specialist finishes eg cornice details, arches etc				

# Appendix A - Pricing Document (250919)

Avr Station	Hotel - Internal face proposed rer	medial measures - INTERN	AL WORKS NORTH BLOCK 1							1st August 2019
Ayr Station	noter - internal face proposed ref	mediar measures - nerent	AL WORKS NORTH BLOCK 1							1st August 2019
ITEM Number	Element	Location	Most Likely Solution	Quantity (Nr, m, m2, m3)	Comments					
						Qty	Unit	Rate	Total (£)	Comment
3.0 - General										
		full building						4,450	4.450	
3.	1 rot survey	Tull buiding	A full timber rot survey will be required to identify instances o wet and dry rot to structural timbers throughout the building	т		1	item	4,450	4,450	This is cost for survey only. Qty pro-rata for purpose of separating North and South costs
			wer und dry for to structural emocra throughout the balloning							North and South Costs
3						1,461	m2	385	552.405	
3.	2					1,461	mz	385	562,485	Rate reduced to exclude sprinklers, any works in connection with the air conditioning, any internal lighting (apart from
			Strip out and full refit of all M+E services. - Installation of lighting, sockets and power throughout							emergency lighting), and IT cabling; all exclusions as advised by
	M+E services	full building	building		Services within the building are in an unknown condition. It is assumed that due to					Engineering team on conference call dated 31.07.19. Rate
			- installation of heating plant and associated pipework		age and condition of building the services are dated and in generally poor condition.					Includes for strip out of existing M&E.
			<ul> <li>Installation of internal water supplies and drainage within the building</li> </ul>	tool the set of the se	In addition theft of pipeowork and tanks is evident within the building. The full scale of which is not known.					
3.	asbestos		A full asbestos survey of the building will be required to	- sav 100% strip out and refit	Note. An asbestos survey was undertaken in the basement area and asbestos was	1.461	m2	80	116.880	Budget reduced as per email dated 16.07.19. Risk item:- Suggest
í			identify areas of asbestos within building. Prior to intrusive		found in a number of locations. It is reasonable to assume that a asbestos is presnt in					client maintains a separate contingency for this item.
		full building	and refit works asbestos identified will require to be removed		the main building and will require to be removed prior to any works that might					
					disturb the material					
3.	4 Fire stopping		Assessment of full building for compliance with fire standards		Assume 1200x1200mm openings in each of the crosswalls in the roof area to be fire	15	nr	900	13,497	Quantity based on Engineering team email dated 16.07.19. Qty
		full building	It is anticpated that works will be required to install fire stopping/dampers etc throughout the building		stopped.					pro-rata for purpose of separating North and South costs
			stopping) admites a color in additions are summing.							
3.	5 Lift		Existing historic lift to be assessed for condition and			1	item		Excluded	Item excluded as per email dated 16.07.19
			remediated as required. This may include refitting lift motor,							
		Lobby	replaccing lift cables, electric cabling, stripping and							
			remediating steel components (cleaning rust/repainting etc)							
3.	5 Internal features		There are a number of features to the building that have		There are a number of features to the building that have historic merit such as the	1	item		Excluded	Engineering team query response dated 28.06.19, noted that no
			historic merit such as the feature staircase. It is not clear the		feature staircase. It is not clear the full scope of these elements at this time however					works are required
		full building	full scope of these elements at this time however an allowanc should be made for refurbishing these elements insitu.	2	an allowance should be made for refurbishing these elements insitu.					
			should be made for reforbishing these elements instru.							
3.	7 Conservation elements		The hotel is a B listed building and therefore works will fall			1	item		Excluded	Engineering team to confirm any additional requirements, so that
			under a conservation project. This will impose additional							we can include a price
			requirements on the method and materials used for the							
			remedial works. The repairs have assumed that any repairs or replacements will be on a like for like basis.							
			replacements and se on a me for me basis							
4.0.1										
4.0 - Internal D	etects	1		1						
5.1 - North blo	k - LvI3 (attic)									
			Timber joists to be assessed for condition. Defective joists to			108	m2	85	9,180	
			be removed (along with floorboards and deafening) and replaced with new structural joists. Joists to be seated on	- Say 30% of joists and associated	Degradation of the timber floor joists was noted in a number of locations. The					
	Structural timber degradation to floors	South block - Ivl 3	structural masonry walls (ends to be membrane wrapped) as	from building and replaced. Say C24						
			per existing. New floor boards and finishes required to all	225x50 timbers @ 400mm centres.	elements/leaks through building from burst water tank in attic and penetrating water					
5.1.1			areas.		to joist ends through walls and window details			440		
l			Remove defective timber studwork from walls Remove			9	m2	110	1,014	Description adjusted as per Engineering team email dated 16.07.19
l	Timber degradation to walls	South block - Ivl 3	defective lathe where not suitable for reuse. Where lathe							
			suitable replaster with appropriate plaster to match existing (if possible). Where lathe unsuitable install plaster	- say 25% of studwork is to be	proportion of timber stud walls to brickwork internal walls is not known. Assume wall					
5.1.2				replaced	composition is 80% brickwork and 20% studwork.	98	m2	122	12.012	Description adjusted as per Engineering team email dated
l			Remove finishes, plaster and lathe where defect/damp is			98	1112	122	12,013	16.07.19
	Degradation to walls	South block - Ivl 3	evident. Defects and scale to masonry walls is not clear st this stage but assumed to comprise possible replacement of							
	Septement to waits	SOUTH DIOCK - THES	isolated areas of brickwork and repointing walls. Walls to be	and 2004 at halalana ah is h	The encount well evolves to get an formed to be encounted when the set					
5.1.3			plastered and finished to all repaired areas.	<ul> <li>say 25% of brickwork is to remediated and refinished</li> </ul>	The general wall makeup is not confirmed. It is assumed that the wall makup generally is lathe and plaster on brick walls.					
PIATO			Remove defective plaster from ceiling (and suspended ceiling			90	m2	75	6,750	
			where present). Remove defective lathe where not suitable for	r						
	Plaster failure/degradation to ceiling	South block - Ivl 3	reuse. Where lathe suitable replaster with appropriate plaster to match existing (if possible). Where lathe unsuitable install							
			to match existing (if possible), where lathe unsuitable install plasterboard and plaster to walls/ceiling. New finishes	- say 25% of ceiling is to be						
5.1.4			required to all areas.	remediated						
1										

5.2 - North bloc	ck - Lvi2									
4.2.1	Structural timber degradation to floors	South block - Ivl 2	Timber joists to be assessed for condition. Defective joists to be removed (along with floorboards and degrening) and replaced with new structural joists. Joists to be seated on structural masonry walls (ends to be membrane wrapped) as per existing. New floor boards and finishes required to all areas.	- Say 10% of joists and associated floorboards on level 2 to be removed from building and replaced. Say C24 225x50 timbers @ 400mm centres.	Degradation of the timber floor joists was noted in a number of locations. The degradation appears to mainly be as aresult of water ingress through failed roof elements/leaks through building from burst water tank in attic and penetrating water to joist ends through walls and window details	37	m2	85	3,120	
4.2.2	Structural timber degradation to walls	South block - Ivl 2	Remove defective timber studwork from walls Remove defective lathe where not suitable for reuse. Where lathe suitable replaster with appropriate plaster to match existing (if possible). Where lathe unsuitable install plaster	- say 10% of studwork is to be replaced	proportion of timber stud walls to brickwork internal walls is not known. Assume wall composition is 80% brickwork and 20% studwork.	18	m2	110	2,028	
4.2.3	Structural timber degradation to walls	South block - Ivi 2	Remove finishes, plaster and lathe where defect/damp is evident. Defects and scale to masonry walls is not clear st this stage but assumed to comprise possible replacement of isolated areas of brickwork and repointing walls. Walls to be plastered and finished to all repaired areas.	- say 10% of brickwork is to remediated and refinished	The general wall makeup is not confirmed, it is assumed that the wall makup generally is lathe and plaster on brick walls.	38	m2	122	4,611	
4.2.4	Plaster failure/degradation to ceiling	South block - Ivl 2	Remove defective plaster from ceiling (and suspended ceiling where present). Remove defective lather where not suitable for reuses. Where lathe suitable replaster with appropriate plaster to match existing (if possible). Where lather unsuitable install plasterboard and plaster to walls/ceiling. New finishes required to all areas.	- say 10% of ceiling is to be remediated		37	m2	75	2,753	

5.3 - North block	k - Lvl1								-	
4.3.1	Structural timber degradation to floors	South block - lvi 1	Timber joists to be assessed for condition. Defective joists to be removed (along with floorboards and defening) and replaced with new structural joists. Joists to be seated an structural masonry walls (ends to be membrane wrapped) as per existing. New floor boards and finishes required to all areas.	- Say 10% of joists and associated floorboards on level 1 to be removed from building and replaced. Say C24 225x50 timbers @ 400mm centres.	Degradation of the timber floor joists was noted in a number of locations. The degradation appears to mainly be as aresult of water ingress through failed roof elements/leaks through building from burst water tank in attic and penetrating water to joist ends through walls and window details	37	m2	85	3,120	
4.3.2	Timber degradation to walls	South block - Ivi 1	Remove defective timber studwork from walls Remove defective lathe where not suitable for reuse. Where lathe suitable replaster with appropriate plaster to match existing (if possible). Where lathe unsuitable install plaster	- say 10% of studwork is to be replaced	proportion of timber stud walls to brickwork internal walls is not known. Assume wall comosition is 80% brickwork and 20% studwork.	12	m2	110	1,274	Description adjusted as per Engineering team email dated 16.07.19
4.3.3	Degradation to walls	South block - Ivi 1	Remove finishes, plaster and lathe where defect/damp is evident. Defects and scale to masonry walls is not clear st this stage but assumed to comprise possible replacement of isolated areas of brickwork and repointing walls. Walls to be plastered and finished to all repaired areas.	- say 10% of brickwork is to remediated and refinished	The general wall makeup is not confirmed. It is assumed that the wall makup generally is lathe and plaster on brick walls.	39	m2	122	4,798	Description adjusted as per Engineering team email dated 16.07.19
4.3.4	Plaster failure/degradation to ceiling	South block - Ivi 1	Remove defective plaster from ceiling (and suspended ceiling where present). Remove defective lathe where not suitable for reuse. Where lathe suitable replaster with appropriate plaster to match existing (if possible). Where lathe unsuitable install plasterboard and plaster to walls/ceiling. New finishes reaurierd to all reacs.	- say 10% of ceiling is to be remediated		37	m2	75	2,753	
5.4 - North block	k - Grd fir		required to undreast	remediated						
4.4.1	Concrete finished barrel vaulted suspended floor	South block - Ivi 1	Undertake local concrete repair mortar repair to the ground floor slab. Break out locally defective concrete, prepare surface and repair area using concrete repair mortar such as renderoc GP.	- Say 10No. Repairs. Each repair say 0.25m2	The ground floor slab has not generally been surveyed. Construction and defects are assumed based on conditino	10	nr	250	2,500	Description adjusted as per Engineering team email dated 16.07.19
4.4.2	Timber degradation to walls	South block - Ivi 1	Remove defective timber studwork from walls Remove defective lathe where not suitable for reuse. Where lathe suitable replaster with appropriate plaster to match existing (If possible). Where lathe unsuitable install plaster	- say 10% of studwork is to be replaced	proportion of timber stud walls to brickwork internal walls is not known. Assume wall composition is 80% brickwork and 20% studwork.	14	m2	110	1,533	Description adjusted as per Engineering team email dated 16.07.19
4.4.3	Degradation to walls	South block - Ivi 1	Remove finishes, plaster and lathe where defect/damp is evident. Defects and scale to masonry walls is not clear st this stage but assumed to comprise possible replacement of isolated areas of brickwork and repointing walls. Walls to be plastered and finished to all repaired areas.	- say 10% of brickwork is to remediated and refinished	The general wall makeup is not confirmed. It is assumed that the wall makup generally is lathe and plaster or brick walls.	52	m2	122	6,368	Description adjusted as per Engineering team email dated 16.07.19
4.4.4	Plaster failure/degradation to ceiling	South block - Ivi 1	Remove defective plaster from ceiling (and suspended ceiling where present). Remove defective lathe where not suitable for resue. Where lathe suitable replaster with appropriate plaster to match existing (if possible). Where lathe unsuitable install plasterboard and plaster to walls/ceiling. New finishes required to all arcos.	- say 10% of celling is to be remediated		37	m2	75	2,753	
	•		•						763,875	Net costs only. This excludes contractor on-costs

EM Number	Element	Location	Most Likely Solution	Quantity (Nr, m, m2, m3)	Comments					
						Qty	Unit	Rate	Total (£)	Comment
- General		T		1						
2.1	rot survey	full buiding	A full timber rot survey will be required to identify instances of				item	10,550	10.550	This is cost for survey only
5.1	l loc sulvey	ran balanığ	wet and dry rot to structural timbers throughout the building			*	item	10,550	10,550	This is cost for survey only
3.2	2					3,465	m2	385	1.334.025	Rate reduced to exclude sprinklers, any works in connection
			Strip out and full refit of all M+E services.							with the air conditioning, any internal lighting (apart from
			- Installation of lighting, sockets and power throughout							emergency lighting), and IT cabling; all exclusions as advised
	M+E services	full building	builidng - installation of heating plant and associated pipework		Services within the building are in an unknown condition. It is assumed that due to age and condition of building the services are dated and in generally poor condition.					Engineering team on conference call dated 31.07.19. Rate Includes for strip out of existing M&E.
			<ul> <li>Installation of internal water supplies and drainage within</li> </ul>		In addition theft of pipeowork and tanks is evident within the building. The full scale					
			the building	- sav 100% strip out and refit	of which is not known.					
3.3	asbestos		A full asbestos survey of the building will be required to identify areas of asbestos within building. Prior to intrusive		Note. An asbestos survey was undertaken in the basement area and asbestos was found in a number of locations. It is reasonable to assume that a asbestos is presnt in	3,465	m2	80	277,200	Budget reduced as per email dated 16.07.19. Risk item:- Sug client maintains a separate contingency for this item.
		full building	and refit works asbestos identified will require to be removed		the main building and will require to be removed prior to any works that might					cheft maintains a separate contingency for this item.
					disturb the material					
3.4	Fire stopping		Assessment of full building for compliance with fire standards.		Assume 1200x1200mm openings in each of the crosswalls in the roof area to be fire	15	nr	2,100	31,503	Quantity based on Engineering team email dated 16.07.19
		full building	It is anticpated that works will be required to install fire		stopped.					
			stopping/dampers etc throughout the building							
35	Lift		Existing historic lift to be assessed for condition and			1	item		Excluded	Item excluded as per email dated 16.07.19
3.5			remediated as required. This may include refitting lift motor,			1			Excluded	
		Lobby	replaccing lift cables, electric cabling, stripping and							
			remediating steel components (cleaning rust/repainting etc)							
3.6	Internal features		There are a number of features to the building that have		There are a number of features to the building that have historic merit such as the	1	item		Excluded	Engineering team query response dated 28.06.19, noted that i
			historic merit such as the feature staircase. It is not clear the		feature staircase. It is not clear the full scope of these elements at this time however					works are required
		full building	full scope of these elements at this time however an allowance should be made for refurbishing these elements insitu.		an allowance should be made for refurbishing these elements insitu.					
			stouid be made for relationshing these elements instru.							
3.7	Conservation elements		The hotel is a B listed building and therefore works will fall			1	item		Excluded	Engineering team to confirm any additional requirements, so t
			under a conservation project. This will impose additional							we can include a price
			requirements on the method and materials used for the remedial works. The repairs have assumed that any repairs or							
			replacements will be on a like for like basis.							
- Internal De	efects									
- South bloc	k - LvI3 (attic)									
						1	item	9,000	9,000	
			Assess existing masonry and repoint masonry where	- say repointing to be over 30m2						
	Missing masonry to brickwork within roof void below sandstone chimney stacks above	South block - Ivl 3	necessary. Where holes have been made through brickwork	<ul> <li>lintel to be installed to 6No.</li> </ul>						
	below sandstone chimney stacks above		walls, walls to be propped and precast concrete lintel installed	Locations (sat 2.5m span each)	NB: brickwork within roof voids support the sandstone chimney stack projection					
4.1.1			over opening. Gap to be filled with brickwork to match existing	<ul> <li>brickwork infill to area 6No. X 4m2 (wall 600mm thick)</li> </ul>	above roof level. In soe instances holes have been made in the brickwork with no adequate lintel or support					
					and the second	539	m2	85	45,773	
			Timber joists to be assessed for condition. Defective joists to be removed (along with floorboards and deafening) and	- Say 75% of joists and associated						
	Structural timber degradation to floors	South block - Ivl 3	replaced with new structural joists. Joists to be seated on	floorboards on level 3 to be removed						
	Structurer timber degradation to nooro	South Block 1015	structural masonry walls (ends to be membrane wrapped) as	from building and replaced. Say C24	degradation of the timber hoor joists was noted in a number of locations. The					
			per existing. New floor boards and finishes required to all areas.	225x50 timbers @ 400mm centres.	elements/leaks through building from burst water tank in attic and penetrating water					
4.1.2	1				to joist ends through walls and window details	74	m2	110	0.110	Description adjusted as per Engineering team email dated
			Remove defective timber studwork from walls Remove			74	1112	110	8,110	16.07.19
	Timber degradation to walls	South block - Ivl 3	defective lathe where not suitable for reuse. Where lathe							
	-		suitable replaster with appropriate plaster to match existing (if possible). Where lathe unsuitable install plaster	- say 40% of studwork is to be	proportion of timber stud walls to brickwork internal walls is not known. Assume wall					
4.1.3				replaced	composition is 80% brickwork and 20% studwork.					
			Remove finishes, plaster and lathe where defect/damp is			689	m2	122	84,077	Description adjusted as per Engineering team email dated 16.07.19
			evident. Defects and scale to masonry walls is not clear st this							10.07.19
	Degradation to walls	South block - Ivl 3	stage but assumed to comprise possible replacement of							
			isolated areas of brickwork and repointing walls. Walls to be plastered and finished to all repaired areas.	- say 40% of brickwork is to	The general wall makeup is not confirmed. It is assumed that the wall makup					
4.1.4			Remove defective plaster from ceiling (and suspended ceiling	remediated and refinished	generally is lathe and plaster on brick walls.					
			where present). Remove defective lathe where not suitable for			287	m2	75	21,540	
	Plaster failure/degradation to ceiling	South block - Ivl 3	reuse. Where lathe suitable replaster with appropriate plaster							
	master randre/ degradation to cering	South Block - IVI S	to match existing (if possible). Where lathe unsuitable install plasterboard and plaster to walls/ceiling. New finishes	- say 40% of ceiling is to be						
			plasterboard and plaster to walls/ceiling. New finishes required to all areas.	<ul> <li>say 40% of ceiling is to be remediated</li> </ul>						
415										

2 - South block	1.10					1.			1	
	- vvz	South block - Ivi 2	Timber joists to be assessed for condition. Defective joists to be removed (along with floorhoards and deafening) and replaced with new structural joists. Joists to be seated on structural macrony walls (end sto be membrane wrapped) as per existing. New floor boards and finishes required to all areas		Degradation of the timber floor joists was noted in a number of locations. The degradation appears to mainly be as aresult of water ingress through failed roof elements/Jeaks through building from burst water tank in attic and penetrating water to joist ends through walls and window details	183	m2	85	15,555	
	Timber degradation to walls	South block - Ivi 2	Remove defective lathe where not suitable for reuse. Where lathe suitable replaster with appropriate plaster to match existing (if possible). Where lathe unsuitable install plaster	- say 20% of studwork is to be replaced	proportion of timber stud walls to brickwork internal walls is not known. Assume wall composition is 80% brickwork and 20% studwork.	37	m2	110	4,055	Description adjusted as per Engineering team email dated 16.07.19
	Degradation to walls	South block - Ivi 2	Remove finishes, plaster and lathe where defect/damp is evident. Defects and scale to masonry walls is not clear st this stage but assumed to comprise possible replacement of isolated areas of brickwork and repointing walls. Walls to be plastered and finished to all repaired areas.	- say 20% of brickwork is to	The general wall makeup is not confirmed. It is assumed that the wall makup generally is lathe and plaster on brick walls.	335	m2	122	40,867	Description adjusted as per Engineering team email dated 16.07.19
	Plaster failure/degradation to ceiling	South block - Ivl 2	Remove defective plaster from ceiling (and suspended ceiling where present). Remove defective lathe where not suitable for reuse. Where lathe suitable replaster with appropriate plaster to match existing (f possible). Where lathe unsuitable install plasterboard and plaster to walls/ceiling. New finishes required to al areas.	- say 20% of ceiling is to be remediated	perin diri s idune disi Didatei on onca wans.	146	m2	75	10,980	
outh block	- 1 vi1									
	Structural timber degradation to floors	South block - Ivi 1	Timber joists to be assessed for condition. Defective joists to be removed (along with floarhoards and deglening) and replaced with new structural joists. Joists to be seated on structural maximony walls (ends to be membrane wrapped) as per existing. New floar boards and finishes required to all areas.			146	m2	85	12,444	
4.3.2	Timber degradation to walls	South block - Ivl 1	Remove defective timber studwork from walls Remove defective lathe where not suitable for reuse. Where lathe suitable replaster with appropriate plaster to match existing (if possible). Where lathe unsuitable install plaster	- say 10% of studwork is to be	proportion of timber stud walls to brickwork internal walls is not known. Assume wall composition is 80% brickwork and 20% studwork.	12	m2	138	1,593	Description adjusted as per Engineering team email dated 16.07.19
	Degradation to walls	South block - Ivi 1	Remove finishes, plaster and lathe where defect/damp is evident. Defects and scale to masonry walls is not clear st this stage but assumed to comprise possible replacement of isolated areas of brickwork and repointing walls. Walls to be plastered and finished to all repaired areas.	- say 20% of brickwork is to remediated and refinished	The general wall makeup is not confirmed. It is assumed that the wall makup generally is lathe and plaster on brick walls.	215	m2	122	26,260	Description adjusted as per Engineering team email dated 16.07.19
	Plaster failure/degradation to ceiling	South block - Ivi 1	Remove defective plaster from ceiling (and suspended ceiling where present). Remove defective lathe where not suitable for reuse. Where lathe suitable replaster with appropriate plaster to match existing (if possible). Where lathe unsuitable install plasterboard and plaster to walls/ceiling. New finishes required to all areas.	- say 20% of ceiling is to be remediated	Active unit for much, wine provided on united white	146	m2	75	10,980	
South block	- Grd fir	·								
4.4.1	concrete arch and steel beam floor	South block - Ivl 1	barr	- Say slab to be replaced over area of 40m2.	The ground floor was surveyed from one room only due to access restrictions. No major defects were noted although water ingress was observed on the floor above therefore it is assumed that there are instances of water ingress within the ground floor area also. The ground floor construction is not confirmed however appears to be instructorreter aches supported on steel beams	40	m2	1,050	42,000	More detailed required on this
4.4.2	Timber degradation to walls	South block - Ivl 1	Remove defective timber studwork from walls Remove defective lathe where not suitable for reuse. Where lathe suitable replaster with appropriate plaster to match existing (If possible). Where lathe unsuitable install plaster	- say 20% of studwork is to be replaced	proportion of timber stud walls to brickwork internal walls is not known. Assume wall composition is 80% brickwork and 20% studwork.	21	m2	138		Description adjusted as per Engineering team email dated 16.07.19
4.4.3	Degradation to walls	South block - Ivl 1	Remove finishes, plaster and lathe where defect/damp is evident. Defects and scale to masonry walls is not clear st this stage but assumed to comprise possible replacement of isolated areas of brickwork and repointing walls. Walls to be plastered and finished to all repaired areas.	- say 10% of brickwork is to remediated and refinished	The general wall makeup is not confirmed. It is assumed that the wall makup generally is lathe and plaster on brick walls.	142	m2	122		Description adjusted as per Engineering team email dated
	Plaster failure/degradation to ceiling	South block - Ivi 1	Remove defective plaster from ceiling (and suspended ceiling where present). Remove defective lathe where not suitable [or reuse. Where lathe suitable replaster with appropriate plaster to match existing (if possible). Where lathe unsuitable install plasterboard and plaster to walls/ceiling. New finishes readired to all areas.	- say 15% of ceiling is to be remediated		110	m2	75	8,224	

4.5 - South block	- Basement									
			Undertake local concrete repair mortar repair to the			20	nr	300	6.000	
4.5.1	Ground bearing concrete slab	South block - Ivl 1	basement floor slab. Break out locally defective concrete,	- Say 20No. Repairs. Each repair say 0.25m2	The basement floor is assumed to be a ground bearing concrete slab. No major defects were picked up with the floor slab during surveys however a number of areas were not visible.					
4.5.2	Timber degradation to walls	South block - Ivi 1	Remove defective timber studwork from walls Remove defective lathe where not suitable for reuse. Where lathe suitable replaster with appropriate plaster to match existing (If possible). Where lathe unsuitable install plaster	- say 40% of studwork is to be replaced	proportion of timber stud walls to brickwork internal walls is not known. Assume wall composition is 80% brickwork and 20% studwork.	25	m2	138	3,465	Description adjusted as per Engineering team email dated 16.07.19
	Degradation to walls	South block - Ivl 1	Remove finishes, plaster and lathe where defect/damp is evident. Defects and scale to masonry walls is not clear st this stage but assumed to comprise possible replacement of isolated areas of brickwork and repointing walls. Walls to be	- say 40% of brickwork is to	The general wall makeup is not confirmed. It is assumed that the wall makup	373	m2	122	45,535	Description adjusted as per Engineering team email dated 16.07.19
4.5.3			plastered and finished to all repaired areas. Assess cast iron beams for corrosion and condition. Areas exhibiting corrosion to cast iron beams to be blast cleaned and repainted with corrosion protection paint system.	remediated and refinished	generally is lathe and plaster on brick walls.	20	nr	540	10,800	Description adjusted as per Engineering team email dated 16.07.19
4.5.4	Concrete finished barrel vaulted suspended floor	South block - Ivi 1	Concrete arches to be assessed for condition. Defective/spalled areas to be broken out to good surface, prepared and repaired with concrete repoir mortar (renderoc GP)	- say 20No. Beams x 12m will require repainting - say 30No. Repairs to concrete. Each repair areas 0.25m2	From surveys cast iron beams appeared in fair condition with minor signs of rust at isolated locations					
4.5.4B 4.5.6	Concrete finished barrel vaulted suspended floor NEW ITEM: Add replacement of 20% pre-existing cast iron beams (approx depth 300mm) with grade 3355 steel beams say UB305x165x54 at 1.5m	2							Included elsewhere	Item requested on email dated 26.07.19 and 16.07.19. Included at bottom of worksheet - please see below
4.5.0	centres									
5.4 - New items										Requested on emails dated 16.07.19 and 26.07.19
A1	Concrete arch and steel beam floor above basement	South block – Ground level	Allowance for replacement of 35% of pre-existing cast iron beams (opproc. depth 300mm) with grade 5355 steel beams say U8 305:415:554 at 1.5m centres. Allowance to include for propping of floors, replacement beams to be brought on site in smaller sections and sitched together, breakout and reinstatement of floor finishes above beams, break out concrete arches local to beams and replace with new composite deck slabs.	25% of floor area	25% of floor area	183	m2	950		New item; as requested on email dated 16.07.19 and 26.07.19
A2	Cast iron and timber suspended floor	South block – 1st floor level (level 1)	Allowance for replacement of 20% of pre-existing cast iron beams (paprox. drapt) 300mm) with prade 3535 steel beams say UB 305x15x54 at 3m centres. Allowance to include for prophing of florins, replacement beams to be brought on site in smaller sections and sitched together, breakout and repair/iresisted foor linkiske above beams, repair/reinstate ceiling finishes below beams.	20% of floor area	20% of floor area	146	m2	645	94,428	New item; as requested on email dated 16.07.19 and 26.07.19
A3	Cast iron and timber suspended floor	South black – 2nd floor level (level 2)	Allowance for replacement of 20% of pre-existing cast iron beams loparos. depth 300mm) with grade 5355 steel beams say U8 305x165x54 at 3m centres. Allowance to include for apoping of floors, replacement beams to be brought on site in smaller sections and sitched together, breakout and repair/reinstate foor finishes above beams, repair/reinstate ceiling finishes below beams.	20% of floor area	20% of floor area	146	m2	645	94,428	New item; as requested on email dated 16.07.19 and 26.07.19
									2,443,151	Net costs only. This excludes contractor on-costs

Avr Station	Hotel - Internal face proposed rer	nedial measures - INTERN								1st August 2019
Ayr Station	noter - internal face proposed fer	neular measures - nerene	AL WORKS - NORTH BLOCK 2							15t August 2019
ITEM Number	Element	Location	Most Likely Solution	Quantity (Nr, m, m2, m3)	Comments					
						Qty	Unit	Rate	Total (£)	Comment
3.0 - General	1	1		1						
2.1	rot survey	full building	A full timber rot survey will be required to identify instances of	6		1	item	3,500	3 500	This is cost for survey only
5.1	rocsurvey	rui building	wet and dry rot to structural timbers throughout the building	1		1	item	5,500	5,500	This is cost for survey only
3.2						539	m2	387	208,593	
3.2			Strip out and full refit of all M+E services.			555	1112	567	200,353	
			Installation of lighting, sockets and power throughout							
	M+E services	full building	builidng		Services within the building are in an unknown condition. It is assumed that due to					
			- installation of heating plant and associated pipework		age and condition of building the services are dated and in generally poor condition.					
			<ul> <li>Installation of internal water supplies and drainage within the building</li> </ul>	- say 100% strip out and refit	In addition theft of pipeowork and tanks is evident within the building. The full scale of which is not known.					
3.3	asbestos		A full asbestos survey of the building will be required to	- Sav 100% strib out and rent	Note. An asbestos survey was undertaken in the basement area and asbestos was	539	m2	80	43,120	
010	45565765		identify areas of asbestos within building. Prior to intrusive		found in a number of locations. It is reasonable to assume that a asbestos is presnt in	555				
		full building	and refit works asbestos identified will require to be removed		the main building and will require to be removed prior to any works that might					
					disturb the material					
3.4	Fire stopping		Assessment of full building for compliance with fire standards		Assume 1200x1200mm openings in each of the crosswalls in the roof area to be fire	1	item		Excluded	
		full building	It is anticpated that works will be required to install fire stopping/dampers etc throughout the building		stopped.					
		-	stopping/dampers etc. throughout the bunding							
35	Lift		Existing historic lift to be assessed for condition and			1	item		n/a	
5.5			remediated as required. This may include refitting lift motor,			-	item		190	
		Lobby	replaccing lift cables, electric cabling, stripping and							
			remediating steel components (cleaning rust/repainting etc)							
2.6	Internal features		There are a number of features to the building that have		There are a number of features to the building that have historic merit such as the	1	item		Excluded	Engineering team query response dated 28.06.19, noted that no
5.0	internarieatures		historic merit such as the feature staircase. It is not clear the		feature staircase. It is not clear the full scope of these elements at this time however	-	item.		Excluded	works are required
		full building	full scope of these elements at this time however an allowance	e	an allowance should be made for refurbishing these elements insitu.					
			should be made for refurbishing these elements insitu.							
3.7	Conservation elements		The hotel is a B listed building and therefore works will fall under a conservation project. This will impose additional			1	item		Excluded	Engineering team to confirm any additional requirements, so that we can include a price
			requirements on the method and materials used for the							we can include a price
			remedial works. The repairs have assumed that any repairs or							
			replacements will be on a like for like basis.							
4.0 - Internal De	efects									
5.1 - North bloc	k 2 - GROUND FLOOR									All Quantities are 50% of the quantity included for North block 1
	1		Timber joists to be assessed for condition. Defective joists to			58	m2	85	4,947	as advised by Engineering team on con
			be removed (along with floorboards and deafening) and	- Say 15% of joists and associated						
	Structural timber degradation to floors	South block - Ivl 3	replaced with new structural joists. Joists to be seated on	floorboards on level 3 to be removed						
			structural masonry walls (ends to be membrane wrapped) as per existing. New floor boards and finishes required to all	from building and replaced. Say C24 225x50 timbers @ 400mm centres.	degradation appears to mainly be as aresult of water ingress through failed roof elements/leaks through building from burst water tank in attic and penetrating water					
5.1.1			per existing. New floor boards and finishes required to all areas.	225x50 timbers @ 400mm centres.	to joist ends through walls and window details					
			Remove defective timber studwork from walls Remove			5	m2	110	507	
			defective lathe where not suitable for reuse. Where lathe							
	Timber degradation to walls	South block - Ivl 3	suitable replaster with appropriate plaster to match existing	- say 12.5% of studwork is to be	proportion of timber stud walls to brickwork internal walls is not known. Assume wall					
5.1.2			(if possible). Where lathe unsuitable install plaster	replaced	composition is 80% brickwork and 20% studwork.					
			Remove finishes, plaster and lathe where defect/damp is			49	m2	122	6,006	
			evident. Defects and scale to masonry walls is not clear st this							
	Degradation to walls	South block - Ivl 3	stage but assumed to comprise possible replacement of							
			isolated areas of brickwork and repointing walls. Walls to be	- say 12.5% of brickwork is to	The general wall makeup is not confirmed. It is assumed that the wall makup					
5.1.3			plastered and finished to all repaired areas.	remediated and refinished	generally is lathe and plaster on brick walls.					
			Remove defective plaster from ceiling (and suspended ceiling			49	m2	75	3,638	
			where present). Remove defective lathe where not suitable for reuse. Where lathe suitable replaster with appropriate plaste.							
	Plaster failure/degradation to ceiling	South block - Ivl 3	to match existing (if possible). Where lathe unsuitable install							
			plasterboard and plaster to walls/ceiling. New finishes	- say 12.5% of ceiling is to be						
5.1.4			required to all areas.	remediated						

5.2 - North block	k - FIRST FLOOR									
4.2.1	Structural timber degradation to floors	South block - Ivi 2	Timber joists to be assessed for condition. Defective joists to be removed (along with floorboards and deglening) and replaced with new structural joists. Joists to be seated an structural masonry walls (ends to be membrane wrapped) as per existing. New floor boards and finishes required to all areas.	from building and replaced. Say C24 225x50 timbers @ 400mm centres.	Degradation of the timber floor joists was noted in a number of locations. The degradation appears to mainly be as aresult of water ingress through failed roof elements/leaks through building from burst water tank in attic and penetrating water to joist ends through walls and window details		5 m2	85	642	
4.2.2	Structural timber degradation to walls	South block - Ivl 2	Remove defective timber studwork from walls Remove defective lathe where not suitable for reuse. Where lathe suitable replaster with appropriate plaster to match existing (if possible). Where lathe unsuitable install plaster	- say 5% of studwork is to be replaced	proportion of timber stud walls to brickwork internal walls is not known. Assume wall composition is 80% brickwork and 20% studwork.		m2	110	1,014	
4.2.3	Structural timber degradation to walls	South block - Ivi 2	Remove finishes, plaster and lathe where defect/damp is evident. Defects and scale to masonry walls is not clear st this stage but assumed to comprise possible replacement of isolated areas of brickwork and repointing walls. Walls to be plastered and finished to all repaired areas.	- say 5% of brickwork is to remediated and refinished	The general wall makeup is not confirmed. It is assumed that the wall makup generally is lathe and plaster on brick walls.	19	m2	122	2,305	
4.2.4	Plaster failure/degradation to ceiling	South block - Ivl 2	Remove defective plaster from ceiling (and suspended ceiling where present). Remove defective lathe where not suitable (or reuse. Where lathe suitable replaster with appropriate plaster to match existing (if possible). Where lathe unsuitable install plasterboard and plaster to walls/ceiling. New finishes required to all areas.	- say 10% of ceiling is to be remediated			: m2	75	566	
									-	
									274,838	Net costs only. This excludes contractor on-costs

Avr Station	Hotel - External face proposed reme	dial measures - EXTERNAL	WORKS											5th July 2019
ITEM Number	Element	Location	Most Likely Solution	Quantity (Nr. m. m2, m3)	Comments				1 1			-		
ITEM Number	Element	Location	Most Ewery Solution	Guarrey (Nr, III, III2, III5)	Comments									
1.0 - General														
1.1	D Facilitatine works –													
1.1.1	Site set up	General	Contractor site establishment. Note existing site enclosure presestablished including fencing.											
1.1.2	Scaffolding reconfiguration	General	Reconfiguration and partial rebuilding of the existing scaffold to allow remedial works to be undertaken will be required.											
			NB: existing scaffold is in place covering the entire South											
			block however the scaffold needs reconfigured to allow movement of material around building. Will likely include											
			incroporating lifting platforms and craneage/lifting points around the building											
			around the building											
113	Proximity to live railway station/line		The building is located adjacent to an active railway line											
	reasonity to nee to may search inte		The building is located adjacent to an active railway line (refer site layout) which will have an impact on access and											
			impose restrictions on the method of working											
1.1.4	Possible off-site Storage / workshop		Restricted site storage / lay-down area. Investigate possibility									1		
			of local vacant industrial warehouse / facility to sort, process,											
			and store reusable materials (from inclement weather) and to accept deliveries of replacement materials for despatch to											
			site. This option would also improve continuity of works											
			(weather considerations)											
1.1.5	Temporary Works													
I														
		<u> </u>												
2.0 - External De 2.1 - Roof	rects					Description	Quantity	Unit	Rate	Sub-Total	*		Total (£)	QS Comments
- NO01														Assumed
														1. Suitable area on site for sorting / lay-down area for retained materials
			Remove existing slate tiles from south block roof (all areas-	- Say 40% of slates will be unsuitable										<ol> <li>Scrap materials via waste chute(s) to skip.</li> <li>How do we get slates to be retained to floor level? Possible Alimak(s) - Check if installed with</li> </ol>
2.1.1	Roof tiles	Roof - South Block	pitched roof, mansard, towers) and set aside for reuse. Suitable slates to be reused. Defective slates to be replaced. Roof to be	for reuse and will require	refer img 01_Rf_typical slates									Colin / Andrew
			slates to be reused. Defective slates to be replaced. Roof to be reroofed on a like far like basis.	replacement. - say 60% of slates to be reused										4. Skip rate @ £300.00ea
				, our of more to be readed										5. Tiles: Size:
						Remove existing slates (to be retained)	1464	m2	15.00	21,960.00	60%	£	13,176.00	Rate to include removal, move to Alimak, palletise, store on site (Spons p.220 - £14.13)
						Remove existing slates (to be scrapped)	1464 2	m2	12.50	18,300.00	40%	£	7,320.00	Rate to include removal and place in waste chutes. (Spons p.220 - £12.14)
						Material: replacement slates.	1464	nr m2	300.00	600.00 105.408.00	100%	f	600.00 42.163.20	https://www.thesiatecompany.co.uk/shop/weish-erev-roofine-siate/
						Replace slates: Labour	1464	m2	16.00	23,424.00	100%	£	23.424.00	
						Allowance for valleys & cuts	273	m	5.00	1.365.00	100%	£	1.365.00	Allow for cutting tiles to suit valleys / chimneys, etc.
						Allowance for ridges		m			0%	£		Cast iron ridges itemised seperately. See item 2.1.5
														Flashing itemised seperately. See item 2.1.9
						Allowance for flashing		m			0%	1		
						Allowance for verges	33	m	15.00	495.00	100%	£	495.00	Rate to include for bedding in lime mortar on masonry
			Remove existing timber board sarking from roof from south	- Say 40% of boards will be										1. How do we get removed boards to floor level? Possible Alimak(s)
2.1.2	Roof sarking	Roof - South block	block roof (all areas-pitched roof, mansard, towers) and set aside for reuse. Suitable boards to be reused for reroofing. Roof	unsuitable for reuse and will require	refer img 02_Rf_typical sarking board									
			to be reroofed on a like for like basis.	replacement.										
						Remove existing boards (to be retained)	1464	m2	18.00	26,352.00	60%		15,811.20	1464m2 @ 150 wide board = 9760m Rate includes denailing (Spons p. 217 - £17.56)
						Remove existing boards (to be scrapped)	1464	m2	16.00	23,424.00	40%	£	9,369.60	Rate to include removal, place in waste skips, no denailing
						Replace boarding: Materials	1464	m2	50.00	73,200.00	40%	£	29,280.00	150 x 22mm wrought softwood tanalized (Spons p. 334 - £49.20 to 50.18)
									15.00	21,950.00			21,960.00	
						Replace boarding Allowance for valleys & cuts	1464 273	m2	15.00	21,950.00	100%	E F	21,950.00	Rate to include moving boarding from G.L. to Roof level, fix in place Allow for cutting boards to suit valleys / chimneys, etc.
						Allowance for ridges		m			0%	£		Cast iron ridges itemised seperately. See item 2.1.5
						Allowance for flashing	33	m		165.00	0%	£	165.00	Flashing itemised seperately. See item 2.1.9
						Allowance for verges Breathable membrane	33	m m2	5.00	4.392.00	100% 100%	E F	4.392.00	Are verges finished in lead flashing? HD breather membrane Spons p.381 - £2.63
									3.00	4,392.00			.,	
					set as the AM DE sector ball down dod as a finite set									1. Possible mobile crane to remove trusses? Would they be safe to lift if badly degraded?
2.1.3	Structural roof timbers	Roof - South block	Assess structural roof timbers for condition and suitability. Sound timbers to be left in-situ. Degraded timbers to be	- Say 20% of structural roof timbers	refer img 03_Rf_typical degraded roof timbers Structural roof timbers refer to the strutural timbers within the pitched									<ol> <li>Consider craneage costs (height of building may require a 100-200tonne capacity crane even if only lifting 1-2tonnes.</li> </ol>
			removed and replaced.	will require replacement.	section of the roof only. Including rafters and truss members.									3. If cut up in situ consider safe access & manual handling across voids below
-										10.000	1001		10 100 (	Based on 147 Nr trusses @ 27.22m per rafter / truss (does not include mansard sides)
						Remove existing timber (to be scrapped) Skips	5619 10	m	12.00	67,428.00 3.000.00	100%	E	67,428.00	Based on 147 Nr trusses @ 27.22m per rafter / truss (does not include mansard sides) 9.00m3
						Replace Timbers: Materials	5619	m	12.00	67.428.00		£	67,428.00	150 x 75 (Spons p. 328 - £11.90 / m)
						Replace Timbers: Labour	5619	m	8.00	44.952.00	100%	£	44.952.00	1. Allowance for temporary support / propping to windows where timber removed.
				- Say 80% of mansard roof structural										<ol> <li>Allowance for temporary support / propping to windows where timber removed.</li> <li>Safe Access requirements</li> </ol>
			Assess structural roof timbers within monsard roof section	timbers will require replacement. Note mansard roof timbers help tie	refer img 13_Rf_typical mansard roof timbers.									and a second
2.1.4	Structural timbers mansard roof	Roof - south block	Assess structural roof timbers within monsard roof section (below pitched roof). Sound timbers to be left insitu. Degraded	Note mansord roof timbers help tie back the feature dormer projections	Mansard roof timbers includes for only the timbers within the vertical									
			timbers to be replaced.		face of the mansard roof section running between sandstone dormer projections									
				temporary support during works (possibly from scaffold)										
		l		growery from scottore)								I		
-		1				Remove existing timber (to be scrapped) Skins	1786	m	12.00	21.432.00 3.000.00	100%	E F	21.432.00	Based on 147 Nr trusses # 12.15m per rafter / truss inp allowance for cellne loists
						Replace Timbers: Materials	1786	m	12.00	21.432.00	100%	£	21.432.00	150 x 75 (Soons p. 328 - £11.90 / m)
						Replace Timbers: Labour	1786	m	8.00	14.288.00	100%	£	14.288.00	
				- Cast iron feature pieces to be										1. Ironwork comprises of two types of component. a). Main ridge section circular in section with flanged edge. b), tile shaped finials (possibly drop-forged wrought iron plates) bolted (possibly
			Remove existing cast iron feature edge pieces from south block roof ( cast iron feature pieces run along the edges of the	assessed for reuse. Suitable sections (say 75%) to be cleaned										ninged edge of industry of an analytic status product of product and product a
2.1.5	Cast iron roof edge features	Roof - South block	building at the junction between the mansard and pitched roof	(chemical/blast clean?) and	refer img D4_Rf_cast iron edge features									<ol> <li>Proposals of getting removed items to G.L</li> <li>Require off-site blasting / pickling facility for cleaning &amp; painting.</li> </ol>
			areas and around the top hat sections.	repainted. 25% to be replaced with										<ol> <li>Require off-site biasting / proxing raciity for cleaning &amp; painting.</li> <li>If items cannot be matched with proprietary items, foundry for casting replacements required.</li> </ol>
-				new sections to match existing.										
						Remove existing ironwork (to be retained)	211	m	30.00	6,330.00	75%	£	4,747.50	Includes Mansard ridges, Mansard sides & perimeters to top hats
						Remove existing ironwork (to be scrapped)	211	m	30.00	6,330.00	25%	£	1,582.50	
						Skips	1	nr	300.00	300.00	100%	£	300.00	
		+				Procurement of bespoke new items	211	m	320.00	67.520.00	25%	£	16.880.00	Requires moulds, casting, drilling & finishes.
-						Reinstall ironwork	211	m	30.00	6,330.00	100%	í.	6,330.00	
			Assess structural roof timbers within top hat roof section	- Say 30% of top hat structural roof										
2.1.6	Structural timbers Top hat sections	Roof - south block	(below pitched raaf). Sound timbers to be left insitu. Degraded timbers to be replaced.	<ul> <li>Say som of top hat structural roof timbers require replacement.</li> </ul>	refer img 05_Rf_top hat roof									
		<u> </u>	inners to be reported.			Remove existing timber (to be scrapped)	1357	m	12.00	16,284.00	50%	£	8.142.00	Based on 400mm c/c frames (no Bracing)
						Skips	2	nr	300.00	600.00	100%	£	600.00	4.58 m3
						Replace Timbers: Materials Replace Timbers: Labour	1357	m	12.00	16.284.00 10.856.00	50% 50%	E F	8.142.00 5.428.00	150 x 75 (Spons p. 328 - £11.90 / m)
						NUMBER THROUGH CONTROL OF CONTROL	1357	m	0.8	10.656.00	SUTA	Ľ	5.474.00	
		-												

			1										
2.1.7	Waterproofing Top hat sections	Roof - South block	Remove waterproof membrane to flat sections of top hat roof projections. Replace with new waterproof membrane	- Say 100% of flat roof sections to top hat roof sections	refer img 06_Rf_top hat waterproofing								
						Allowance for timber support frame	150	m2	12.00	1,800.00	100%	£ 1,800.00	150 m of 150 x 75 (Spons p. 328 - £11.90 / m)
						Sarking board	61.2	m2	50.00	3,050.00	100%	£ 3,050.00	150 x 22mm wrought softwood tanalized (Spons p. 334 - £49.20 to 50.18)
						Membrane	61.2	m2	3.00	183.60			HD breather membrane Spons p.381 - £2.63
						Lead sheet cladding (seamed joint)	61.2	m2	90.00	5,508.00	100%	£ 5,508.00	Spons p. 393
2.1.8	Structural timbers Dormer structure	Roof - west side - south block	Strip back roof coverings and assess existing dormer structure roof and timbers for condition and suitability. Sound timbers to be left insitu. Degraded timbers to be replaced.	<ul> <li>Say 100% of structural timbers to roof dormer to be replaced.</li> </ul>	refer img 07_Rf_west face dormer								
						Remove existing dormers	2	nr	180.00	350.00	100%	£ 350.00	2 men x 1 day @ £18.00 per hour / 10 hour days
						New dormer structure Cladding to structure	1	item item	610.00 710.00	610.00 710.00	100%	£ 610.00 £ 710.00	2 men x 1 day @ £18.00 per hour / 10 hour days =£360 + £250.00 materials 2 men x 1 day @ £18.00 per hour / 10 hour days =£360 + £350.00 materials
						External finishes to cladding / window		item	280.00	280.00	100%	£ 280.00	1 man x 1 day @ £18.00 per hour / 10 hour days =£180 + £550.00 materials
						New window - (inc. glazing)	2	items	600.00	1,200.00	100%	£ 1,200.00	
2.1.9	Flashing	Roof - ridges/edges/features - south block	Assess existing floxining for condition. Repair insitu flashing suitable for reuse. Replace defective flashing with new lead flashing. NB: flashing is present around all chimney stack/roof interfaces as well as standard roof joints/changes direction	- Say SON of lead flashing will require replacement - Say SON of lead flashing will be suitable far reuse	refer img 08_Rf_roof flashing								
						Remove existing flashing (to be scrapped)	260	m2	15.00	3,900.00	50%	£ 1,950.00	273m x 0.45m wide roof valleys & to window frames + 140m x 0.6m wide into gutters + 7 nr chimneys @ 16 x 0.45m
								nr	300.00	300.00	100%	F 300.00	Chimneys @ 16 x 0.45m
						skips Replace Flashing: Materials	260	m2	110.00	28,600.00	50%	£ 300.00	Spons p.353 2.24mm thk code 5 (roof coverings)
						Replace Flashing: Labour	260	m2	18.00	4,680.00	50%	£ 2,340,00	about brand water une come a from coveringet
2.1.10	Timber hatches	Roof - south block	Replace timber batches in roof	- Sav 4No. (2m x 1m each)	refer ime D9. RF. roof hatches								
<u> </u>						Remove existing hatches	4	nr	75.00	300.00	100%	£ 300.00	
						Skins Replace hatches: Materials	1	nr	300.00	300.00	100%	f 300.00 £ 1.600.00	
						Replace hatches: Materials Replace hatches: Labour	4	00	400.00	1.600.00	100%	£ 1.600.00 £ 880.00	
2.1.11	Sandstone chimney stacks - cracking	Roof - chimneys - south block	undertake crack stitching to cracked sandstone blocks. Saw cut groove within sandstone, insert threaded stainless steel bar and resin fix, finish to flush surface to match existing	r - say 40 No. x 300mm long cracks	refer img 10_Rf_chimney stack cracking								
						Rebate / cut-out for threaded bar	40	Nr	25.00	1,000.00	100%	£ 1.000.00	Blocks are within courses hence increase in rate for removal
						Afftx bar and resin	40	Nr	25.00	1,000.00	100%	£ 1,000.00	Inc. materials
						Finish flush in Uthomex lime mortar	40	Nr	20.00	800.00	100%	£ 800.00	Inc. materials
2.1.12	Sandstone chimney stacks - missing pointing	Roof - chimneys - south block	Repoint sandstone joint - rake out existing loose mortar, prepare joint, repoint with lime mortar. Make good to match existing	- Say 30% of sandstone faces to chimney columns	refer img 11_Rf_unseated blocks								
						Rake out mortar joints	266	m2	12.00	3,192.00	30%		7 Nr Chimneys @38m2
<u> </u>						point mortar joints	266	m2	15.00	3.990.00	30%	£ 1.197.00	
2.1.13	Sandstone chimney stacks - Jopse blocks	Roof - chimneys - south block	Reseat sandstone blocks. Remortar joints	- say 30 No. blocks	refer ime 11 Bf unseated blocks						-		
						Remove blocks / clear existing mortar	30	Nr	15.00	450.00	100%	£ 450.00	
-						Rebed block in lime mortar	30	Nr	15.00	450.00	100%	£ 450.00	
<u> </u>						point / flaunchine mortar joints	30	Nr	10.00	300.00	100%	£ 300.00	
2.1.14	Sandstone chimney stacks - chminey pots	Roof - chimneys - south block	Replace missing/domaged chimney pots	- sav 15No. Pots to be replaced	referime 12 Rf chimney pots						100%	<b>.</b> .	
	partnerse shimmer search - commercy pols												
				* 30Y 13NO. POIS 10 DE / EDAULED	Telefinie 12 Ki Chinie Dols	Remove existing / clear existing mortar	10	Nr	15.00	150.00	100%	£ 150 00	
					reet me 12 Kr dimmey dots	Remove existing / clear existing mortar Materials: Sandstone chimney pot	10 10	Nr Nr	75.00	750.00	100% 100%	€ 150.00 € 750.00	
				- 307 1342 FOS 10 26 /FAAFE0		Materials: Sandstone chimney pot Rebed block in lime mortar	10	Nr Nr	75.00	750.00	100%	£ 750.00 £ 150.00	
						Materials: Sandstone chimney pot	10	Nr	75.00	750.00	100%	£ 750.00	
2.1.15	Cast iron feature windows	Roof - south block - clocktower	Clean cast iron feature windows to clacktower (possible chemical ar blast clean) and recoat	- say 3No. Windows (2m x 3m)	refer ing 14_Rf_clocktower features	Materials: Sandstone chimney pot Rebed block in lime mottar point / flaunching mortar joints	10	Nr Nr	75.00	750.00	100% 100% 100%	€ 750.00 € 150.00 € 100.00	
2.1.15	Cast iron feature windows		Clean cast iron feature windows to clocktower (possible			Materials: Sandstone chimney out Rebed block in lime mortar point / flaunching mortar joints Clean & point windows retained	10 10 10 3	Nr Nr Nr	75.00 15.00 10.00 90.00	750.00 150.00 100.00 270.00	100% 100% 100%	€ 750.00 € 150.00 € 100.00 € 135.00	I man then & 115 W are how
2.1.15	Cast iron feature windows		Clean cast iron feature windows to clocktower (possible			Materials: Sandstone chimney pot Rebed block in lime mottar point / flaunching mortar joints	10 10 10	Nr Nr Nr	75.00 15.00 10.00	750.00 150.00 100.00	100% 100% 100%	€ 750.00 € 150.00 € 100.00	I mai film @ f1500 pr hour
2.1.15	Cast iron feature windows		Clean cast iron feature windows to clocktower (possible			Material's Sanddone chimory and Bedel black (in inordat genit / Ringerham martari (entit Chan & naint windows retained Material: Stringer, orimer & eloss finish	10 10 10 3 1	Nr Nr Nr item	75.00 15.00 10.00 90.00 100.00	750.00 150.00 100.00 270.00 100.00	100% 100% 100% 50% 50%	€ 75000 € 15000 € 10000 € 135.00 € 50.00	
		Roof - south block - clocktower	Clean cast iron feature windows to clucitower (possible chemical or blast clean) and receart feature existing state line (non such block roof (nil orean states) and measured toward and en state for room Sundow states is the room Sundow states).	- say 3No. Windows (2m x 3m) - Say 30% of slates will be unsuitable for resuse and will require replacement.	refer img 14, 81, docktower features	Materials's singhtone chimney out Bederal back in line mostar geninf. / Baynehner mortar joints Daterial: Stribgen: chimer & allow finish Daterial: Stribgen: chimer & allow finish Remove existing states (to be retained)	10 10 10 3 1 765	Nr Nr Inr item m2	75.00 15.00 10.00 90.00 100.00	750.00 150.00 100.00 270.00 100.00	100% 100% 100% 50% 50% 60%	<u>ε</u> 75000 <u>ε</u> 15000 <u>ε</u> 10000 <u>ε</u> 5000 <u>ε</u> 5000 <u>ε</u> 5000 <u>ε</u> 6,885.00	510ml roof+ 156.61m2 top hat = 766.61m2 (5pons p.220 - (14.11)
		Roof - south block - clocktower	Clean cast iron feature windows to clucitower (possible chemical or blast clean) and receart feature existing state line (non such block roof (nil orean states) and measured toward and en state for room Sundow states is the room Sundow states).	- say 3No. Windows (2m x 3m) - Say 30% of slates will be unsuitable for resuse and will require replacement.	refer img 14, 81, docktower features	Material's Sanddone chimory and Bedel black (in inordat genit / Ringerham martari (entit Chan & naint windows retained Material: Stringer, orimer & eloss finish	10 10 10 3 1	Nr Nr Nr item	75.00 15.00 10.00 90.00 100.00	750.00 150.00 100.00 270.00 100.00	100% 100% 100% 50% 50%	<u>ε</u> 75000 <u>ε</u> 15000 <u>ε</u> 10000 <u>ε</u> 5000 <u>ε</u> 5000 <u>ε</u> 5000 <u>ε</u> 6,885.00	
		Roof - south block - clocktower	Clean cast iron feature windows to clucitower (possible chemical or blast clean) and receart feature existing state line (non such block roof (nil orean states) and measured toward and en state for room Sundow states is the room Sundow states).	- say 3No. Windows (2m x 3m) - Say 30% of slates will be unsuitable for resuse and will require replacement.	refer img 14, 81, docktower features	Materials's singhtone chimney out Bederal back in line mostar geninf. / Baynehner mortar joints Daterial: Stribgen: chimer & allow finish Daterial: Stribgen: chimer & allow finish Remove existing states (to be retained)	10 10 10 3 1 765	Nr Nr Nr item m2 m2	75.00 15.00 10.00 90.00 100.00 100.00 100.00 100.00 12.50	750.00 150.00 100.00 270.00 100.00 100.00 11,475.00 9.562.50	100% 100% 100% 50% 50% 60% 40%	€ 750.00 € 150.00 € 100.00 € 135.00 € 50.00 € 50.00 € 6.885.00 € 3.825.00	510ml roof+ 156.61m2 top hat = 766.61m2 (5pons p.220 - (14.11)
		Roof - south block - clocktower	Clean cast iron feature windows to clucitower (possible chemical or blast clean) and receart feature existing state line (non such block roof (nil orean states) and measured toward and en state for room Sundow states is the room Sundow states).	- say 3No. Windows (2m x 3m) - Say 30% of slates will be unsuitable for resuse and will require replacement.	refer img 14, 81, docktower features	Anteriolis Sentioner domery set     Anteriolis Sentioner control     print / Revealed Select in line control     print / Revealed Select in line     Anteriol Stricery, extern & door, florida     Anteriol Stricery, extern & door, florida      Anterion, ext	10 10 10 3 1 1 765 765 765 765 765	Nr Nr Nr item m2 nr	25.00 15.00 90.00 100.00 100.00 100.00 15.00 12.50 300.00	75000 15000 27000 100.00 100.00 100.00 9.56750 900.00 55.080.00 12.240.00	100% 100% 50% 50% 60% 40% 100%	€ 750.00 € 150.00 € 100.00 € 135.00 € 50.00 € 3.825.00 € 3.855.00 € 3	100nd soch = 184 61nd top hat = 764 81nd (200mp p.201 - 114 11) Bate to include removal and alere in watter chuters. Stears p. 220 - (12 10) https://www.threistecompany.co.uk/shoo/watch erev.roofine.isite/
		Roof - south block - clocktower	Clean cast iron feature windows to clucitower (possible chemical or blast clean) and receart feature existing state line (non such block roof (nil orean states) and measured toward and en state for room Sundow states is the room Sundow states).	- say 3No. Windows (2m x 3m) - Say 30% of slates will be unsuitable for resuse and will require replacement.	refer img 14, 81, docktower features	Adversaria Seantoner chimery and     Adversaria Seantoner chimery and     Adversaria Seantoner chimery     Adversaria     Adversari     Adversaria	10 10 10 3 1 765 765 765 765	Nr Nr Nr item m2 m2 nr m2 nr m2	75:00 15:00 90:00 100:00 100:00 15:00 12:50 300:00 72:00	750.00 150.00 270.00 100.00 100.00 100.00 100.00 9.562.50 9.562.50 90.00 55.680.00	100% 100% 100% 50% 50% 60% 40% 100%	€ 750.00 € 150.00 € 100.00 € 135.00 € 50.00 € 50.00 € 3.825.00 € 3.825	100ml tool = 104.61m2 top hat = 764.61m2 (tooms p.20-114.13) Bate to indude tenoval and place in water chates. Genns p.20-112.10
		Roof - south block - clocktower	Clean cast iron feature windows to clucitower (possible chemical or blast clean) and receart feature existing state line (non such block roof (nil orean states) and measured toward and en state for room Sundow states is the room Sundow states).	- say 3No. Windows (2m x 3m) - Say 30% of slates will be unsuitable for resuse and will require replacement.	refer img 14, 81, docktower features	Adversaria Seantoner chimery set Adversaria Seantoner chimery set Adversaria Seantoner chimery set Adversaria Seantoner chimery Adversaria Chean A Resource ventore Adversaria	10 10 10 3 1 1 765 765 765 765 765	Nr Nr Nr item m2 m2 nr m2 nr m2	75:00 15:00 90:00 100:00 100:00 15:00 12:50 300:00 72:00	75000 15000 27000 100.00 100.00 100.00 9.56750 900.00 55.080.00 12.240.00	100% 100% 50% 50% 60% 40% 100%	€ 750.00 € 150.00 € 100.00 € 135.00 € 50.00 € 3.825.00 € 3.855.00 € 3	EDIniz Tool + 144.61m2 Too hat = 764.61m2 (toom p.228 - f.14.13)     Ent to incide removal and place in watth chars. Genom p.228 - f.14.13     Minsc/ levens the information of the start of the st
		Roof - south block - clocktower	Clean cast iron feature windows to clucitower (possible chemical or blast clean) and receart feature existing state line (non such block roof (nil orean states) and measured toward and en state for room Sundow states is the room Sundow states).	- say 3No. Windows (2m x 3m) - Say 30% of slates will be unsuitable for resuse and will require replacement.	refer img 14, 81, docktower features	Anternals executions year     Anternals executed     Anternals executed     Anternals     Anternal	10 10 10 3 1 1 765 765 765 765 765	Nr Nr Nr item item m2 m2 m2 m2 m2 m2 m2 m2 m2 m2 m2 m2 m2	75:00 15:00 90:00 100:00 100:00 15:00 12:50 300:00 72:00	75000 15000 27000 100.00 100.00 100.00 9.56750 900.00 55.080.00 12.240.00	100% 100% 100% 50% 50% 60% 40% 100%	€ 750.00 € 150.00 € 100.00 € 135.00 € 50.00 € 3.825.00 € 3.855.00 € 3	Sjörn 2 ocd + 164.6 jan 2 top hat + 764.6 jan 2 (porce p 370 - 114.11) An to tradice reveal on divisor in source chains: Sistema 2 20+ 12.3 40 Ahm (News Actionations areas and advanced there confine chain) Ahm (News Actionations areas and advanced there confine chain) Allow for arctitus thes to and vallers / chaineen, etc.
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2.1.16	Red this	Roof - Jourh block - clacktower Roof - North Block - section 1	Cross cast iner feature windows to ciccitaser (pessible chemical or blast chem) and recent definition of the second second second second althorized or a second second second second althorized to be record Celebrar status to be replaced. Red to be recorded are a size for the blast.	say 30e. Windows (2m x 2m)     say 30e. Windows (2m x 2m)     Say 20% of hotes will be unsultable     for any 20% of hotes will be exceed     say 20% of hotes to be exceed     say 20% of hotes to use any 2m)	refer img SA, III ("stocktower features	Meterials advantance domary set  Meterials advantance more set  parties failed advantance more set  parties failed advantance more set  Ceneral Resolutions enseme a least  Ceneral Resolutions enseme a least  Anternal resolutions advantance  Anternal resolution fails for the resolution  Anternal resolution fails for the resolution  Anternal resolution fails for the resolution  Anternal resolution fails  Anternal resolution  A	10 10 10 10 10 10 10 10 10 10 10 765 765 765 765 765	Mr         Mr           Mr         Mr           mr         Item           mr         Item           mr2         mr2           mr2         mr           mr2         mr           mr2         mr           mr3         mr           m         m           m         m           m         m           m         m	7500 1500 1500 1000 10000 10000 1500 1230 1500 1230 1500 1230 1500 1230 1500 1230 1600 160000 16000 16000 16000 16000 16000 16000 160000 160000 16000	70.00 100.00 200.00 100.00	100% 100% 100% 50% 50% 60% 60% 40% 40% 100% 100% 0% 100% 70%	6 72000 6 11000 6 11000 6 1000 6 1000 6 1000 6 200120 6 2001000 6 20010000 6 20010000000000000000000000000000000000	EDInd roof + 154.5 Jan2 top hat - 764.5 Jan2 Topone p.220 - (14.13)     Bate to include introduce interval in dilates in wwith clustes. Disense p.220 - (12.10)     Mass://www.ms.interval into a set in wwith clustes. Disense p.220 - (12.10)     Mass://www.ms.interval into a set interval     Sion2 @ 150 wide board = 4607m Bate includes denailing [Spons p. 217 - (17.56)
2.1.16	Red this	Roof - Jourh block - clacktower Roof - North Block - section 1	Cross cast iner feature windows to ciccitaser (pessible chemical or blast chem) and recent definition of the second second second second althorized or a second second second second althorized to be record Celebrar status to be replaced. Red to be recorded are a size for the blast.	say 30e. Windows (2m x 2m)     say 30e. Windows (2m x 2m)     Say 20% of hotes will be unsultable     for any 20% of hotes will be exceed     say 20% of hotes to be exceed     say 20% of hotes to use any 2m)	refer img SA, III ("stocktower features	Adversaria Seantoner chimery and Adversaria Seantoner chimery and Adversaria Media Makin Imine mortat Adversaria Media Case A exist invision extrained Adversaria Venezues  Adve	10 10 10 10 10 10 10 10 10 10 10 10 10 1	Nr         Nr           Mr         Mr           Mr         Mr           mr         Br           Bitem         Br           mol         mol	7500 1500 1500 9000 1500	70.00 10.00 270.00 100.00 100.00 11.475.00 5.00.000 5.00.000 5.00.000 5.00.000 5.00	100% 100% 100% 50% 50% 50% 50% 50% 50% 50% 50% 100% 00% 100% 00% 100% 00% 100% 20%	f         1900.           f         122000.           f         12200.0           f         12200.0 <td>Sjörns ood + 154.6 innt top hat + 764.6 inn 2 factors p. 220 - (14.11)     Ant to indicate menual and alexe in waters that here. Statema z 220 - (12.14)     Ant to indicate menual and alexe in waters that z 220 - (12.14)     Ant to indicate menual and alexe in a state statema z 220 - (12.14)     Anton 200 - (12.14)</td>	Sjörns ood + 154.6 innt top hat + 764.6 inn 2 factors p. 220 - (14.11)     Ant to indicate menual and alexe in waters that here. Statema z 220 - (12.14)     Ant to indicate menual and alexe in waters that z 220 - (12.14)     Ant to indicate menual and alexe in a state statema z 220 - (12.14)     Anton 200 - (12.14)
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2.1.16	Red this	Roof - Jourh block - clacktower Roof - North Block - section 1	Cross cast iner feature windows to ciccitaser (pessible chemical or blast chem) and recent definition of the second second second second althoff end, messard toward and all stable for reas. Sublet to the second chemical second second second records are also for the blast.	say 30e. Windows (2m x 2m)     say 30e. Windows (2m x 2m)     Say 20% of hotes will be unsultable     for any 20% of hotes will be exceed     say 20% of hotes to be exceed     say 20% of hotes to use any 2m)	refer img SA, III ("stocktower features	Adversals adversars of control of adversars A	10 10 10 10 10 10 10 10 10 10 10 765 765 765 765 765	Nr         Nr           Mr         Mr           Mr         Mr           mr         Br           Bitem         Br           mol         mol	7500 1500 1500 9000 1500	70.00 10.00 270.00 100.00 100.00 11.475.00 5.00.000 5.00.000 5.00.000 5.00.000 5.00	100% 100% 100% 50% 50% 50% 50% 50% 50% 50% 50% 100% 00% 100% 00% 100% 00% 100% 20%	£         7500           4         1000           \$	Short nod - 164 Short Japaka - 766 Short 2000 a. 270-114.113     Bate to include represent and safes in wattle chains. Silvers 9.202.012.00     Mittin //www.the/atacomerany.cc.au/ch/sol/whith ever confline chain/     Mittin //www.the/atacomerany.cc.au/ch/sol/whithewerany.cc.au/ch/s
2.1.16	Red this	Roof - Jourh block - clacktower Roof - North Block - section 1	Cross cast iner feature windows to ciccitaser (pessible chemical or blast chem) and recent definition of the second second second second althoff end, messard toward and all stable for reas. Sublet to the second chemical second second second records are also for the blast.	say 30e. Windows (2m x 2m)     say 30e. Windows (2m x 2m)     Say 20% of hotes will be unsultable     for provide the second      say 20% of hotes to be exceed	refer img SA, III ("stocktower features	Advanced is advance channey and     Advanced is advanced on the optimized onted on the optimized onted onte	10 10 10 10 10 10 10 10 10 10 10 10 10 1	Mr         Mr           Mr         Mr           Mr         Mr           nt         Item           Item         Item           m2         m2           m4         m0           m0         m0           m0         m0           m0         m0           m1         m1           m2         m2           m4         m2           m2         m2           m2         m2           m2         m2           m2         m2           m2         m2           m2         m2	7500 1500	70.00 10.00 20.00 10.00 10.00 10.00 10.00 10.00 11.475.00 15.580.00 12.240.00 370.00 12.240.00 370.00 13.770.00 13.770.00 13.770.00 12.240.00 30.00 10.	100% 100% 100% 100% 50% 50% 50% 50% 50% 40% 40% 100% 100% 100% 100% 100% 100%	f         75000           f         10000           f         10000           f         10000           f         5000           f         5000           f         5000           f         5000           f         5000           f         20000           f         20000           f         10000           f         20000           f         20000           f         20000           f         10000           f         10000           f         10000           f         10000	Bitter to include thereby late - 1965 Bitter Zippone a. 220 - 154.131     Bitter to include thereby all and register in watter durints. Biseries a 229 - 154.243     this // News the dates compare on a skichool within ever confine date/     this // News the dates compare on a skichool within ever confine date/     Allow for curriers tilter to ads skichool within ever confine date/     Allow for curriers tilter to ads skichool within ever confine date/     Allow for curriers tilter to ads skichool / Allowood execution     Skichool Bits and Skichool Bits in the skicho
2.1.16	Red this	Roof - Jourh block - clacktower Roof - North Block - section 1	Cross cast iner feature windows to ciccitaser (pessible chemical or blast chem) and recent definition of the second second second second althoff end, messard toward and all stable for reas. Sublet to the second chemical second second second records are also for the blast.	say 30e. Windows (2m x 2m)     say 30e. Windows (2m x 2m)     Say 20% of hotes will be unsultable     for provide the second      say 20% of hotes to be exceed	refer img SA, III ("stocktower features	Adversaria Seantoner chimery set  Adversaria Seantoner chimery set  Adversaria Seantoner chimery set  Adversaria Seantoner chimery adversaria  Adversaria Seantoner chimery adversaria  Fernance existing dates On la retained  Adversaria Seantoner chimery adversaria  Fernance existing dates On la retained  Adversaria Seantoner chimery adversaria  Fernance existing dates On la retained  Adversaria Seantoner chimery adversaria  Adversaria Seantoner chimery adversaria  Fernance existing dates On la retained  Adversaria Seantoner chimery adversaria  Fernance existing baseds On la retained)  Amoune existing based On la retained)  Amoune existing baseds On la retained)  Amoune existing baseds On la retained)  Amoune existing based On la retained  Amoune existing based On	10 10 10 10 10 10 10 10 10 10 10 10 10 1	Mr         Mr           Mr         Mr           Mr         If           If         If           Item         If           m2         If	7500 1500 1500 9000 19000 19000 19000 19000 1500 1500 1500 1600 1600 1600 1600 1600 5000	70.06 70.06 10.00 770.06 10.00 1	100% 100% 100% 50% 50% 50% 50% 50% 50% 50% 50% 100% 10	£         7500           4         1000           \$	Silend and + 154.6 km2 top hat + 764.6 km2 figures p.220 - (14.11)     Ant to incider reveal on direct in source charts. Storen as 220 - (12.14)     Ant to incide reveal on direct in source charts.     Silend and the store of the stor
21.16	Red this	Roof - Jourh block - clacktower Roof - North Block - section 1	Cross cast iner feature windows to ciccitaser (pessible chemical or blast chem) and recent definition of the second second second second althoff end, messard toward and all stable for reas. Sublet to the second chemical second second second records are also for the blast.	say 30e. Windows (2m x 2m)     say 30e. Windows (2m x 2m)     Say 20% of hotes will be unsultable     for provide the second      say 20% of hotes to be exceed	refer img SA, III ("stocktower features	Materials advances chimey and Materials advances and advances Material Materials Mate	10 10 10 10 10 10 10 10 10 10 10 10 10 1	Mr         Mr           Mr         Mr           Mr         Mr           nt         Item           Item         Item           m2         m2           m4         m0           m0         m0           m0         m0           m0         m0           m1         m1           m2         m2           m4         m2           m2         m2           m2         m2           m2         m2           m2         m2           m2         m2           m2         m2	7500 1500	70.06 70.06 10.00 770.06 10.00 1	100% 100% 100% 100% 50% 50% 50% 50% 50% 40% 40% 100% 100% 100% 100% 100% 100%	f         75000           f         10000           f         10000           f         10000           f         5000           f         5000           f         5000           f         5000           f         5000           f         20000           f         20000           f         10000           f         20000           f         20000           f         20000           f         10000           f         10000           f         10000           f         10000	Ethics sort- 114 direct tap har - 164 direct Barrow 2721 - 114 110.     Bart to include removal and data in investite distance. Beners as 202 - 012 40     Imm.//www.thedatacomeans.co.au.kidoos/which-erv cooline-data/     Margo for cuttime tiles to auxiliarily of chimenes.ete     Cast to codiges itemated appendixly. See then 2.1.5     Tables to include the bard of a low 2.1.5     Zate to include the bard of a low 2.1.5     Zate to include the bard of a low 2.1.5     Zate to include the bard of a low 2.1.5     Zate to include the bard of a low 2.1.5     Zate to include the bard of a low 2.1.5     Zate to include the bard of a low 2.1.5     Zate to include the bard of a low 2.1.5     Zate to include the bard of a low 2.1.5     Zate to include the bard of a low 2.1.5     Zate to include the bard of a low 2.1.5     Zate to include the bard of a low 2.1.5     Zate to include the bard of a low 2.1.5     Zate to include the bard of a low 2.1.5     Zate to include the bard of a low 2.1.5     Zate to include the bard of a low 2.1.5
2.1.16	Red this	Roof - Jourh block - clacktower Roof - North Block - section 1	Cross cast iner feature windows to ciccitaser (pessible chemical or blast chem) and recent definition of the second second second second althoff end, messard toward and all stable for reas. Sublet to the second chemical second second second records are also for the blast.	say 30e. Windows (2m x 2m)     say 30e. Windows (2m x 2m)     Say 20% of hotes will be unsultable     for provide the second      say 20% of hotes to be exceed	refer img SA, III ("stocktower features	Adversaria Seantoner chimery set  Adversaria Seantoner chimery set  Adversaria Seantoner chimery set  Adversaria Seantoner chimery adversaria  Adversaria Seantoner chimery adversaria  Fernance existing dates On la retained  Adversaria Seantoner chimery adversaria  Fernance existing dates On la retained  Adversaria Seantoner chimery adversaria  Fernance existing dates On la retained  Adversaria Seantoner chimery adversaria  Adversaria Seantoner chimery adversaria  Fernance existing dates On la retained  Adversaria Seantoner chimery adversaria  Fernance existing baseds On la retained)  Amoune existing based On la retained)  Amoune existing baseds On la retained)  Amoune existing baseds On la retained)  Amoune existing based On la retained  Amoune existing based On	10 10 10 10 10 10 10 10 10 10 10 10 765 765 765 74 0 765 1 765 1 765 1 765 1 765 1 765	Mr         Mr           Mr         Mr           nr         Iffem           iffem         iffem           m2         iffem           m         iffem           m         iffem           m         iffem           m2         iffem           m3         iffem	7500 1500	7006. 1006. 1008. 7708. 10	100% 100% 100% 50% 50% 50% 50% 50% 50% 40% 40% 100% 100% 100% 100% 30% 100% 30% 100% 50%	4         7500           4         1000           4         1000           4         1000           6         1500           6         950           6         1500           6         1500           6         12500           6         12500           6         12000           6         12000           6         12000           6         1000           6         1000           6         1000           6         1000           6         1000           6         1000           6         1000           6         1000           6         1000           6         1000	Eliteria cont - 164 since lass hat - 396 since 2020 - (12410)     Ends to instructive summaries in a water choice. Since 22:20 - (12410)     Ends to instructive summaries and an avail of choice summaries and available summaries and available. Since 20:100-100 - 100
2.1.16	Red this	Roof - Jourh block - clacktower Roof - North Block - section 1	Cross cast iner feature windows to ciccitaser (pessible chemical or blast chem) and recent definition of the second second second second althoff end, messard toward and all stable for reas. Sublet to the second chemical second second second records are also for the blast.	say 30e. Windows (2m x 2m)     say 30e. Windows (2m x 2m)     Say 20% of hotes will be unsultable     for provide the second      say 20% of hotes to be exceed	refer img SA, III ("stocktower features	Adversarials advances devines y set  Adversarials advances and more test  Adversarials advances adversarial  Clean A neutron versioned  Clean A neutron versioned  Clean A neutron versioned  Adversarial structures  Farmove existing dates (he he retained)  Farmove existing dates (he he retained)  Adversarial structures  Adversarial structure	10 10 10 1 10 10 10 10 10 10 10 10 10 10	Mr         Mr           Mr         Mr           Mr         If           If         If           If         If           m2         If           m3         If           m4         If           m5         If	75.00 15.00 15.00 100.00 100.00 100.00 100.00 12.50 12.50 12.50 12.50 15.00 12.50 15.00	70.06 70.06 10.00 770.06 10.00 1	100% 100% 100% 100% 100% 50% 50% 50% 50% 50% 70% 70% 70% 20% 100% 100% 100% 100% 100% 100% 100	4         7500           4         1000           4         1000           4         1000           6         1500           6         950           6         1500           6         1500           6         12500           6         12500           6         12000           6         12000           6         12000           6         1000           6         1000           6         1000           6         1000           6         1000           6         1000           6         1000           6         1000           6         1000           6         1000	Ethical cost - 154 6400-300 hat - 796 8100 2000m a.220 - 154.131     Ethical cost - 154 6400-300 hat - 796 8100 2000m a.220 - 154.131     Marc / Invose theraforecomenous and obtained services and an experimental se
2.1.16	Red this	Roof - Jourh block - clacktower Roof - North Block - section 1	Clear cast ion feature windows to clearing the second provided in the clearing of the second provided in the clearing of the second provided in the second provided provided in the second provided provided in the second provided provi	say 30e. Windows (2m x 2m)     say 30e. Windows (2m x 2m)     Say 20% of hotes will be unsultable     for provide the second      say 20% of hotes to be exceed	refer img SA, III ("stocktower features	Adversaria Seantoner chimery and	10 10 10 10 10 10 10 10 10 10 10 10 765 765 765 74 0 765 1 765 1 765 1 765 1 765 1 765	Mr         Mr           Mr         Mr           Mr         If           Mr         <	7500 1500 1500 100,0 100,0 100,00 100,00 100,00 100,00 1500 10	7006. 1006. 1008. 7708. 10	100% 100% 100% 50% 50% 50% 50% 50% 50% 40% 40% 100% 100% 100% 100% 30% 100% 30% 100% 50%	4         7500           4         1000           4         1000           4         1000           6         1500           6         950           6         1500           6         1500           6         12500           6         12500           6         12000           6         12000           6         12000           6         1000           6         1000           6         1000           6         1000           6         1000           6         1000           6         1000           6         1000           6         1000           6         1000	Eliter 1 and 1 Med Jan Japanie - 396 direct 2000 ng. 228: 102.101     Enits in industry encoding datapati in search chains. Nones a 220: 122.101     Enits in industry encoding and patient in search chains. Nones a 220: 122.101     Enits (Search 2000)     Enits (Sea
21.16	Red this	Reof - south block - clashtower Reof - North Block - section 1 Reof - North Block - section 1 Reof - North Block - section 1	Clear cett into feeture windows to checktower (peestible denoted of tables Cool and incose). Former analysis of the set of the set of the set of the former analysis of the set of the set of the former analysis of the set of the set of the set of the former. Subtle for the set of the former set of the set of the set of the former set of the set of the set of the of the set of th	Sup 2016. (Mindows (2m x 2m)     Sup 2016. (Mindows (2m x 2m)	refer img SJ_RL_clositioner features	Adversaria Seantoner chimery and	10 10 10 10 10 10 10 10 10 10	hr         hr           hr         hr           m         n           n         n           n         n           m2         n           m2         n           m3         n           m4         n           m2         n           m2         n           m3         n           m4         n           m2         n           m3         n           m4         n           m3         n	7500 1500 1500 1000 1000 1500 1200 1500 1200 1500	7000. 1000. 1000. 7700. 10	100% 100% 100% 50% 50% 50% 50% 50% 100% 10	c         7500           d         1000           k         1000           c         11500           c         1500           c         1500           c         1500           c         1500           c         1500           c         1500           c         12500           c         12500           c         12000           c         12000           c         12000           c         12000           c         12000           c         12000           c         10000	200ml ord + 164.01ml top hat + 306.01ml 200m p.220-164.10     200 + 164.01ml top hat + 306.01ml 200m p.220-163.10     200 + 200
21.16	Red this	Reof - south block - clashtower Reof - North Block - section 1 Reof - North Block - section 1 Reof - North Block - section 1	Clear cast ion feature windows to clearing the second provided in the clearing of the second provided in the clearing of the second provided in the second provided provided in the second provided provided in the second provided provi	Sup 2016. (Mindows (2m x 2m)     Sup 2016. (Mindows (2m x 2m)	refer img SJ_RL_clositioner features	Meterials advances of control advances  Meterials advances  Advan	10 10 10 10 10 10 10 10 10 10 10 10 765 765 765 74 0 765 1 765 1 765 1 765 1 765 1 765	Mr         Mr           Mr         Mr           Mr         If           Mr         <	7500 1500 1500 100,0 100,0 100,00 100,00 100,00 100,00 1500 10	7000. 1000. 1000. 7700. 10	100% 100% 100% 50% 50% 50% 50% 50% 100% 10	f         7500           f         1000           f         1000           f         1000           f         1000           f         1000           f         500           f         500           f         500           f         300           f         300           f         300           f         300           f	Bitter is sort - 154.6102-1505 hat - 764.6102 Theorem 2.220 - 154.131     Batter to include memoral and data in awards clutters. Giscone 2.220 - 124.131     Thisp://awara.the/dimcomessary.co.uk/docs/which/arepreseding-clutter/     Minuse for criteric tills to said valide of <i>Aminenese</i> , etc.     Cast is on rights metain desperation (see 10.15     Fathing terminol asperative). See item 2.15     Fathing terminol asperatory is set tom 2.15     Fathing terminol asperatory is set tow 2.15     Fathing terminol aspect tow 2.15     Fathing tereminologities as 3.11     Fathing terminologities as 3.11     Fath
2.1.16	Red this	Reof - south block - clashtower Reof - North Block - section 1 Reof - North Block - section 1 Reof - North Block - section 1	Clear cast ion feature windows to clearing the second provided in the clearing of the second provided in the clearing of the second provided in the second provided provided in the second provided provided in the second provided provi	Sup 2016. (Mindows (2m x 2m)     Sup 2016. (Mindows (2m x 2m)	refer img SJ_RL_clositioner features	Adversaria Seantoner chimery and     Adversaria Seantoner chimery and     Adversaria Seantoner chimery and     Adversaria Seantoner chimery and     Adversaria Seantoner chimery     Adversaria Seantoner chimery     Adversaria Seantoner chimery     Adversaria Seantoner     Adversaria Seantoner     Adversaria     Adve	10 10 10 10 10 10 10 10 10 10	Mr         Mr           Mr         Mr           Mr         1	75.00 75.00 15.00 90.00 140.00 15.00 1	7000. 7000. 1000. 7000. 7000. 10	100% 100% 100% 100% 100% 100% 100% 100%	4         7500           4         1000           4         1000           4         1000           4         1000           4         1000           4         1000           4         1000           6         5000           6         1000           6         12000           6         12000           6         12000           6         12000           6         1000           7         1000           6         1000           7         1000           6         1000           6         1000           6         1000           6         1000           6         1000           6         1000           6         1000           6         1000           6         1000           6         2000           6         2000           6         9000	Ethen i nord+ 114 dina tap har - 156 dina 2000 nor a 222 - 114 110 .     Bette in include removal and data in watter dutus. Genora 220 - 114 110 .     Hart to include removal and data in watter dutus. Genora 220 - 114 110 .     Hart to include removal and data in watter dutus. Genora 220 - 114 110 .     Hart to include removal and data in watter dutus. Genora 220 - 114 110 .     Hart to include removal and spacely to the the 2.15 .     Taking lemming service in the 2.15 .     Ta
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2.1.16	Red this	Reof - south block - clashtower Reof - North Block - section 1 Reof - North Block - section 1 Reof - North Block - section 1	Clear cast ion feature windows to clearing the second provided in the clearing of the second provided in the clearing of the second provided in the second provided provided in the second provided provided in the second provided provi	Sup 2016. (Mindows (2m x 2m)     Sup 2016. (Mindows (2m x 2m)	refer img SJ_RL_clositioner features	Adversaria Seantoner chimery and     Adversaria Seantoner chimery and     Adversaria Seantoner chimery and     Adversaria Seantoner chimery and     Adversaria Seantoner chimery     Adversaria Seantoner chimery     Adversaria Seantoner chimery     Adversaria Seantoner     Adversaria     Adve	10 10 10 10 10 10 10 10 10 10	Mr         Mr           Mr         Mr           Mr         Mr           Mr         Item           Item         Item           m2         mr           m3         mr           m4         mr           m6         mr           m7         mr           m8         mr           m7         mr           m8         mr           m7         mr           m8         mr           m9         mr           m1         mr           m2         mr           m2         mr           m2         mr           m2         mr           m3         mr           m4         mr           m5         mr           m6         mr           m7         mr           m8         mr           m9         mr	75.00 75.00 15.00 90.00 140.00 15.00 1	7000. 7000. 1000. 7000. 7000. 10	100% 100% 100% 100% 100% 100% 100% 100%	4         7500           4         1000           4         1000           4         1000           4         1000           4         1000           4         1000           4         1000           6         5000           6         1000           6         12000           6         12000           6         12000           6         12000           6         1000           7         1000           6         1000           7         1000           6         1000           6         1000           6         1000           6         1000           6         1000           6         1000           6         1000           6         1000           6         1000           6         2000           6         2000           6         9000	Bitter is sort - 154.6102-1505 hat - 764.6102 Theorem 2.220 - 154.131     Batter to include memoral and data in awards clutters. Giscone 2.220 - 124.131     Thisp://awara.the/dimcomessary.co.uk/docs/which/arepreseding-clutter/     Minuse for criteric tills to said valide of <i>Aminenese</i> , etc.     Cast is on rights metain desperation (see 10.15     Fathing terminol asperative). See item 2.15     Fathing terminol asperatory is set tom 2.15     Fathing terminol asperatory is set tow 2.15     Fathing terminol aspect tow 2.15     Fathing tereminologities as 3.11     Fathing terminologities as 3.11     Fath

				- Say 25% of mansard roof structural									
2.1.19	Structural timbers mansard roof	Roof - North Block - section 1	Assess structural roof timbers within monsard roof section (below pitched roof). Sound timbers to be left insitu. Degraded	Note mansard roof timbers help tie back the feature dormer projections	refer img 13_Rf_typical mansard roof timbers								
5.1.19	Structural ombers mansard roor	NOOF - NORTH BLOCK - SECTION 1	(below pitched roo), sound timbers to be left insitu. Degraded timbers to be replaced.		refer img 13_kf_typical mansard root timbers								
				temporary support during works (possibly from scaffold)									
				(possibly from scoffold)									
			1			Remove existing timber (to be scrapped)	1280	m	12.00	15,360.00	25%	£ 3,840.00	Based on 147 Nr trusses @ 12.15m per rafter / truss (no allowance for ceiling joists)
						Skips Replace Timbers: Materials	0 1280	nr m	300.00	15,360.00	100% 25%	£ . £ 3,840.00	150 x 75 (Spons p. 328 - £11.90 / m)
						Replace Timbers: Labour	1280	m	8.00	10.240.00	25%	£ 2,560,00	The state of the second s
											100%	£ .	
			Remove existing cast iron feature edge pieces from roof ( cast	- Cast iron feature pieces to be assessed for reuse. Suitable sections									
2.1.20	Cast iron roof edge features	Roof - North Block - section 1	iron feature pieces run along the edges of the building at the junction between the mansard and pitched roof areas and	(say 75%) to be cleaned (chemical/blast clean?) and	refer img 04_Rf_cast iron edge features								
2.1.60	call non tool edge leatures	nour - North Fordex - section 1	junction between the mansard and pitched roof areas and	(chemical/blast clean?) and repainted. 25% to be replaced with	rener mig ov_m_cate non edge reactives								
			around the top hat sections.	repainted. 25% to be replaced with new sections to match existing.									
						Remove existing ironwork (to be retained)	135	m	30.00	4.050.00	75%	£ 3.037.50	Includes Mansard ridges. Mansard sides & perimeters to top hats
							135	m	30.00	4,050.00	25%	£ 1,012.50	includes wantand hates, wantand sides a bermitters to too nats
						Remove existing ironwork (to be scrapped)							
						Skips Procurement of bespoke new items	1	nr m	300.00	300.00	100%	E 300.00	Requires moulds, casting, drilling & finishes.
						Reinstall ironwork	135	 	30.00	43,200.00	100%	£ 4.050.00	Requires modios, casong, orning a inisines.
			Assess existing flashing for condition. Repair insitu flashing	- Say 30% of lead flashing will									
2.1.21	Flashing	Roof - North Block - section 1	suitable for reuse. Replace defective flashing with new lead	require replacement	refer img 08_Rf_roof flashing								
	-		flashing. NB: flashing is present around all chimney stack/roof interfaces as well as standard roof joints/changes direction	- Say 70% of lead flashing will be suitable for reuse									
-		1	, , , , , , , , , , , , , , , , , , ,										30m x 0.45m wide roof valleys & to window frames + 100m x 0.6m wide into gutters + 5 nr
						Remove existing flashing (to be scrapped)	110	m2	15.00	1,650.00	30%	£ 495.00	chimneys @ 16 x 0.45m
-						Skips	1	nr	300.00	300.00	100%	£ 300.00	
<u> </u>						Replace Flashing: Materials Replace Flashing: Labour	110 110	m2 m2	110.00	12,100.00	30% 30%	£ 3,630.00 £ 594.00	Spons p.353 2.24mm thk code 5 (roof coverings)
		1				In a second a second seco	110	102	18.00	1.550.00	2075	594.00	
		1	undertake crack stitching to cracked sandstone blocks. Saw cut										
2.1.22	Sandstone chimney stacks - cracking	Roof - North Block - section 1	aroove within sondstone, insert threaded stainless steel bar	- say 20 No. x 300mm long cracks	refer img 10_Rf_chimney stack cracking								
			and resin fix, finish to flush surface to match existing										
-		+				Rebate / cut-out for threaded bar	20	Nr	25.00	500.00	100%	£ 500.00	Blocks are within courses hence increase in rate for removal
						Affix bar and resin	20	Nr	25.00	500.00	100%	£ 500.00	Inc. materials
		1					20		25.00	5000			
						Finish flush in Uthomex lime mortar	20	Nr	20.00	400.00	100%	£ 400.00	Inc. materials
		-											
-		1	Repoint sandstone joint - rake out existing loose mortar,										
2.1.23	Sandstone chimney stacks - missing pointing	Roof - North Block - section 1	prepare jaint, repaint with lime martar. Make good to match	- Say 30% of sandstane faces to chimney columns	refer img 11_Rf_unseated blocks								
		+	existino			Rake out mortar joints	190	m2	12.00	2.280.00	30%	£ 684.00	5 Nr Chimneys #38m2
		1				Rake out mortar joints point mortar joints	190 190	m2 m2	12.00	2.280.00	30%	£ 684.00 F 855.00	2 In sammers #2001/
2.1.24	Sandstone chimney stacks - loose blocks	Roof - North Block - section 1	Reseat sandstone blocks. Remortar joints	sav 15 No.	referime 11 Rf unseated blocks	Research Internet Advanced after a second	15	Nr	15.00	225.00	10004	, ,	
		1				Remove blocks / clear existing mortar Rebed block in lime mortar	15	Nr Nr	15.00	225.00	100%	£ 225.00 £ 225.00	
							15	Nr	10.00	150.00	100%	£ 150.00	
						point / flaunching mortar joints	44						
0.1.05					7 1 40 07 11 · · ·	point / flaunching mortar joints							
2.1.25	Sandstone chimney stacks - chimney pots	Roof - North Block - section 1	Replace missing domoged chimney pots	szr 10No.	refer img 12 Rf chimney pots	Remove esisting / clear esisting mortar	10	Nr	15.00	150.00	100%	€ 150.00	
2.1.25	Sandstone chimney stacks - chimney pots	Roof - North Block - section 1	Replace missing damaged chimney pots	sav 10No.	refer img 12. Rf. chimney pots	Remove existing / clear existing mortar Materials: Sandstone chimney pot	10 10	Nr Nr	75.00	150.00 750.00	100%	£ 750.00	
2.1.25	Sandstone chimney stacks - chminey pots	Roof - North Block - section 1	Replace missina domoard chimney pots	szv 10No.	refer ime 12. Bf. chimney pots	Remove existing / clear existing mortar Materials: Sandstone chimney pot Rebed block in lime mortar	10	Nr Nr	15.00 75.00 15.00	150.00 750.00		£ 750.00	
2.1.25	Sandstone chimney stacks - chminey pots	Roof - North Block - section 1		say 1000.	refer imp 12. Rf. chimney pots	Remove existing / clear existing mortar Materials: Sandstone chimney pot	10 10	Nr Nr	75.00	150.00 750.00	100%	£ 750.00	
						Remove existing / clear existing mortar Materials: Sandstone chimney pot Rebed block in lime mortar	10 10	Nr Nr	75.00	150.00 750.00	100%	£ 750.00	
2.1.25	Sandstone chimney stacks - chiminey pots	Roof - North Block - section 1	Remove existing state tiles from south block roof (all oreos- pitcher og, mansard, tower) and set aské for reuse. Suitors Jates to be reveaued. Defective states de repiance. Roof to be	- Say 20% of slates will be unsuitable for reuse and will require replacement.	zefer img 12 BF shimory gets	Remove existing / clear existing mortar Materials: Sandstone chimney pot Rebed block in lime mortar	10 10	Nr Nr	75.00	150.00 750.00	100%	£ 750.00	
				- Say 20% of slates will be unsultable		Benove naistine / riner naistine mortar Materials: Sandstone chimney not Rebed block in lime mortar geint / Baurching mortar joints	10 10 10 10	Nr Nr Nr Nr	75.00 15.00 10.00	150.00 750.00 150.00 100.00	100% 100% 100%	€ 750.00 € 150.00 € 100.00	Ship bods 104 Geo bods a 304 Glad Rooms 2004 10
			Remove existing state tiles from south block roof (all oreos- pitcher og, mansard, tower) and set aské for reuse. Suitors Jates to be reveaued. Defective states de repiance. Roof to be	- Say 20% of slates will be unsuitable for reuse and will require replacement.		Bennow national / floar resistion monter Materials: Sandstone chimner pot Rebel block in lines montar point / Rearchive martar ( dotts Remove existing dates (to be retained)	10 10 10 10	Nr Nr Nr Nr	75.00 15.00 10.00 15.00 15.00 12.50	150.00 750.00 150.00 100.00 2.895.00 2.422.50	100% 100% 100% 80% 20%	<u>£</u> 750.00 <u>£</u> 150.00 <u>£</u> 100.00 <u>£</u> 2,316.00 <u>£</u> 482.50	Stord nod + 154.602 too hut - 764.602 (Sooria 222 - (14.10) Rate to include removal and dates in wate chutes. Spens 229 - (12.10
			Remove existing state tiles from south block roof (all oreos- pitcher og, mansard, tower) and set aské for reuse. Suitors Jates to be reveaued. Defective states de repiance. Roof to be	- Say 20% of slates will be unsuitable for reuse and will require replacement.		Ammour existing if dear registron memory Materials Sandsteine chimany and Refer Solds in them montar parts (Taxanohum microsi solds) Ammous and sting sites in the ker states() Remove and sting sites in the ker states() Remove and sting sites in the ker strapped) Solgs	10 10 10 10 10 193 193	Nr Nr Nr Nr m2 m2	75.00 15.00 10.00 15.00 15.00 12.50 300.00	1%0.00 750.00 150.00 100.00 2,895.00 2,412.50 300.00	100% 100% 100% 80% 20% 100%	<ul> <li>ξ 750.00</li> <li>ξ 150.00</li> <li>ξ 100.00</li> <li>ξ 2,316.00</li> <li>ξ 482.50</li> <li>ξ 900.00</li> </ul>	Rate to include removal and place in waste chutes. (Spons p.220 - £12.14)
			Remove existing state tiles from south block roof (all oreos- pitcher og, mansard, tower) and set aské for reuse. Suitors Jates to be reveal. Defective states de repierce. Roof to be	- Say 20% of slates will be unsuitable for reuse and will require replacement.		Annual and the Annual Annua	10 10 10 10 10 193 193 193	Nr Nr Nr Nr m2 m2 m2 m2 m2	75.00 15.00 10.00 15.00 12.50 300.00 72.00	150.00 750.00 100.00 2,895.00 2,412.50 300.00 13,856.00	100% 100% 100% 80% 20% 100% 20%	€ 750.00 € 150.00 € 100.00 € 2,316.00 € 482.59 € 300.00 € 2,779.20	
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			Remove existing state tiles from south block roof (all oreos- pitcher og, mansard, tower) and set aské for reuse. Suitors Jates to be reveal. Defective states de repierce. Roof to be	- Say 20% of slates will be unsuitable for reuse and will require replacement.		Annuar and the Annuar and the annuar Annuar and a second and annuar and a second annuar paint Annuar Annuar Annuar and a second annuar Annuar and a second annuar Annuar annuar A	10 10 10 10 10 193 193 193 193	Nr Nr Nr Nr m2 m2 m2 m2 m2 m2 m2 m2	75.00 15.00 10.00 15.00 12.50 300.00 72.00 16.00	140.00 750.00 100.00 2,895.00 2,412.50 300.00 13,895.00 3,088.00	100% 100% 100% 20% 20% 100% 100%	€         750.00           £         150.00           €         100.00           €         2,316.00           €         482.50           €         300.00           €         2,779.20           €         3088.00	Rate to indude removal and place in waste chutes. (Seons p. 220 - (12.14) https://www.theslatecomeanv.co.uk/shoolweth/erev-roofine-date/ Allew for cutting tiles to suit vallews / chimners, etc.
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2.1.26	Rofiles	Read - North Black - section 2	Ensure existing starts line from such block roug full areas- plithed roug, mound, teneral and et auke for result. Subset stores to be reasol-foreither starts of the reglected. Rout to be recepted on a like for like bens.	- Say 2006 of states will be unsuitable for reace and will require regulations of the state of the reaced - say 10% of states to be reaced	refer ing 01_84_typical slotes	Amount of the addition anotary     Material is additional additectual additional additional additectual additional additional a	10 10 10 10 10 10 10 10 10 10 193 293 293 293 293 293 293 293 293 293	Nr Nr Nr Nr Nr m2 m2 m2 m2 m m m m m m m m m	75.00 15.00 10.00 12.20 12.00 72.00 72.00 16.00 15	150.05 720.00 150.06 100.09 2.485.00 2.412.58 500.00 13.985.00 3.088.00 3.088.00 3.088.00 3.088.00 3.088.00 3.088.00 3.088.00 3.088.00 3.089.00 3.099.00 3.089.00 3.089.00 3.099.00 3.0000000000	100% 100% 100% 100% 20% 100% 20% 100% 10	£         75000           £         15000           £         10000           £         42150           £         42150           £         42130           £         42130           £         100800           £         100800           £         30000           £         . <tr< td=""><td>An to think de ensemal and size in a water there. Speen a 222-07.12.18 https://www.theiatecomeany.co.uk/koolenth ever-onced cater/ https://www.theiatecomeany.co.uk/koolenth ever-onced cater/ https://www.theiatecomeany.co.uk/koolenth ever-onced cater/ Cater to indust the size and upper cater. Rath to indust for badding in line meter on macory. Elon:2 @ 150 wide board = 4007m Rate industes denailing (Spons p. 217 - 127.50)</td></tr<>	An to think de ensemal and size in a water there. Speen a 222-07.12.18 https://www.theiatecomeany.co.uk/koolenth ever-onced cater/ https://www.theiatecomeany.co.uk/koolenth ever-onced cater/ https://www.theiatecomeany.co.uk/koolenth ever-onced cater/ Cater to indust the size and upper cater. Rath to indust for badding in line meter on macory. Elon:2 @ 150 wide board = 4007m Rate industes denailing (Spons p. 217 - 127.50)
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21.28	Roof tales	Image: Section 2       Image: North Block - section 2       Image: Section 2 <tr< td=""><td>Ensure existing later life, from such block roof fail ensu-     pritcher end, monard, towers) and et axis, for erase. Subted     to erase for existing later life, from such block roof fail     ensure existing later be traced.      Ensure existing later backs      Ensure existing later backs</td><td>Say 20% of klotes will be unsuitable for rease and will require ray 20% of klotes to be reased say 25% of foods will be Say 15% of foods more will require replacement.</td><td>refer img 01_H1_typical sistes</td><td>Amount of the addition answer of     Material is additional addite additionad additional addit</td><td>10 10 10 10 10 10 10 10 10 10</td><td>M M M N N N N N N N N N N N N N</td><td>7500 1500 1500 1500 1200 1200 1200 1200 1500 1600 1000</td><td>1906 1908</td><td>1005 1005 1005 1005 1005 1005 205 205 205 205 205 205 205 205 205</td><td>c         75000           c         15000           c         15000           c         15000           c         231600           c         23000           c         23000           c         23000           c         23000           c         23000           c         23000           c         24000           c         24000           c         24000           c         24000           c         24000           c         240720           c         240000</td><td>Rate to include served and give in water three. General 220: 162.181 https://www.theiatecompary.cs.uk/b/col/seth arev modine cited/ Allow for cutities that and values/a classes.etc. Call to redges itemical operating, for low 31.5 Flashing themical spectrality, for low 31.5 Flashing themical type cation, for a set of the set</td></tr<>	Ensure existing later life, from such block roof fail ensu-     pritcher end, monard, towers) and et axis, for erase. Subted     to erase for existing later life, from such block roof fail     ensure existing later be traced.      Ensure existing later backs      Ensure existing later backs	Say 20% of klotes will be unsuitable for rease and will require ray 20% of klotes to be reased say 25% of foods will be Say 15% of foods more will require replacement.	refer img 01_H1_typical sistes	Amount of the addition answer of     Material is additional addite additionad additional addit	10 10 10 10 10 10 10 10 10 10	M M M N N N N N N N N N N N N N	7500 1500 1500 1500 1200 1200 1200 1200 1500 1600 1000	1906 1908	1005 1005 1005 1005 1005 1005 205 205 205 205 205 205 205 205 205	c         75000           c         15000           c         15000           c         15000           c         231600           c         23000           c         23000           c         23000           c         23000           c         23000           c         23000           c         24000           c         24000           c         24000           c         24000           c         24000           c         240720           c         240000	Rate to include served and give in water three. General 220: 162.181 https://www.theiatecompary.cs.uk/b/col/seth arev modine cited/ Allow for cutities that and values/a classes.etc. Call to redges itemical operating, for low 31.5 Flashing themical spectrality, for low 31.5 Flashing themical type cation, for a set of the set

2.1.30	Sandstone chimney stacks - cracking	Roof - North Block - section 2	undertake crack stitching to cracked sandstone blocks. Saw cut groove within sandstone, insert threaded stainless steel bar	say 10No. x 300mm long cracks	refer img 10_Rf_chimney stack cracking								
2.1.50	sandstone chimney stacks - cracking	KOOL - NOT DI BROCK - SECCIOTI Z	and resin fix. finish to flush surface.	say towar x soundin rong cracks	Here mig to_n_chimiley stack dacking								
						Rebate / cut-out for threaded bar	10	Nr	25.00	250.00	100%	£ 2	800 Blocks are within courses hence increase in rate for removal
						Affix bar and resin	10	Nr	25.00	250.00	100%	£ 2	.00 Inc. materials
						And bar and resin	10		1500	230.00	100%		
						Finish flush in Lithomex lime mortar	10	Nr	20.00	200.00	100%	£ 2	00 Inc. materials
			Repoint sandstane joint - rake out existing loose martar.										
2.1.31	Sandstone chimney stacks - missing pointing	Roof - North Block - section 2	Repoint sandstane joint - rake out existing loose mortar, prepare joint, repoint with lime mortar.	Say 10% of sandstone faces to chimney columns	refer img 11_Rf_unseated blocks								
						Rake out mortar joints	79	m2	12.00	948.00	10%	6	80 2 Nr Chimneys @38m2
						point mortar joints	79	m2	15.00	1.185.00	10%	f 1	50
2 1 32	Sandstone chimney stacks - lonse blocks	Roof - North Block - section 2	Reseat sandstone blocks. Remartar joints	sav 10 No	refer ime 11 Bf unseated blocks								
						Remove blocks / clear existing mortar	10	Nr	15.00	150.00	100%	£ 1	.00
-						Rebed block in lime mortar point / flaunching mortar joints	10	Nr Nr	15.00	150.00 100.00	100%	£ 1	
						point / naunchine mortar loints	10	NC	10.00	100.00	100%	£ 1	
2.1.33	Sandstone chimney stacks - chimney pots	Roof - North Block - section 2	Replace missing domaged chimney pots	507 5No.	refer img 12 Rf chimney pots								
						Remove existing / clear existing mortar Materials: Sandstone chimney pot	5	Nr Nr	15.00	75.00	100%	f f 3	
						Rebed block in lime mortar	s	Nr	15.00		100%		00
						point / flaunching mortar joints	5	Nr	10.00	50.00	100%	6	.00
2.2 - East Eleva	tion												
			remove gutters and assess for reuse. Gutters in suitable	Say 5/07 auttain to be repaired									
2.2.1	Gutters	East elevation - E1	condition to be blast cleaned and repainted before refitting to building. Unsuitable gutters to be replaced with new cast iron	- Say 50% gutters to be repainted - Say 50% gutters will require	refer 01_E1_typical gutter.								
			building. Unsuitable gutters to be replaced with new cast iron autters to match resisting.	replacement									
						Remove existing autters	64	m	20.00	1.280.00	100%	£ 1.2	.00
						Blast / clean & paint autters retained	64	m	18.00	1.152.00	0%	£	
-						SKIDS	2	nr	300.00	600.00	100%		
						Material; replacement guttering	64	m	50.00	3,200.00	100%	£ 3,2	cast-iron-gutter
						Replace gutters: Labour	64	m	26.00	1.664.00	100%	£ 1.6	.00
-													
			Assess downpipes for reuse. Downpipes in suitable condition to	<ul> <li>Say 25% downpipes to be reused</li> <li>Say 75% downpipes will require</li> </ul>									
2.2.2	Downpipes	East elevation - E1	Assess downpipes for reuse. Downpipes in suitable condition to be blast cleaned and repainted. Unsuitable downpipes to be replaced with new cast iran downpipes to match existing.	replacement.	refer 02_E1_typical downpipe.								
			replaced with new cast iron downpipes to match existing.	All downpipes will require new									
				connection brackets to building									
						Remove existing Downpipes Blast / clean & paint downpipes retained	158 158	m	20.00	3,160.00 2,844.00	100%	£ 3,1	00 7 Nr @ 14m + 6 @ 10m
1		1				Skips	2	nr	18.00	2.844.00		£ 6	.00
						Material: replacement downpipes	158	m	140.00	22,120.00	100%	£ 22,1	.00 Spons (p.568) includes fittings and brackets
						Replace downpipes: Labour	158	m	26.00	4,108.00	100%	£ 4,1	.00
			Timber window framing to be assessed for reuse. Where withhis for rouge framing to be sounded to good surface and	- say 50% of window frames on E1 suitable for reuse									
2.2.3	Window framing	East elevation - E1	suitable for reuse framing to be sanded to good surface and repainted. Where unsuitable for reuse framing to be removed and replaced with new sosh & case windows to match exisiting	- say 50% of window frames on E1 to be replaced	refer 03_E1_timber framing								
			and replaced with new sash & case windows to match exisitng	be replaced	<u> </u>								
-						Remove defective windows	80	or	75.00	6.000.00			
-						Allow 1 repair per window Operational repairs to windows retained	80 80	m	50.00	4,000.00	50%	E 2.0 E 4.0	
		L			1	Operational repairs to windows retained Clean & paint windows retained	80 80	m	100.00 90.00	8.000.00 7.200.00		£ 4.0 £ 3.6	
						Skips	1	nr	300.00	300.00	100%	£ 3	.00
						Material: replacement windows Install replacement windows	80 80	nr m	600.00 120.00	48,000.00	50%	E 24,0 E 9,6	00 Purpose made double hung sash windows treated wrought softwood (Spons p. 438) Arcumed frames dollwared asiated B. david
						Install replacement windows Allowance for putty	80	m nr	120.00	9,600.00 2.000.00		£ 9.6 £ 1.0	
										2.000.00		1. 1.0	
2.2.4	Window panes	East elevation - E1	Assess glazing panels for suitability far reuse. Where unsuitable/missing/broken replace window glaving with new.	<ul> <li>say 40% of windows on E1 face to be replaced</li> </ul>	1								
			and an analysis of the second s	an reprodet									
						Remove defective panes	160	nr	20.00	3.200.00	40%	£ 1.2 £ 7	80 Based on retained frames above x 4 panes per frame. Remove plass and clean frame
-						Material; replacement glazing Replace glazing: Labour	160	m	12.00	1,920.00	40%	E 7	
						THE REPORT OF THE LOOP OF	100		2000	2.150.00	10/1	1.4	
			Repoint sandstane joint - rake out existing loose mortar,	- Say 50% of sandstone faces will									
2.2.5	Sandstone wall face - missing pointing	East elevation - E1	prepare joint, repoint with lime mortar to match existing.	require repainting									
						Rake out mortar joints	896	m2	12.00	10.752.00	50%	£ 5.3	.00 64m x 14m = 896m2 total
-		-				point mortar joints	896	m2	15.00	13,440.00	50%	£ 6.7	00
-				- say 50 No. blocks over east									
2.2.6	Sandstone wall face - loose blocks	East elevation - E1	Reseat sandstane blocks. Remortar joints	- say 50 No. brocks over east elevation	refer 04_E1_typical loose block								
-						Remove blocks / clear existing mortar	50	Nr	45.00	2.250.00	100%	£ 2.2	
-						Rebed block in lime mortar point / flaunching mortar joints	50 50	Nr Nr	15.00	750.00	100%	£ 7 £ 5	
		L				point, noncomp monar pdffts	50	N	10.00	500.00	100%	Ľ.,	
			Assess condition of sandstone faces for loose/delaminated										
			sandstane. Remove large sections of loose sandstone and repair or clean surfaces to provide sound edge. Where large	- say 10m2 of sandstone to east elevation face for lithomex repair									
2.2.7	Sandstone wall face - delaminated sandstone	East elevation - E1		elevation face for lithomex repair - say 5m2% of sandstone east									
			as lithomex and for larger areas indent replacement sandstone into block.	elevation face for indent repair	1								
			into block.										
-						Remove loose sandstone & prepare surface	50 50	m2 m2	40.00	2,000.00	100%	£ 2.0	
						Finish flush in Lithornex lime mortar	50	m2	60.00	3,000.00	100%	£ 3,0	.00. Inc. materials
			Remove vegeation growth/staining from building face/joints.										
2.2.8	Sandstone wall face - vegetation	East elevation - E1	Remove vegeation growth/staining fram building face/joints. Clean surface to remove all plant growth/moss/staining.	- say 20% of E1 building face									
1						Cut back and remove larger areas of vegetation from							
						wall			10.00			£ 1.7	
							896	m2		8,960.00	20%		00
						Rake out roots from mortar joints	896	m2 m2	15.00	13,440.00	20%	£ 2.6	00
						Treat with biocidal agent (sprav)	896	m2	15.00 15.00	13,440.00	20%	É 2.6	00 Inc. materials
						Treat with biocidal agent (sprav) Steam wash affected area	896 896	m2 m2	15.00 15.00 10.00	13,440.00 13,440.00 8,960.00	20% 20% 20%	€ 2,6 € 2,6 € 1,7	00 00 Inc. materials 00
						Treat with biocidal agent (sprav)	896	m2	15.00 15.00	13,440.00	20%	É 2.6	00 00 Inc. materials 00
						Treat with biocidal agent (sprav) Steam wash affected area	896 896	m2 m2	15.00 15.00 10.00	13,440.00 13,440.00 8,960.00	20% 20% 20%	€ 2,6 € 2,6 € 1,7	00 00 Inc. materials 00
			Assess existingsandstone dormer projections for integrity.	- say BHo. Im long threaded		Treat with biocidal agent (sprav) Steam wash affected area	896 896	m2 m2	15.00 15.00 10.00	13,440.00 13,440.00 8,960.00	20% 20% 20%	€ 2,6 € 2,6 € 1,7	00 00 Inc. materials 00
229	Sandstone dormer projection tabilisation	East elevation - E1	Resent and moster blocks. Onll and install threaded stainless	stainless steel rads resin fixedta	refer för E1 trackal domme smojertion	Treat with biocidal agent (sprav) Steam wash affected area	896 896	m2 m2	15.00 15.00 10.00	13,440.00 13,440.00 8,960.00	20% 20% 20%	€ 2,6 € 2,6 € 1,7	00 00 Inc. materials 00
2.2.9	Sandstone dormer projection stabilisation	East elevation - E1	Reseat and mortar blocks. Drill and install threaded stainless steel bars resin fixed into the dormer projection sandstane blocks and tie back into main roaf structure by fixing into	stainless steel rods resin fixed to sandstone and plate fixed to timber	refer 65_EL_typical dormer projection	Treat with biocidal agent (sprav) Steam wash affected area	896 896	m2 m2	15.00 15.00 10.00	13,440.00 13,440.00 8,960.00	20% 20% 20%	€ 2,6 € 2,6 € 1,7	00 00 Inc. materials 00
2.2.9	Sandstone dormer projection stabilisation	East elevation - E1	Resent and moster blocks. Onll and install threaded stainless	stainless steel rads resin fixedta	refer 05_E_typical dormer projection	Treat with bincied arean (sores) Seam wash freed area Report points with line mortar to match existing	896 896 896	m2 m2 m2	15.00 15.00 10.00	13,440,00 13,440,00 8,960,00 13,440,00	20% 20% 20%	€ 2,6 € 2,6 € 1,7 € 2,6	00 00 00 00 00 00 00 00 00 00
2.2.9	Sandistone dormer projection stabilisation	East elevation - E1	Reseat and mortar blocks. Drill and install threaded stainless steel bars resin fixed into the dormer projection sandstane blocks and tie back into main roaf structure by fixing into	stainless steel rods resin fixed to sandstone and plate fixed to timber	refer (05_f1_typical dormer projection	Treat with blockist arent (prov) blocking and the second area Report points with time mortar to match existing Behate / out-out for threaded bar	896 896 896	m2 m2 m2	15.00 15.00 10.00 15.00	13,440,00 13,440,00 8,960,00 13,440,00 300,00	20% 20% 20% 20%	€ 2,6 € 2,6 € 1.7 € 2,6 	00         top, matrixely           00         top, matrixely           00         top, matrixely           01         top, matrixely           02         Hocks are while convent here: torrease in rate for mensal
2.2.9	Sanditore damer projector stabilisation	East elevation - E1	Reseat and mortar blocks. Drill and install threaded stainless steel bars resin fixed into the dormer projection sandstane blocks and tie back into main roaf structure by fixing into	stainless steel rods resin fixed to sandstone and plate fixed to timber	refer (5, EL, ypical dormer projection	Treat with bickiels arent (sores) Seam wash fracted area Report joints with line mortar to match existing Behate / not-out for threaded bar Behate / not-out for threaded bar	896 896 896 12 12	m2 m2 m2 Nr	15.00 15.00 10.00 15.00 25.00 70.00	13,440,00 13,440,00 8,960,00 13,440,00 300,00 300,00 840,00	20% 20% 20% 20%	<u>ε</u> 2,6 <u>ε</u> 2,6 <u>ε</u> 1,7 <u>ε</u> 2,6 <u>ε</u> 3,8 <u>ε</u> 8	00         Her, marketäs           00         Her, marketäs           00         Her, marketäs           10         Her, marketäs           10         Her, marketäs           10         Her, marketäs           10         Her, marketäs
2.2.9	Sunditione dormer projection stabilisation	East elevation - E1	Reseat and mortar blocks. Drill and install threaded stainless steel bars resin fixed into the dormer projection sandstane blocks and tie back into main roaf structure by fixing into	stainless steel rods resin fixed to sandstone and plate fixed to timber	refer (05_1_1ypical dormer projection	Then at with biodeful attent (score) them work prictical datas Reports posts with line mortar to match existing 	896 896 896 12 12 12 12 12	m2 m2 m2 Nr Nr Nr	15.00 15.00 10.00 15.00	13,440,00 13,440,00 8,960,00 13,440,00 13,440,00 300,00 840,00 840,00	20% 20% 20% 20% 100% 100%	€ 2,6 € 2,6 ℓ 1,7 ℓ 2,6 ℓ 3,7 ℓ 2,6 ℓ 3,8 ℓ 2,6 ℓ	O     O     O     Sec. materials     O     O      D
2.2.9	Senditione dermer projection stabilisation	East elevation - E1	Reseat and mortar blocks. Drill and install threaded stainless steel bars resin fixed into the dormer projection sandstane blocks and tie back into main roaf structure by fixing into	stainless steel rods resin fixed to sandstone and plate fixed to timber	refer (5, EL, ypical dormer projection	Then with Biosofial seem (Social Source with Affected area Report joints with line mortar to match existing Behavior <u>Lotions</u> for threaded har Afflicker and replan	896 896 896 12 12 12	m2 m2 m2 Nr Nr Nr	15.00 15.00 15.00 15.00 25.00 70.00 20.00	13,440,00 13,440,00 8,960,00 13,440,00 3,00,00 840,00 240,00 240,00	20% 20% 20% 20% 100% 100%	€ 2,6 € 2,6 ℓ 1,7 ℓ 2,6 ℓ 3,7 ℓ 2,6 ℓ 3,8 ℓ 2,6 ℓ	00         bits_materials           00
			Reset and montra foicsks. Diff and install threaded stanless settle bar reality origin into the demange mytections nankstone blocks and the bank into main road structure by floring into timber roftens by defiling/using floring plate.	stainlises steef rads reein flavdta sandstaare and pater flavd to trimber per darmer on east elevation.		Then at with biodeful attent (score) them work prictical datas Reports posts with line mortar to match existing 	896 896 896 12 12 12 12 12	m2 m2 m2 Nr Nr Nr	15.00 15.00 15.00 15.00 25.00 70.00 20.00	13,440,00 13,440,00 8,960,00 13,440,00 13,440,00 300,00 840,00 840,00	20% 20% 20% 20% 100% 100%	€ 2,6 € 2,6 ℓ 1,7 ℓ 2,6 ℓ 3,7 ℓ 2,6 ℓ 3,8 ℓ 2,6 ℓ	O     O     O     Sec. materials     O     O      D
2.2.9	Senditore damer projection stabilisation	East elevation - E1	Reseat and mortar blocks. Drill and install threaded stainless steel bars resin fixed into the dormer projection sandstane blocks and tie back into main roaf structure by fixing into	stainless steel rods resin fixed to sandstone and plate fixed to timber	refer (5, EL,typical dormer projection	Then utell biological areas (second common work affected areas) Respecting joints with time mostar to match existing results of a second second second second second Affected and second second second second second Affected areas) and second second second second Affected areas) and second second second second second Affected second second second second second second Affected second second second second second second Affected second second second second second second second Affected second	896 896 396 12 12 12 12 12 12	m2 m2 m2 Nr Nr Nr Nr Nr	15.00 15.00 15.00 15.00 25.00 70.00 20.00	13,440,00 13,440,00 8,940,00 13,440,00 13,440,00 300,60 840,00 240,00 840,00 840,00 840,00 840,00	20% 20% 20% 20% 20% 100% 100% 100% 100%	€         2.6.           €         2.6.           €         1.7           €         2.6.            5.           €         8.           €         8.           €         8.           €         8.	00         Doc.matrixely           00         Doc.matrixely           00
			Repeat on inverter Biolics, Delli dan intelli å treaded stanistes eller har versift offen til de danner prejections sandhare blocks and til a besk inte melli ning structure by filsing into tilleder refters by dettillinglising filsing plate. Replace spatial sandharae blocks fuhrere support has been	stainlises steef rads reein flavdta sandstaare and pater flavd to trimber per darmer on east elevation.		Then with blocking laters (locar) there was any difficult of any Report point with line mortar to match existing - - - - - - - - - - - - -	896 896 996 12 12 12 12 12 12 12 12 12 12 12 12 12	m2 m2 m2 Nr Nr Nr Nr Nr Nr	15.00 15.00 15.00 15.00 15.00 25.00 70.00 70.00 20.00 8.00 15.00	13,440,00 13,440,00 8,960,00 13,440,00 3,00,00 8,00,00 8,60,00 9,60,000 9,60,0000 9,60,0000000000	20% 20% 20% 20% 20% 100% 100% 100% 100%	€         2.6           €         2.6           €         1.7           €         2.6            2.6           €         2.6           €         2.6           €         2.6           €         2.6           €         8           €         8           €         8           €         8           €         8           €         8           €         8           €         8           €         8           €         8           €         8           €         8	00     bs_mixtels       01     bs_mixtels       02     bs_mixtels       03     bs_mixtels       04     bs_mixtels       05     bs_mixtels       06     bs_mixtels       07     Blobs are athin courses here increase in rate for removal       08     bs_mixtels       09     bs_mixtels       00     bs_mixtels
			Repeat on inverter Biolics, Delli dan intelli å treaded stanistes eller har versift offen til de danner prejections sandhare blocks and til a besk inte melli ning structure by filsing into tilleder refters by dettillinglising filsing plate. Replace spatial sandharae blocks fuhrere support has been	stainlises steef rads reein flavdta sandstaare and pater flavd to trimber per darmer on east elevation.		The ut with biodical areas (score) The due to biodical area (score) Region (piont) with line motar to match existing Region (piont) with line motar to match existing Affebber and ress. Affebber and ress. Fields that, in Lithered Ibar Affebber and ress. Sampar Lithered S	896 836 836 	m2 m2 m2 Nr Nr Nr Nr Nr Nr Nr	1500 1500 1000 1500 1500 1500 2500 2000 20	13,440,00 13,440,00 8,990,00 13,440,00 30,000 80,000 80,000 80,000 80,000 90,0000 90,0000 90,000 90,000 90,000 90,000 90,000 90,000 90,000 90,000 90,000 90,000 90,000 90,000 90,000 90,000 90,0000 90,0000 90,0000 90,0000 90,0000 90,00000000	20% 20% 20% 20% 20% 100% 100% 100% 100%	€         2.6.6           €         2.6.6           €         1.7           €         2.6.6           €         1.7           €         2.6           €         2.6           €         2.6           €         2.6           €         3.6           €         8.6           €         8.6           €         8.6           €         8.6           €         8.6           €         8.6           €         5.6	O     O
			Repeat on inverter Biolics, Delli dan intelli å treaded stanistes eller har versift offen til de danner prejections sandhare blocks and til a besk inte melli ning structure by filsing into tilleder refters by dettillinglising filsing plate. Replace spatial sandharae blocks fuhrere support has been	stainlises steef rads reein flavdta sandstaare and pater flavd to trimber per darmer on east elevation.		Then with blocking laters (locar) there was a phile for later laters and ansi Report point with line mortar to match existing 	896 896 996 12 12 12 12 12 12 12 12 12 12 12 12 12	m2 m2 m2 Nr Nr Nr Nr Nr Nr	15.00 15.00 15.00 15.00 15.00 25.00 70.00 70.00 20.00 8.00 15.00	13,440,00 13,440,00 8,960,00 13,440,00 3,00,00 8,00,00 8,60,00 9,60,000 9,60,0000 9,60,0000000000	20% 20% 20% 20% 20% 100% 100% 100% 100%	€ 2,66 € 2,66 € 1,7 € 2,66	000     bsc.matrafas       001     bsc.matrafas       002     bsc.matrafas       003     bsc.matrafas       004     bsc.matrafas       005     bsc.matrafas       005     bsc.matrafas       005     bsc.matrafas       005     bsc.matrafas

2.2.11	Sandstone crack	East elevation - E1	Minor sandstone cracks. Sandstone to be saw cut to allow installation of threaded stainless steel bars resin fixed across crack at 150mm centres. Surface to be made good to match edisting	- say 40 No. x 300mm cracks	refer D7_E1_typical sandstone blocks								
						Rebate / cut-out for threaded bar	40	Nr	25.00	1,000.00	100%	£ 1,000.00	Blocks are within courses hence increase in rate for removal
						Affix bar and resin	40	Nr	25.00	1,000.00	100%	£ 1,000.00	Inc. materials
-						Finish flush in Uthomex lime mortar	40	Nr	20.00	800.00	100%	£ 800.00	Inc. materials
2.2.12	Sandstone crack to lintel and surrounding blocks	East elevation - E1	steel angle linted to be inserted under the existing cracked lintel. Untet to be propped, window framing removed and angle inserted supparted an existing pillars to either side of lintel. Lintel and blocks above window frame to have crack stitched utilising stainless steel threaded rods inserted into blocks and support made goad to moth existing	- say 10 No. Location	refer 08_E1_typical cracked lintel								
						Support lintel / remove window	10	Nr	100.00	1.000.00	100%	£ 1.000.00	
						Install RSA support under lintel Refit existing window / replacement	10	Nr Nr	120.00	1,200.00	100%	£ 1,200.00	Inc. materials
						Making good - re-pointing sealants, etc	10	Nr	60.00	600.00	100%	£ 600.00	Inc. materials
2.2.13	Corrosion to steel lintel	East elevation - E1	Prop existing sandstone lintel. Remove and install new steel lintel member.	- 1No. Location	refers to defect E1.113 refer 09. defectE1.113								
						Support stone lintel / remove existing lintel Install new steel lintel	1	Nr Nr	120.00 200.00		100%		Inc. materials
						Crack repairs to stone lintel & repoint	2	Nr	70.00	140.00	100%	£ 140.00	
						Making good - re-pointing sealants, etc	1	Nr	60.00	60.00	100%	£ 60.00	Inc. materials
2.2.14	Sandstone crack	East elevation - E1	Sondstone to be saw cut to allow installation of threaded stainless steel bars resin fixed across crack at 150mm centres. Surface to be made good to match existing	- say 2000mm long crack	refers to defect E1.145	Rebate / cut-out for threaded bar	14	Nr	25.00		100%	£ 350.00	Blocks are within courses hence increase in rate for removal
						Affix bar and resin	14	Nr	25.00	350.00	100%	£ 350.00	Hons are within courses nence increase in rate for removal. Inc. materials
	-					Finish flush in Lithomex lime mortar	14	Nr	20.00	280.00	100%	£ 280.00	Inc. materials
										200.00	1007	280.00	
2.2.15	movement to window opening support stonework	East elevation - E1	replace sandstone transom and supporting blocks around window frame window	- say transom block + 4No. Blocks	refers to defect E1.171								
						Support lintel & window frame	1	Nr	15.00	15.00	100%	£ 15.00	
	1					Remove damaged stone block Materials: Transom	5	Nr Nr	25.00	125.00 200.00		£ 125.00 £ 600.00	Inc. materials
						Materials: Blocks	4	Nr	30.00	120.00	100%	£ 120.00	inc. materials
						install transom & blocks: bed and point	s	Nr	25.00	125.00	100%	£ 125.00	Inc. materials
2.2.16	Sandstone crack	East elevation - E1	Sondstone to be saw cut to allow installation of threaded stainless steel bars resin fixed across crack at 150mm centres. Surface to be made good to match existing	- say 1000mm long crack	refers to defect E1.174	Rebate / cut-out for threaded bar	7	Nr	25.00	175.00	100%	£ 175.00	Blocks are within courses hence increase in rate for removal
						Affix bar and resin	7	Nr	25.00	175.00		£ 175.00	Inc. materials
						Finish flush in Lithomex lime mortar	7	Nr	20.00	140.00	100%	£ 140.00	Inc. materials
2.2.17	spalled sandstone to feature edges	East elevation - E1	Assess sandstane feature edges for loose/delaminated sandstane. Where sandstane is brittle/at risk then sandstane edge to be removed and reformed with appropriate mortor	- say 5% of feature edges/cornice to require remedial work	Note cornize feature projection lines run horizontally along each elevation. Refer to images for coverage and number.								
						Remove loose sandstone & prepare surface Finish flush in Uthomex lime mortar	64 64	m	40.00 120.00	2,560.00	5% 5%	£ 128.00 £ 384.00	Inc. materials
2.2.18	Gutters	East elevation - E2 - section 1	remove gutters and assess for reuse. Gutters in suitable candition to be blast cleaned and repainted before refitting to building. Unsuitable gutters to be replaced with new cast iron autters to match existing.	- Say 50% gutters to be repainted - Say 50% gutters will require replacement	refer 01_E1_typical gutter.								
						Remove existing gutters Blast / clean & paint putters retained	64 64	m	20.00	1.280.00	100%	£ 1.280.00 £ 576.00	
						Skips	1	nr	300.00	300.00	100%	£ 300.00	
						Material; replacement guttering	64	m	50.00	3,200.00		£ 1,600.00	https://www.drainageonline.co.uk/above-ground-drainage/guttering/cast-iron-gutter/notts-ogee- cast-iron-gutter
						Replace gutters: Labour	64	m	26.00	1,664.00	100%	£ 1.664.00	
2.2.19	Downpipes	East elevation - E2 - section 1	Assess downpipes for reuse. Downpipes in suitable condition to be blost cleaned and repainted. Unsuitable downpipes to be replaced with new cost iran downpipes to match existing.	- Say 25% downpipes to be reused - Say 75% downpipes will require replacement. All downpipes will require new cannection brackets to building	refer D2_E1_typical downpipe.								
						Remove existing Downpipes Blast / clean & paint downpipes retained	98. 98	m	20.00	1.950.00	100%	£ 1.960.00 £ 441.00	7 Nr @ 14m
						Skips	1 98	nr	300.00 140.00	300.00 13,720.00	100% 75%	£ 300.00	
						Material: replacement downpipes Replace downpipes: Labour	98 98	m	140.00 25.00	13,720.00 2,548.00	75%	£ 10,290.00 £ 2,548.00	Soons (p.568) includes fittines and brackets
2.2.20	Window framing	East elevation - E2 - section 1	Timber window framing to be assessed for reuse. Where switable for reuse framing to be sanded to good surface and repainted. Where unsuitable for reuse framing to be removed and replaced with new sosh & case windows to match existing	- say 50% of window frames on E2 suitable for reuse - say 50% of window frames on E2 to be replaced	refer 03_E1_timber framing								
						Remove defective windows Allow 1 repair per window	46 46	nr nr	75.00	2,300.00	50% 50%	£ 1.725.00 £ 1.150.00	Spons p. 217 Allow for 1 nr. conservation repair per retained window frame. TKA rate
						Operational repairs to windows retained Clean & paint windows retained	46	 	100.00	216.00	50%	£ 108.00 £ 2.070.00	Ease frames, check correct operation Clean, undercoat & top coat - 1 man 6hrs @ £15.00 per hour
						Skips	1	nr	300.00	300.00	100%	£ 300.00	
						Material: replacement windows	46	nr	600.00	27,600.00	50%	£ 13,800.00	Purpose made double hune sash windows treated wrought softwood (Spons p. 438)
						Install replacement windows	46	m	120.00	5,520.00	100%	£ 5,520.00	Assumed frames delivered painted & glazed
2.2.21	Window panes	East elevation - E2 - section 1	Assess glazing panels for suitability for reuse. Where unsuitable/missing/broken replace window glazing with new.	- say 40% of windows on E2 face to be replaced									
						Remove defective panes Material; replacement glazing	92 92	nr	20.00	1.840.00	40%	€ 736.00 € 441.60	Based on retained frames above x 4 panes per frame. Remove plass and clean frame E12.00 per pane allowance (inc. putty)
						Replace glazing: Labour	92	m	20.00	1.840.00		£ 736.00	
2.2.22	Sandstone wall face - missing pointing	East elevation - E2 - section 1	Repoint sandstone joint - rake out existing loose mortar, prepare joint, repoint with lime mortar to match existing.	- Say 30% of sandstone faces will require repainting									
			i courte			Rake out mortar joints	630	m2	12.00	7.560.00	30%	£ 2.268.00	45m x 14m = 630m2 total
						point mortar joints	630	m2	15.00	9.450.00	30%	£ 2.835.00	

				T									
2.2.23	Sandstone wall face - loose blocks	East elevation - E2 - section 1	Reseat sandstane blocks. Remartar jaints	- say 30 No. blocks over east elevation	refer 04_E1_typical loose block								
						Remove blocks / clear existing mortar	30	Nr	45.00	1.350.00	100%	£ 1.350.00	Blocks are within courses hence increase in rate for removal
						Rebed block in lime mortar point / flaunching mortar joints	30 30	Nr Nr	15.00	450.00 300.00	100%	E 450.00 E 300.00	
			Assess condition of sandstane faces for loose/delaminated sandstane. Remove large sections of loose sandstane and	- say 10m2 of sandstone to east									
2.2.24	Sandstone wall face - delaminated sandstone	East elevation - E2 - section 1	repair or clean surfaces to provide sound edge. Where large scale delamination has occurred use mortar replacement such	elevation face for lithomex repair - say 5m2% of sandstone east									
			as lithomex and far larger areas indent replacement sandstane	<ul> <li>say 5m2% of sandstone east elevation face for indent repair</li> </ul>									
			Into block.										
						Remove loose sandstone & prepare surface Finish flush in Lithomex lime mortar	15 15	m2 m2	40.00	600.00 900.00	100% 100%	E 600.00 E 900.00	Inc. materials
						Hinish hush in Lithomex lime mortar	15	m2	60.00	900.00	100%	E 900.00	inc. materials
2.2.25	Sandstone wall face - vezetation	East elevation - E2 - section 1	Remove vegetation growth/staining from building face/joints.	say 20% eE2 face									
1.1.15	Sandstone wan race - vegetation	East elevation - E2 - section 1	Clean surface to remove all plant growth/mass/staining.	SOY 20/N EE2 JULE									
						Cut back and remove larger areas of vegetation from	630	m7	10.00	6.300.00	2066	£ 1.250.00	
						Rake out roots from mortar joints	630	m2	15.00	9,450.00	20%	£ 1,890.00	
						Treat with biocidal agent (sorav) Steam wash affected area	630 630	m2 m2	15.00	9,450.00	20%	£ 1,890.00 £ 1,260.00	Inc. materials
						Repoint joints with lime mortar to match existing	630	m2	15.00	9,450.00	20%	£ 1,890.00	
										-			
			Assess existingsandstone darmer projections for integrity.	- say 8No. 1m long threaded									
2.2.26	Sandstone dormer projection stabilisation	East elevation - E2 - section 1	Research and most as blacks. Doll and install threaded stals/ers	stainless steel rods resin fixedto	refer 05_E1_typical dormer projection								
2.2.20	sandstone dormer projection stabilisation	East elevation + E2 + section 1	steel bars resin fixed into the dormer projection sandstane blocks and tie back into main roaf structure by fixing into	sandstone and plate fixed to timber per dormer on east elevation.	refer us_E1_cypical duriner projection								
			timber rafters by drilling/using fixing plate.	per conner on cast elevoloni									
						Rebate / cut-out for threaded bar Affix bar and resin	8	Nr Nr	25.00	200.00	100%	E 200.00 E 560.00	Blocks are within courses hence increase in rate for removal Inc. materials
						Finish flush in Lithomex lime mortar	8	Nr	20.00	160.00	100%	£ 160.00	Inc. materials
						Reseat existing block Point around block with lime mortar	8	Nr Nr	70.00	560.00 64.00	100%	£ 560.00 £ 64.00	Inc. materials
												04.00	
2.2.27	Sandstone lintel support blocks	East elevation - E2 - section 1	Replace spalled sandstane blacks (where support has been last/reduced due to spalled sandstane)	Say 10No. Across E2 face	refer 06_E1_typical spalled block below								
						Support lintel	10 10	Nr Nr	15.00 25.00	150.00 250.00	100% 100%	€ 150.00 € 250.00	
						Remove damaged stone block New dressed block: Materials	10	Nr	30.00	300.00	100%	£ 300.00	Inc. materials
			Minor sandstone cracks. Sandstone to be saw cut to allow			New dressed block: bed and point	10	Nr	25.00	250.00	100%	£ 250.00	Inc. materials
2.2.28	Sandstone crack	East elevation - E2 - section 1	installation of threaded stainless steel bars resin fixed across	- say 20 No. x 300mm cracks	refer 07. E1. typical sandstone blocks								
2.2.20	Sandstone Clack	East elevation - E2 - section 1	crack at 150mm centres. Surface to be made good to match existing	- suy zo wo. x soundh crucks	relet 07_E1_typical sandstone brooks								
			exactly .			Rebate / cut-out for threaded bar	20	Nr	25.00	500.00	100%	£ 500.00	Blocks are within courses hence increase in rate for removal
						Affix bar and resin	20	Nr	25.00	500.00	100%	£ 500.00	Inc. materials
						Arric bar and resin	10		20.00	300.00	100/4	2 300.00	The restored
						Finish flush in Lithomex lime mortar	20	Nr	20.00	400.00	100%	£ 400.00	Inc. materials
			A										
2.2.29	spalled sandstone to feature edges	East elevation - E2 - section 1	Assess sandstone feature edges for loose/delaminated sandstone. Where sandstone is brittle/at risk then sandstone	<ul> <li>say 5% of feature edges/cornice to require remedial work</li> </ul>									
			edge to be removed and reformed with appropriate mortor										
			euge to be removed und rejonned with oppropriate mortar										
			euge to be removed and reformed with day donate montor			Remove loose sandstone & prepare surface Finish Rush in Lithorex line mortar	45 45	m	40.00	1.800.00	5% 5%	€ 90.00 € 270.00	Inc. materials
						Remove loose sanditione & orecare surface Finish Rush: in Lithomex lime morter	45 45	m		1,800.00 5,400.00	5% 5%	ε 90.00 ε 270.00	inc, materials
			remove gutters and assess for reuse. Gutters in suitable	- Say 90% gutters to be repainted		Remove loose sandstone & orenare surface Finish flush in Lithomex lime morter	45 45	m		1.800.00 5,400.00	5% 5%	€ 90.00 € 270.00	lor, materials
2.2.30	Gutters	East elevation - E2 - section 2	remove gutters and assess for reuse. Gutters in suitable constitution to be repainted before refitting to building. Unswitchike gutters to be replaced with new cost irreg patters to be		refer 01_E1_typical gutter.	Remove loose sandstone & onesare surface Finish Rush in Uthomes lime mortar	45 45	m		1.800.00 5,400.00	5%	έ 90.00 έ 270.00	bis materials
2.2.30	Gutters	East elevation - E2 - section 2	remove gutters and assess for reuse. Gutters in suitable condition to be repainted before refitting to building.	- Say 90% gutters to be repainted	refer 01_E1_typical gotter.	Finish flush in Lithorex lime morter	45	m	20.00	5,400.00	5%	£ 270.00	he, mysrida
2.2.30	Gutters	East elevation - E2 - section 2	remove gutters and assess for reuse. Gutters in suitable constitution to be repainted before refitting to building. Unswitchike gutters to be replaced with new cost irreg patters to be	- Say 90% gutters to be repainted	nfer 01_E1_typical gatter.	Finish flush in Lithornex lime morter	45	m	20.00	5,400.00 1,200.00 1,050.00	5% 100% 90%	£ 270.00 £ 1,200.00 £ 972.00	Inc. materials
2.2.30	Gutters	East elevation - E2 - section 2	remove gutters and assess for reuse. Gutters in suitable constitution to be repainted before refitting to building. Unswitchike gutters to be replaced with new cost irreg patters to be	- Say 90% gutters to be repainted	refer (1_E1_typical gotter.	Finish flush in Lithomes line mostar           Remove existing autress           Rest / Gen R paint putters retained           Skips	45 60 60 1	m m m	20.00 20.00 18.00 300.00	5,400.00 1,200.00 1,050.00 300.00	5% 100% 90% 100%	£ 270.00 £ 1.200.00 £ 972.00 £ 300.00	This is a strange state of a strange state of a strange former of a strange former of a strange st
2.2.30	Gutters	East elevation - E2 - section 2	remove gutters and assess for reuse. Gutters in suitable constitution to be repainted before refitting to building. Unswitchike gutters to be replaced with new cost irreg patters to be	- Say 90% gutters to be repainted	refer DL_E_typical gatter.	finish flush in Lithernes line morter finish flush in Lithernes line morter finish (John & suiter) Bist (John & suiter) Statist (John & suiter) Statist (John & suiter)	45 60 60 1 60	m m m nr m	20.00 20.00 18.00 300.00 50.00	5,400.00 1,200.00 1.080.00 300.00 3,000.00	5% 100% 90% 100%	<u>ε 270.00</u> <u>ε 1200.00</u> <u>ε 972.00</u> <u>ε 300.00</u> <u>ε 300.00</u>	
2.2.30	Gutters	East elevation - E2 - section 2	remove gutters and assess for reuse. Gutters in suitable constitution to be repainted before refitting to building. Unswitchike gutters to be replaced with new cost irreg patters to be	- Say 90% gutters to be repainted	nfer 01_E1_typical gatter.	Finish flush in Lithomes line mostar           Remove existing autress           Rest / Gen R paint putters retained           Skips	45 60 60 1	m m m	20.00 20.00 18.00 300.00	5,400.00 1,200.00 1,050.00 300.00	5% 100% 90% 100%	£ 270.00 £ 1.200.00 £ 972.00 £ 300.00	https://www.drainagoniline.co.uk/doove.ground.drainago/guttering/cast.tron.gutter/notts.ogeo zazione.autor
2.2.30	Gatten	East elevation - E2 - section 2	I memore operator and materia (do rease clusters in subsidie memore operator and materia (do rease clusters to building Unsubsidie operator for explored with new cost iron patters to materia existing	- Say 90% gutters to be repainted - Say 10% gutters will require replacement	refer 61_61_typical gatter,	finish flush in Lithernes line morter finish flush in Lithernes line morter finish (John & suiter) Bist (John & suiter) Statist (John & suiter) Statist (John & suiter)	45 60 60 1 60	m m m nr m	20.00 20.00 18.00 300.00 50.00	5,400.00 1,200.00 1.080.00 300.00 3,000.00	5% 100% 90% 100%	<u>ε 270.00</u> <u>ε 1200.00</u> <u>ε 972.00</u> <u>ε 300.00</u> <u>ε 300.00</u>	This is a strange state of a strange state of a strange former of a strange former of a strange st
	Getern		I memore operator and materia (do rease clusters in subsidie memore operator and materia (do rease clusters to building Unsubsidie operator for explored with new cost iron patters to materia existing	- Say 90% gutters to be repainted		finish flush in Lithernes line morter finish flush in Lithernes line morter finish (John & suiter) Bist (John & suiter) Statist (John & suiter) Statist (John & suiter)	45 60 60 1 60	m m m nr m	20.00 20.00 18.00 300.00 50.00	5,400.00 1,200.00 1.080.00 300.00 3,000.00	5% 100% 90% 100%	<u>ε 270.00</u> <u>ε 1200.00</u> <u>ε 972.00</u> <u>ε 300.00</u> <u>ε 300.00</u>	https://www.drainagoniline.co.uk/doove.ground.drainago/guttering/cast.tron.gutter/notts.ogeo zazione.autor
2.2.30	Gaten Gaten Downpipes	East devation - E2 - section 2	remove gutters and assess for reuse. Gutters in suitable constitution to be repainted before refitting to building. Unswitchike gutters to be replaced with new cost irreg patters to be	Soy 20% gutters to be repainted     -Soy 20% gutters to be repainted     -Soy 20% gutters will require     aplacement     -Soy 73% downpiper to be result     -Soy 73% downpiper to be result     -Soy 73% downpiper to be result	refer 61_E1_typical gatter.	finish flush in Lithernes line morter finish flush in Lithernes line morter finish (John & suiter) Bist (John & suiter) Statist (John & suiter) Statist (John & suiter)	45 60 60 1 60	m m m nr m	20.00 20.00 18.00 300.00 50.00	5,400.00 1,200.00 1.080.00 300.00 3,000.00	5% 100% 90% 100%	<u>ε 270.00</u> <u>ε 1200.00</u> <u>ε 972.00</u> <u>ε 300.00</u> <u>ε 300.00</u>	https://www.drainagoniline.co.uk/doove.ground.drainago/guttering/cast.tron.gutter/notts.ogeo zazione.autor
	Guiten Guiten IIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIII		remove gotters and assess for result Outlers in subable remove gotters and assess for result Outlers in subable consultable gotters to be replaced with new cast rear partners to match existing.	Say 2006 gutters to be regulated     Say 2006 gutters to be require     regulacement     Say 2006 gutters will require     regulacement     Say 276% downgiges to be resulte     says 256 downgiges will require     regulacement.		finish flush in Lithernes line morter finish flush in Lithernes line morter finish (John & suiter) Bist (John & suiter) Statist (John & suiter) Statist (John & suiter)	45 60 60 1 60	m m m nr m	20.00 20.00 18.00 300.00 50.00	5,400.00 1,200.00 1.080.00 300.00 3,000.00	5% 100% 90% 100%	<u>ε 270.00</u> <u>ε 1200.00</u> <u>ε 972.00</u> <u>ε 300.00</u> <u>ε 300.00</u>	https://www.frainagoniline.co.uk/doove.ground.drainago/guttering/cast.tron.gutter/notts.ogeo zazione.autor
	Getters		remove gotters and assess for result Outlers in subable remove gotters and assess for result Outlers in subable consultable gotters to be replaced with new cast rear partners to match existing.	Soy 20% gutters to be repainted     -Soy 20% gutters to be repainted     -Soy 20% gutters will require     aplacement     -Soy 73% downpiper to be result     -Soy 73% downpiper to be result     -Soy 73% downpiper to be result		Enablisheh nukames ime motar Annore antros Bast Cone Autor Sale Material, replacement patring Replace patring Implace patring Implace patring	45 60 60 1 60 60	m   	20.00 18.00 30.00 50.00 26.00	5,400,00 1,200,00 3000,00 3,000,00 1,560,00	5% 100% 90% 100% 10%	<ul> <li>ξ 270.00</li> <li>ξ 1200.00</li> <li>ξ 972.00</li> <li>ξ 300.00</li> <li>ξ 300.00</li> <li>ξ 1.560.00</li> </ul>	http://www.farnageonine.co.uk/bloow.ground-disinage/gntering/contingenter/notti-gee- cationen-autor Dameter of downpipe?
	Guten		remove gotters and assess for result Outlers in subable remove gotters and assess for result Outlers in subable consultable gotters to be replaced with new cast rear partners to match existing.	Soy 20% gutters to be repainted     -Soy 20% gutters to be repainted     -Soy 20% gutters will require     aplacement     -Soy 73% downpiper to be result     -Soy 73% downpiper to be result     -Soy 73% downpiper to be result		finish flush in Lithernes line morter finish flush in Lithernes line morter finish (John & suiter) Bist (John & suiter) Statist (John & suiter) Statist (John & suiter)	45 60 60 1 60	m   m   m   m   m   m   m	20.00 18.00 300.00 26.00 26.00 26.00 18.00	5,400,00 1,200,00 1,080,00 3,000,00 1,560,00 7,560,00 564,00	5% 100% 90% 100% 100% 100%	ε 270.00 ε 1200.00 ε 972.00 ε 300.00 ε 300.00 ε 1.580.00 ε 750.00 ε 750.00 ε 750.00 ε 750.00 ε 750.00	https://www.frainagoniline.co.uk/doove.ground.drainago/guttering/cast.tron.gutter/notts.ogeo zazione.autor
	Guten		remove gotters and assess for result Outlers in subable remove gotters and assess for result Outlers in subable consultable gotters to be replaced with new cast rear partners to match existing.	Soy 20% gutters to be repainted     -Soy 20% gutters to be repainted     -Soy 20% gutters will require     aplacement     -Soy 73% downpiper to be result     -Soy 73% downpiper to be result     -Soy 73% downpiper to be result		Intel® Rub in Utilizerea line notar Intelevention andros. Batterior existing andros. Basis (dense Rubert anteres relationed Basis Asterial: replacement gattering Asterial: replacement gatterin	45 60 60 1 60 60 60 80 80 80 80 80 81 81 38 38	m   	20.00 300.00 50.00 26.00 26.00 18.00 18.00 18.00 18.00 18.00	5,400,00 1,200,00 3,000,00 3,000,00 1,560,00 760,00 584,00 300,00 584,00 300,00 532,00 5,320,00	5% 100% 90% 100% 100% 100% 75% 25%		http://www.farnageonine.co.uk/bloow.ground-disinage/gntering/contingenter/notti-gee- cationen-autor Dameter of downpipe?
	Gutten		remove gotters and assess for result Outlers in subable remove gotters and assess for result Outlers in subable consultable gotters to be replaced with new cast rear partners to match existing.	Soy 20% gutters to be repainted     -Soy 20% gutters to be repainted     -Soy 20% gutters will require     aplacement     -Soy 73% downpiper to be result     -Soy 73% downpiper to be result     -Soy 73% downpiper to be result		Fresh-Rech in Libbarrea time motor     Annove studiore atten     Annove studiore     Annove	45 60 60 60 60 60 11 80 80 118 118 118	m m m m m m m m m m m m m m m m	20.00 1800 300.00 26.00 26.00 26.00 26.00 18.00 30.00	5,400,00 1,200,00 1,000,00 3,000,00 1,560,00 2,600,00 684,00 300,00	5% 100% 90% 100% 100%	<ul> <li>ε 270.00</li> <li>ε 1.200.00</li> <li>ε 972.00</li> <li>ε 972.00</li> <li>ε 300.00</li> <li>ε 300.00</li> <li>ε 1.560.00</li> <li>ε 1.560.00</li> </ul>	https://www.domograniine.co.uk/zbowe.ground-drainage/gattering/catilien gatter/notice.geo drainee-autor Daameter of dowepige? 20c @ Bin + 20c @ Ein + 2 to @ Jan
	Guten		remove gutters and auxes for recur. Cutters in subable convolves gutters and auxes for recur. Cutters in subable convolves greaters to be refer and the subable convolves greaters to be reference with the subable and the devices. The subable of the subable subab	Soy 20% partney to be regarded     Soy 20% partney to be require     soy 20% gatters will require     soy 20% downgings to be result     Soy 20% downgings will require     soy 20% downgings will require one     connection brockets to building		Intel® Rub in Utilizerea line notar Intelevention andros. Batterior existing andros. Basis (dense Rubert anteres relationed Basis Asterial: replacement gattering Asterial: replacement gatterin	45 60 60 1 60 60 60 80 80 80 80 80 81 81 38 38	m m m m m m m m m m m m m m m m	20.00 300.00 50.00 26.00 26.00 18.00 18.00 18.00 18.00 18.00	5,400,00 1,200,00 3,000,00 3,000,00 1,560,00 760,00 584,00 300,00 584,00 300,00 532,00 5,320,00	5% 100% 90% 100% 100% 100% 75% 25%	ε         270.00           ε         1,200.00           ε         972.00           ε         300.00           ε         300.00           ε         1,560.00           ε         51100           ε         51100           ε         51100           ε         51100	https://www.domograniine.co.uk/zbowe.ground-drainage/gattering/catilien gatter/notice.geo drainee-autor Daameter of dowepige? 20c @ Bin + 20c @ Ein + 2 to @ Jan
2.2.31		East elevation - E2 - section 2	remove gutters and auxes for recur. Cutters in subable convolves gutters and auxes for recur. Cutters in subable convolves greaters to be refer and the subable convolves greaters to be reference with the subable and the devices. The subable of the subable subab	Soy 20% partney to be regarded     Soy 20% partney to be require     soy 20% gatters will require     soy 20% downgings to be result     Soy 20% downgings will require     soy 20% downgings will require one     connection brockets to building	refer 62_61_typical downpipe.	Intel® Rub in Utilizerea line notar Intelevention andros. Batterior existing andros. Basis (dense Rubert anteres relationed Basis Asterial: replacement gattering Asterial: replacement gatterin	45 60 60 1 60 60 60 80 80 80 80 80 81 81 38 38	m m m m m m m m m m m m m m m m	20.00 300.00 50.00 26.00 26.00 18.00 18.00 18.00 18.00 18.00	5,400,00 1,200,00 3,000,00 3,000,00 1,560,00 760,00 584,00 300,00 584,00 300,00 532,00 5,320,00	5% 100% 90% 100% 100% 100% 75% 25%	ε         270.00           ε         1,200.00           ε         972.00           ε         300.00           ε         300.00           ε         1,560.00           ε         51100           ε         51100           ε         51100           ε         51100	https://www.domograniine.co.uk/zbowe.ground-drainage/gattering/catilien gatter/notice.geo drainee-autor Daameter of dowepige? 20c @ Bin + 20c @ Ein + 2 to @ Jan
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2.2.31		East elevation - E2 - section 2	remove gutters and auxes for recur. Cutters in subable convolves gutters and auxes for recur. Cutters in subable convolves greaters to be refer and the subable convolves greaters to be reference with the subable and the devices. The subable of the subable subab	Soy 20% genters to be regulated     Soy 20% genters will require     soy. 20% genters will require     replacement     Soy 20% downgings to be result     Soy 20% downgings to be result     soy. 20% downgings to be result     replacement     soy. 20% of window frames of 2     soy. 20% of window frames of 2	refer 62_61_typical downpipe.	Intende Andream Linksmenne inne montar Intense en orderen andream Datas of desen Ra andream tenteren erstellend Datas of desen Ra andream tenteren erstellend Datas of desen Ra andream tenteren erstellend Reference erstellen Downtoopen Reference ers	45 60 60 60 60 60 60 50 51 55 15 15 15 15 15 15 15 15	m         -           m         -	120.00 -20.00 -16.00 56.00 56.00 -26.00	5,400,00 1,200,00 3,000,00 3,000,00 1,560,00 4,000,00 5,000,00 5,000,00 3,000,00 1,560,00 4,000,00 5,000,00 3,000,00 5,000,00 3,000,00 3,000,00 5,000,00 3,000,000,000,000 3,000,000,000,000 3,000,000,000,000,000 3,000,000,000,000,000,000,000,000,000,0	5% 100% 50% 100% 100% 100% 100% 100% 100% 25% 100% 50% 50% 50% 50%	ε         27000           ε         27000           ε         27000           ε         27000           ε         27000           ε         27000           ε         39000	Soon a 27
2.2.31		East elevation - E2 - section 2	remove putters and access for result. Gutters in suitable condition to be repained before reflecting to building and the repained before applied with new cost energy putters to mitted resident.	Soy 20% genters to be regulated     Soy 20% genters will require     soy. 20% genters will require     replacement     Soy 20% downgings to be result     Soy 20% downgings to be result     soy. 20% downgings to be result     replacement     soy. 20% of window frames of 2     soy. 20% of window frames of 2	refer 62_61_typical downpipe.	Insub Ruch in Likebarou lime montar      Annone studione attest      Annone studi	45 60 60 60 60 60 60 80 80 80 80 80 80 81 138 38 38 38 15 15 15 15	m	120.00 	5,400,00 1,200,00 1,000,00 3,000,00 1,500,00 1,500,00 988,00 988,00 988,00 1,175,00 1,175,00 1,000,000 1,000,000 1,000,000 1,000,000	5% 100% 90% 100% 100% 100% 100% 100% 25% 100% 100% 50% 50% 50%	ℓ         12000           ℓ         12000           ℓ         3000	Its://www.farnagestine.cs.ok/200xe.ground.doinage/gntering/cst.time.gnter/noticspe- cations.ukstree           Dameter of downpips?           Jife @ Bin - 2Nr @ Gin + 2 Nr @ Jin           Scores (n. 588) includes fitting: and locatest           Joneter of downpips?           Jife @ Bin - 2Nr @ Gin + 2 Nr @ Jin           Scores (n. 588) includes fitting: and locatest           Jife for 1 = conservation result or instance instance           Jife for 1 = conservation result or instance of (3.58) or how
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2.2.31		East elevation - E2 - section 2	remove gutters and auxes for recur. Cutters in subable convolves gutters and auxes for recur. Cutters in subable convolves gatters to be refer with the subable convolves gatters to be refer with the subable and the destination of the subable of the subable subabbe subable subable subable subable subabbe suba	Soy DNL getters to be repaired     Soy DNL getters will require     soy. DNL getters will require     replacement     Soy TNL downspipes to be require     replacement     soy SNL downspipes to the require     replacement     soy SNL downspipes to the require     replacement     soy SNL downspipes to the require     soy SNL downspipes to the solution     solut	refer 62_61_typical downpipe.	Installands internation     Installands internation     Installands internation     Installands     Insta	45 60 60 60 60 60 60 60 60 60 60 60 60 60	m	220.00 30.00 30.00 30.00 2	5,600,00 1,500,00 1,000,00 300,00 1,500,00 1,550,00	1076, 355, 1076, 1	£         27000           f         130000           6         32000           6         35000           6         35000           6         15000           6         15000           6         15000           6         15000           6         15000           6         15000           6         15000           6         15000           6         15000           6         15000           6         15000           6         140000           6         140000	This://www.francappoints.co.uk/20/we ground drashap/guttering/cations.getter/notice.gev     actions earlier.     Danster of downglyse?     Zer & Bin : 20r B (m - 2 hr B) in     Soon in 56th insteller fitting: and brackets
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22.33	Window framing	East elevation - E2 - section 2	remove putters and access for result. Gutters in suitable condition to be repained before reflecting to building and the repained before applied with new cost energy putters to mitted resident.	Soy 20% getters to be regulated     Soy 20% getters will require     soy 20% getters will require     soy 20% downglages to be result     soy 20% downglages to be result     soy 20% downglages to be result     soy 20% downglages to be require     soy 20% downglages     soy 20%	refer 62_61_typical downpipe.	Installands internation     Installands internation     Installands internation     Installands     Insta	45 60 60 60 60 60 60 60 60 60 60 60 60 60	m	220.00 30.00 30.00 30.00 2	5,600,00 1,500,00 1,000,00 300,00 1,500,00 1,550,00	1076, 355, 1076, 1	£         27000           f         130000           6         32000           6         35000           6         35000           6         15000           6         15000           6         15000           6         15000           6         15000           6         15000           6         15000           6         15000           6         15000           6         15000           6         15000           6         140000           6         140000	This://www.francappoints.co.uk/20/we ground drashap/guttering/cations.getter/notice.gev     actions earlier.     Danster of downglyse?     Zer & Bin : 20r B (m - 2 hr B) in     Soon in 56th insteller fitting: and brackets
22.33	Window faming	East elevation - E2 - section 2 East elevation - E3 - section	remove gotters and states for result. Gutters in subdet remove gotters and states for result. Gutters in subdet transitioned gotters to be replaced with new cast iner gutters to match existing. Assess downgings for result. Downgings in authority conditions be black cleaned of replaced. Usual back downgings to be replaced with new cast iner downgings to match existing. Timber window framing to be assessed for result. Where subtack for result new cast for avails. If we have been also and registered with new cash is cover for result. Where subtack for result is a subdet to goad authorize and and registered with new cash is cover windows to match existing. Assess glassing poents for watched to goad authorize and results of the subtack of the subdet to goad authorize and results of the result for result. Where subtack for result for results for results where an additional planning to be assessed for result. Where subtack for results for results for results gluong under an of results and registered with new cash is cover windows to match existing Assess gluong poents for watched for particular gluong under an of results and the results of the results gluong under an of registered with new cash is cover windows to match existing and registered with new cash is cover windows to match existing and results and the results are an of the results gluong under an of the results gluong poents for author to results gluong under an of an advector of the results for authorized for results gluong under an of an advector of the results for authorized for results gluong under a of the results for a result of the results gluong under a of the results	Sup 50% gatters to be regulated     Sup 50% gatters to be regulated     Sup 10% gatters will require     Sup 50% dompings to be result     sup 50% dompings to the result     sup 50% dompings     sup 50% dom	refer 62_61_typical downpipe.	Insub Ruch in Unknown lime motor     Insub Ruch in Unknown lime motor     Antonia on United      Antonia on U	45 60 60 1 1 60 60 60 60 60 60 60 60 138 138 138 138 138 138 138 138	m         -           m         -	120.00	5,400,00 1,500,00 1,000,00 3,000,00 3,000,00 1,550,00 	100% 100%	٤         12000           ٤         12000           ٤         12000           ٤         20000           ٤         30000           ٤         30000           ٤         3000           ٤         3000           ٤         3000           ٤         3000           ٤         3000           ٤         3000           ٤         3000           ٤         3000           ٤         3000           ٤         40000           ٤         10000           ٤         10000           ٤         10000	Interface of a second second desinage/gettering/cart on getter/rotts oper Attps://www.damagesterine.ca.uk/done-ground desinage/gettering/cart on getter/rotts-oper activate activate Dearester of dowenges? 20x - 0 den + 30x - 0 den + 3 by - 0 lm 20x - 0 den + 30x - 0 den + 3 by - 0 lm 20x - 0 den + 30x - 0 den + 3 by - 0 lm 20x - 0 den + 30x - 0 den + 3 by - 0 lm 20x - 0 den + 30x - 0 den + 3 by - 0 lm 20x - 10 den + 30x - 0 den + 3 by - 0 lm 20x - 10 den + 30x - 0 lm 20x - 0 den + 30x - 1 lm den + 60x - 10 den + 10x - 1
22.33	Window framing	East elevation - E2 - section 2	remove putters and access for result. Gutters in suitable condition to be repained before reflecting to building and the repained before applied with new cost energy putters to mitted resident.	Soy 20% getters to be regulated     Soy 20% getters will require     soy 20% getters will require     soy 20% downglages to be result     soy 20% downglages to be result     soy 20% downglages to be result     soy 20% downglages to be require     soy 20% downglages     soy 20%	refer 62_61_typical downpipe.	Insub Ruch in Unknown lime motor     Insub Ruch in Unknown lime motor     Antonia on United      Antonia on U	45 60 60 1 1 60 60 60 60 60 60 60 60 138 138 138 138 138 138 138 138	m         -           m         -	120.00	5,400,00 1,500,00 1,000,00 3,000,00 3,000,00 1,550,00 	100% 100%	٤         12000           ٤         12000           ٤         12000           ٤         20000           ٤         30000           ٤         30000           ٤         3000           ٤         3000           ٤         3000           ٤         3000           ٤         3000           ٤         3000           ٤         3000           ٤         3000           ٤         3000           ٤         40000           ٤         10000           ٤         10000           ٤         10000	Interface of a second second desinage/gettering/cart on getter/rotts oper Attps://www.damagesterine.ca.uk/done-ground desinage/gettering/cart on getter/rotts-oper activate activate Dearester of dowenges? 20x - 0 den + 30x - 0 den + 3 by - 0 lm 20x - 0 den + 30x - 0 den + 3 by - 0 lm 20x - 0 den + 30x - 0 den + 3 by - 0 lm 20x - 0 den + 30x - 0 den + 3 by - 0 lm 20x - 0 den + 30x - 0 den + 3 by - 0 lm 20x - 10 den + 30x - 0 den + 3 by - 0 lm 20x - 10 den + 30x - 0 lm 20x - 0 den + 30x - 1 lm den + 60x - 10 den + 10x - 1
22.33	Window faming	East elevation - E2 - section 2 East elevation - E3 - section	remove gutters and access for result. Gutters in suitable condition to be required reference fulfillary to building match excellence in the second with a second rest partners to access the second se	Soy 20% genters to be reported     Soy 20% genters will require     soy 10% genters will require     replecement     Soy 20% downspipes to be result     Soy 20% downspipes will require     replecement     soy 20% downspipes will require     replecement     soy 20% of unitodes from on 12	refer 62_61_typical downpipe.	Read-Rub in Ubbarrea line motor     Annon a fundamente a fundamente     Annon a fundamente a fundamente     Supersonationes     Annon a fundamente a fundamente     Supersonationes     Annon a fundamente     Supersonationes     Superso	45 	m         -           m         -	120.00	5,400,00 1,500,00 1,000,00 3,000,00 3,000,00 1,550,00 	93 100% 300 100% 100	ξ         270,00           ξ         130,00           ζ         370,00           ζ         370,00           ζ         370,00           ζ         300,00           ζ         300,00           ζ         1500,00           ζ         3100,00           ζ         398,00           ζ         399,00           ζ         390,00           ζ         390,00           ζ         390,00           ζ         300,00           ζ         300,00           ζ         300,00           ζ         300,00           ζ         300,00     <	Number of sourceptor           20c d Bm + 20c dB m + 2 for dB m           20c d Bm + 20c dB m + 2 for dB m           20c d Bm + 20c dB m + 2 for dB m           Source for of sourceptor           Source for Solit Induce fitting, and brackets           Source fitting and the solit for the source for state of source for source
22.33	Window faming	East elevation - E2 - section 2 East elevation - E3 - section	remove gutters and access for result. Gutters in suitable condition to be required reference fulfillary to building match excellence in the second with a second rest partners to access the second se	Soy 20% genters to be reported     Soy 20% genters will require     soy 10% genters will require     replecement     Soy 20% downspipes to be result     Soy 20% downspipes will require     replecement     soy 20% downspipes will require     replecement     soy 20% of unitodes from on 12	refer 62_61_typical downpipe.	Insub Ruch in Unknown lime motor     Insub Ruch in Unknown lime motor     Antonia on United      Antonia on U	45 60 60 1 1 60 60 60 60 60 60 60 60 138 138 138 138 138 138 138 138	m         -           m         -	120.00 300.0 300.0 300.0 26.00 26.00 300.0	5,600,00 1,000,00 3,000,00 3,000,00 1,500,00 1,500,00 0,000,00 1,500,00 1,500,00 1,500,00 1,500,00 1,115,00 1,000,00 1,000,00 1,000,00 1,000,00 1,000,00 1,000,00 1,000,00 1,000,00 1,000,00 0,000,00 0,000,00 0,000,00 0,000,00	93 1005 900 1005 1005 1005 1005 1005 1005	٤         12000           ٤         12000           ٤         12000           ٤         2000           ٤         2000           ٤         2000           ٤         15000           ٤         15000           ٤         15000           ٤         15000           ٤         15000           ٤         15000           ٤         15000           ٤         15000           ٤         15000           ٤         15000           ٤         15000           ٤         10000           ٤         40000           ٤         10000           ٤         3000           ٤         3000	Interface of a second second desinage/gettering/cart on getter/rotts oper Attps://www.damagesterine.ca.uk/done-ground desinage/gettering/cart on getter/rotts-oper activate activate Dearester of dowenges? 20x - 0 den + 30x - 0 den + 3 by - 0 lm 20x - 0 den + 30x - 0 den + 3 by - 0 lm 20x - 0 den + 30x - 0 den + 3 by - 0 lm 20x - 0 den + 30x - 0 den + 3 by - 0 lm 20x - 0 den + 30x - 0 den + 3 by - 0 lm 20x - 10 den + 30x - 0 den + 3 by - 0 lm 20x - 10 den + 30x - 0 lm 20x - 0 den + 30x - 1 lm den + 60x - 10 den + 10x - 1
2231	Window faming	East elevation - E2 - section 2	Permane particle and maners for mane channels in unindex memory particles of the registered with new cost iron particles to this state of the registered with new cost iron particles to method existing. Assess downplace for maner. Downpares in writebolic conditions and the state of the registered with new cost iron particles to exist the state of the registered with new cost iron particles to any of the state of the registered with new cost iron particles to registered with new cost iron downpares to methods conditions and the state of the registered iron of the state of the state and the state of the registered iron of the state of the state and registered with new cost iron downpares to method with existing and registered with new cost iron downpares to method withing and registered with new cost iron downpares to be removed and registered with new cost iron downpares to be removed and registered with new cost iron of the state of the state of the state and registered with new cost if or notes. Where winter table/instang/factore registere without going with new methods for with filter resolution going with new instate table of the state of the state of the state of the state particles and the state of the state of the state of the state is and the state of the state of the state of the state of the state is and the state of the state is and the state of	Soy 10% gentees to be required     Soy 10% gentees will require     soy 10% gentees will require     replacement     Soy 25% downspipes to be required     soy 25% of windows press on 12     Soy 25% of windows press on 12     Soy 55% of windows press on 12     sox 10% of windows on 15 section	rtfer 62, E1, typical downpipe.       rtfer 63, E1, typical downpipe.       rtfer 63, E1, timber framing	Instance induces line motor     Instance induces and in a second se	45 	m         -           m         -	120.00 300.0 300.0 300.0 26.00 26.00 300.0	5.400.00 1.200.00 300.00 300.00 1.500.00 1.500.00 1.550.00 300.	93 100% 300 100% 100	£         12000           £         12000           £         22000           £         20000           £         35000           £         35000           £         15600           £         15600           £         15600           £         1500           £         1500           £         1500           £         1500           £         1500           £         1500           £         1500           £         1500           £         1500           £         1500           £         1500           £         1500           £         1500           £         1500           £         16000           £         5000           £         5000	Number of sourceptor           20c d Bm + 20c dB m + 2 for dB m           20c d Bm + 20c dB m + 2 for dB m           20c d Bm + 20c dB m + 2 for dB m           Source for of sourceptor           Source for Solit Induce fitting, and brackets           Source fitting and the solit for the source for state of source for source
22.33	Window faming	East elevation - E2 - section 2 East elevation - E3 - section	remove gutters and access for result. Gutters in suitable condition to be required reference fulfillary to building match excellence in the second with a second rest partners to access the second se	Soy 20% genters to be reported     Soy 20% genters will require     soy 10% genters will require     replecement     Soy 20% downspipes to be result     Soy 20% downspipes will require     replecement     soy 20% downspipes will require     replecement     soy 20% of unitodes from on 12	rtfer 62, E1, typical downpipe.       rtfer 63, E1, typical downpipe.       rtfer 63, E1, timber framing	Tenb Rub in Utilizera Linke notar  Tenbra existe a status  Annore existe a st	45 	m         -           m         -	120.05 	3,400,00 1,200,00 1,200,00 300,00 300,00 1,500,00 300,00 300,00 1,500,00 300,000 300,0000 300,0000 300,000	93 100% 10	ε         27000           ε         20000           ε         10000           ε         10000           ε         40000	Number of downgoother.co.uk/downground downgo/guttering/cat.com.gutter/netts.gee           Number of downgoother.co.uk/downground downgo/guttering/cat.com.gutter/netts.gee           20x db m - 20x db m - 20x db m           20x db m - 20x db m - 20x db m           Some to 50bit includes fittings, and headers           Some to 50bit includes fitting and the down header beam. This cost           Jack fittings, data based of down header beam.           Some to costing distributed antitied down           Jack fittings, data based of down of
2231	Window faming	East elevation - E2 - section 2	Permane particle and maners for mane channels in unindex memory particles of the registered with new cost iron particles to this state of the registered with new cost iron particles to method existing. Assess downplace for maner. Downpares in writebolic conditions and the state of the registered with new cost iron particles to exist the state of the registered with new cost iron particles to any of the state of the registered with new cost iron particles to registered with new cost iron downpares to methods conditions and the state of the registered iron of the state of the state and the state of the registered iron of the state of the state and registered with new cost iron downpares to method with existing and registered with new cost iron downpares to method withing and registered with new cost iron downpares to be removed and registered with new cost iron downpares to be removed and registered with new cost iron of the state of the state of the state and registered with new cost if or notes. Where winter table/instang/factore registere without going with new methods for with filter resolution going with new instate table of the state of the state of the state of the state particles and the state of the state of the state of the state is and the state of the state of the state of the state of the state is and the state of the state is and the state of	Soy 10% gentees to be required     Soy 10% gentees will require     soy 10% gentees will require     replacement     Soy 25% downspipes to be required     soy 25% of windows press on 12     Soy 25% of windows press on 12     Soy 55% of windows press on 12     sox 10% of windows on 15 section	rtfer 62, E1, typical downpipe.       rtfer 63, E1, typical downpipe.       rtfer 63, E1, timber framing	Tenb Rub in Utilized internetation  Tenber existence and test  Antine existence  Antine exis	45           40	m         -           m         -	120.00 	5.400.00 - 200.00 - 200.00 - 200.00 - 300.00 - 300.	93 1005 1005 1005 1005 1005 1005 1005 100	£         27000           £         27000           £         27000           £         27000           £         27000           £         27000           £         39000           £         39000           £         39000           £         136000           £         13000           £         13000           £         13000           £         39300           £         39000           £         40000           £         40000           £         40000           £         5000           £         5000           £         5000           £         5000           £         5000           £         5000           £         27500	Number of sourceptor           20c d Bm + 20c d Bm           20c d
2231	Window faming	East elevation - E2 - section 2	Permane particle and maners for mane channels in unindex memory particles of the registered with new cost iron particles to this state of the registered with new cost iron particles to method existing. Assess downplace for maner. Downpares in writebolic conditions and the state of the registered with new cost iron particles to exist the state of the registered with new cost iron particles to any of the state of the registered with new cost iron particles to registered with new cost iron downpares to methods conditions and the state of the registered iron of the state of the state and the state of the registered iron of the state of the state and registered with new cost iron downpares to method with existing and registered with new cost iron downpares to method withing and registered with new cost iron downpares to be removed and registered with new cost iron downpares to be removed and registered with new cost iron of the state of the state of the state and registered with new cost if or notes. Where winter table/instang/factore registere without going with new methods for with filter resolution going with new instate table of the state of the state of the state of the state particles and the state of the state of the state of the state is and the state of the state of the state of the state of the state is and the state of the state is and the state of	Soy 10% gentees to be required     Soy 10% gentees will require     soy 10% gentees will require     replacement     Soy 25% downspipes to be required     soy 25% of windows press on 12     Soy 25% of windows press on 12     Soy 55% of windows press on 12     sox 10% of windows on 15 section	rtfer 62, E1, typical downpipe.       rtfer 63, E1, typical downpipe.       rtfer 63, E1, timber framing	Tenzh Rub in Ubbane line notar  Tenzi Rub in Ubbane line notar  Antor or origin quints  Antor origin	45 	m         -           m         -	123.00 3000 3000 3000 26.00 26.00 26.00 26.00 3000 16.00 3000 16.00 3000 1000 3000 1000 3000 1000 3000 1000 3000 1000 3000 1000 3000 1000 3000 100	5,400,00  1,500,00  1,500,00  30,00,00  30,00,00  1,500,00  1,500,00  30,00,00  1,500,00  30,00,	93 100% 205, 100% 100% 100% 100% 100% 200% 200% 100% 1	ξ         27000           ζ         1300,00           ζ         200,00           ζ         300,00           ζ         30,00 <td>Number of downgoother.co.uk/downground downgo/guttering/cat.com.gutter/netts.gee           Number of downgoother.co.uk/downground downgo/guttering/cat.com.gutter/netts.gee           20x db m - 20x db m - 20x db m           20x db m - 20x db m - 20x db m           Some to 50bit includes fittings, and headers           Some to 50bit includes fitting and the down header beam. This cost           Jack fittings, data based of down header beam.           Some to costing distributed antitied down           Jack fittings, data based of down of</td>	Number of downgoother.co.uk/downground downgo/guttering/cat.com.gutter/netts.gee           Number of downgoother.co.uk/downground downgo/guttering/cat.com.gutter/netts.gee           20x db m - 20x db m - 20x db m           20x db m - 20x db m - 20x db m           Some to 50bit includes fittings, and headers           Some to 50bit includes fitting and the down header beam. This cost           Jack fittings, data based of down header beam.           Some to costing distributed antitied down           Jack fittings, data based of down of

No.     Subsection															
Normal wave and and any															
Mathem     Markam     Markam    Markam <td></td> <td></td> <td></td> <td></td> <td>- say 10m2 of sandstane to east</td> <td></td>					- say 10m2 of sandstane to east										
No.       No.     Samparine     Samp	222	Constant on the first state of the state of	Fort doubles, F2, control 2	repair or clean surfaces to provide sound edge. Where large	elevation face for lithomex repair										
Image: state	2.2.30	sandstone wan race - derammated sandstone	East elevation - E2 - section 2	scale defamination has occurred use mortor replacement such	- say 2m2% of sandstone east										
No.         No. <td></td> <td></td> <td></td> <td>as lithornex and far larger areas indent replacement sandstone into block</td> <td>elevation face for indent repair</td> <td></td>				as lithornex and far larger areas indent replacement sandstone into block	elevation face for indent repair										
Image: state				DIVING.											
Normal     Normal </td <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>Remove loose sandstone &amp; prepare surface Einish flush, in Lithomev lime morter</td> <td>12</td> <td>m2 m2</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>Inc. materials</td>							Remove loose sandstone & prepare surface Einish flush, in Lithomev lime morter	12	m2 m2						Inc. materials
Image: Constraint of the sector of the s							and a second secon	**		00.00	710.00				
Image: Probability     Image: Proba				Remove watertains arouth/staining from building fore/inints											
Image: Constraint of the sector of the s	2.2.37	Sandstone wall face - vegetation	East elevation - E2 - section 2	Clean surface to remove all plant growth/mass/staining.	say 10% of E2 section 2 face										
No.         No. <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>Cut back and remove larger areas of vegetation from</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>							Cut back and remove larger areas of vegetation from								
No.         No. <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>wall</td> <td>272</td> <td>m2</td> <td>10.00</td> <td>2,720.00</td> <td>10%</td> <td>£</td> <td>272.00</td> <td></td>							wall	272	m2	10.00	2,720.00	10%	£	272.00	
Image         Image <t< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td>Rake out roots from mortar joints</td><td>272</td><td>m2</td><td>15.00</td><td>4,080.00</td><td>10%</td><td>£</td><td>408.00</td><td></td></t<>							Rake out roots from mortar joints	272	m2	15.00	4,080.00	10%	£	408.00	
Image         Image <t< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>Inc. materials</td></t<>															Inc. materials
Normal         Summe         <															
NMM         Number Num Num Number Number Num Number Number Number Number N							Repoint joints with lime mortar to match existing	2/2	mz	15.00	4,080.00	10%	E	408.00	
NMM         Number Num Num Number Number Num Number Number Number Number N				All and a state of the state of											
Matrix       Matrix				installation of threaded stainless steel bars resin fixed across											
Normal sector         Normal	2.2.38	Sandstone crack	East elevation - E2 - section 2	crack at 150mm centres. Surface to be made good to match	- say 5 No. x 300mm cracks	refer 07_E1_typical sandstone blocks									
Number of the sector     Number of the sector </td <td></td> <td></td> <td></td> <td>existina</td> <td></td> <td></td> <td>Debate ( and and factly and do a</td> <td></td> <td></td> <td>27.00</td> <td>125.00</td> <td>1001/</td> <td></td> <td>125.00</td> <td>No. do service a se</td>				existina			Debate ( and and factly and do a			27.00	125.00	1001/		125.00	No. do service a se
Normal     Normal </td <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>Redate / cot-out for threaded bar</td> <td></td> <td></td> <td>25.00</td> <td>175.00</td> <td>100%</td> <td></td> <td>175.00</td> <td>INDEX are within churses nence increase in rate for removal</td>							Redate / cot-out for threaded bar			25.00	175.00	100%		175.00	INDEX are within churses nence increase in rate for removal
Partner         <							Affix bar and resin	5	Nr	25.00	125.00	100%	£	125.00	Inc. materials
Partner         <															
101     101     101     101     101     101     101     101     101     101     101       101 <td></td> <td></td> <td> </td> <td></td> <td></td> <td></td> <td>Finish flush in Lithomex lime mortar</td> <td>5</td> <td>Nr</td> <td>20.00</td> <td>100.00</td> <td>100%</td> <td>£</td> <td>100.00</td> <td>Inc. materials</td>							Finish flush in Lithomex lime mortar	5	Nr	20.00	100.00	100%	£	100.00	Inc. materials
101     101     101     101     101     101     101     101     101     101     101     101       101 <td></td> <td>_</td> <td></td> <td></td> <td></td>												_			
Normal       Normal     South     Sout	2.2.20		Ford of constant, FD, constant 7	Assess sandstone feature edges for loose/delaminated	- say 5% of feature edges/cornice to										
Normal       Normal     South     Sout	2.2.39	spalled sandstone to feature edges	East erevation - E2 - section 2	sandstone. Where sandstone is brittle/at risk then sandstone edge to be removed and reformed with appropriate montor	require remedial work										
Norm	-			a contract of the second s			Descent la constitución d'accordo a confect	16		10.00	<b>540</b>			22.00	
1         1								16	m	40.00	640.00 1.920.00	5%	E	32.00	Inc. materials
Normal     Normal </td <td></td> <td>1,01000</td> <td></td> <td></td> <td></td> <td></td>											1,01000				
Normal     Normal </td <td></td> <td></td> <td></td> <td></td> <td>say 1.5m2 pad foundations at 2m</td> <td></td>					say 1.5m2 pad foundations at 2m										
Image: Section of the section of	2.2.40	differential settlement	South elevation - 51	Underprinning works to 10m section of foundation.	centres along length of	Underninging proposal to be confirmed by Controls									
Image: Section of the section of	212.90	Server and a server server	2010 C C C C C C C C C C C C C C C C C C	installation of new RC pads below the existing foundations.	underpinning. Say 2No. Locations	and a function of the community of the community of the context									
Image: Section of the section of					tor underpinning works										
Image: Section of the section of															Assume 1 8m to have of foundation. Denth of evravation 3.8 v 1.5 v 1 + 5.7m3 + working area 3.8 v
Image: Section of the section of							Excavation to level	164	m3	20.00	3,280.00	100%	£ 3,	280.00	2 x 1 =7.6 = 13.6m3 per pad x 6 pads required each run. Assume hard surfacing.
Image: A state in the state in therest in the state in the state in the state in the state							Too de contra de c	42		459.65	1 000 10	10004		000.00	
Image: Section of the sectin of the section of the section of t							Reinforcement hars: cages	12		150.00	1,800.00	100%	£ 1,	400.00	
Image: Section of the sectin of the section of the section of th							Formwork to pads: set-up	12	Nr	125.00	1.500.00	100%	£ 1.	500.00	
Normal Image: SectionNormal Image: SectionNormal 							In-situ concrete		m3	180.00	6,480.00	100%	£ 6.	480.00	3 m3 pads x 6 per run
Image: state															
Normal Normal Norma							layers	164	m3	15.00	2,460.00	100%	É 2,	460.00	
Name							Disposal off-site surous excavated materials	36	m3	40.00	1,440.00	100%	£ 1.	440.00	Assumed inert
Name		l	-												
Image: section of the sectin of the section of the															
Image: section of the secting of the secting of the secti						•									
Image: sector secto			West elevation - W2	Replacec detatched/missing capping stone and head of wall	- say 8No.	refer 01_W2_missing capping stone									
Note       11     Second secon			West elevation - W2	Replacec detatched/missing capping stone and head of wall	- say 8Ho.	refer 01_W2_missing capping stone	Clear existing mottar / surface					100%			Blocks are within courses hence increase in rate for removal
XA       Monutanian       Management			West elevation - W2	Replace: detatched/missing capping stone and head of wall	- say 8140.	refer 01_W2_missing capping stone	Replace Coping stones	8	Nr	15.00	120.00	100%	£	120.00	Blocks are within courses hence increase in rate for removal
XA       Monutanian       Monutanian       Management			West elevation - W2	Replacec detatched/missing copping stone and head of wall	- say BNo.	refer DL_W2_missing capping store	Replace Coping stones Rebed block in lime mortar	8	Nr Nr	15.00	120.00	100%	E E	120.00	Books are within courses benow increase in rate for removal
Image: section of the sectin of the section of the			West elevation - W2	Replace: detatched/missing capping store and head of walf	Image: Constraint of the second sec	refer 01_W2_missing capping stone	Replace Coping stones Rebed block in lime mortar	8	Nr Nr	15.00	120.00	100%	E E	120.00	Biock are within courses hence increase in rate for entropol
Image: section of the secting of the secting of th	2.3.1	Detatched capping stone		Repoint sandstone joint - rake out existina loose mortur.	- Say 15% of W2 sandstone face will	refer BL_W2_missing capping stone	Replace Coping stones Rebed block in lime mortar	8	Nr Nr	15.00	120.00	100%	E E	120.00	Biodes are within courses hence increase in cate for emoval
131       bester       meader explore instruction priority instru	2.3.1	Detatched capping stone		Repoint sandstone joint - rake out existina loose mortur.	- Say 15% of W2 sandstone face will	nfer BL_W2_missing capping stone	Realers Conins stones Realed block in line montar point / Baunchins mortar (oints	8	Nr Nr Nr	15.00 15.00 10.00	120.00 120.00 80.00	100% 100% 100%	4 4	120.00 120.00 80.00	
Maximum         Main         Main <td>2.3.1</td> <td>Detatched capping stone</td> <td></td> <td>Repoint sandstone joint - rake out existina loose mortur.</td> <td>- Say 15% of W2 sandstone face will</td> <td>refer 61_W2_missing capping stone</td> <td>Realer Coaline stones</td> <td>8 8 8 180</td> <td>Nr Nr Nr m2</td> <td>15.00 15.00 10.00 12.00</td> <td>120.00 120.00 80.00 2,160.00</td> <td>100% 100% 100%</td> <td></td> <td>120.00 120.00 80.00 324.00</td> <td></td>	2.3.1	Detatched capping stone		Repoint sandstone joint - rake out existina loose mortur.	- Say 15% of W2 sandstone face will	refer 61_W2_missing capping stone	Realer Coaline stones	8 8 8 180	Nr Nr Nr m2	15.00 15.00 10.00 12.00	120.00 120.00 80.00 2,160.00	100% 100% 100%		120.00 120.00 80.00 324.00	
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All of the state     All of the state <td>232</td> <td>Destabled capping store</td> <td>West elevation - W2</td> <td>Appoint analytics joint - rate or resisting loase morthy proper ginit, report with line mortar to match eaching the second second second second second second Minor samplicate cracks. Similations to be saw cut to allow installations of threaded atomics second bor resis fixed or runs could at 20mm control. Subject to be made good to match addition</td> <td>- Say 13% of W2 soundscore force will require republicity - say 6 No. x 800mm croads</td> <td>efer 51_W2_mixing capping store</td> <td>Beales Costant atom. Media Naka Alima Alima metat and Anton Fasandora tayatar Janta Rake out monter joints patot monter joints patot monter joints Alima ar out front for threaded bar Alima ar out for threaded bar Alima ar out for threaded bar Carl back information except of the second for the</td> <td>8 8 8 180 180 6 6 6 6 6 6 6 180 180 180 180 180</td> <td><u>М</u>t. Mt. Mt. mt2 mt2 Mt. Nt. Mt. Mt. mt2 mt2 mt2 mt2 mt2 mt2 mt2 mt2</td> <td>1100 1100 1200 1200 2500 2500 2500 2500</td> <td>120.00 1100.00 80.00 2,100.00 120.00 150.00 130.00 130.00 130.00 2,700.00 2,700.00 2,700.00 2,700.00</td> <td>100% 100% 100% 100% 15% 15% 100% 100% 10</td> <td></td> <td>120.00 120.00 80.00 324.00 405.00 150.00 150.00 120.00 120.00 360.00 360.00 360.00</td> <td>10m zm = 80m2 + 32.5 x 8m = 100m2 = 380m2 total Illindic are within caynes hence increase in rate for emonal Re: materials In: materials</td>	232	Destabled capping store	West elevation - W2	Appoint analytics joint - rate or resisting loase morthy proper ginit, report with line mortar to match eaching the second second second second second second Minor samplicate cracks. Similations to be saw cut to allow installations of threaded atomics second bor resis fixed or runs could at 20mm control. Subject to be made good to match addition	- Say 13% of W2 soundscore force will require republicity - say 6 No. x 800mm croads	efer 51_W2_mixing capping store	Beales Costant atom. Media Naka Alima Alima metat and Anton Fasandora tayatar Janta Rake out monter joints patot monter joints patot monter joints Alima ar out front for threaded bar Alima ar out for threaded bar Alima ar out for threaded bar Carl back information except of the second for the	8 8 8 180 180 6 6 6 6 6 6 6 180 180 180 180 180	<u>М</u> t. Mt. Mt. mt2 mt2 Mt. Nt. Mt. Mt. mt2 mt2 mt2 mt2 mt2 mt2 mt2 mt2	1100 1100 1200 1200 2500 2500 2500 2500	120.00 1100.00 80.00 2,100.00 120.00 150.00 130.00 130.00 130.00 2,700.00 2,700.00 2,700.00 2,700.00	100% 100% 100% 100% 15% 15% 100% 100% 10		120.00 120.00 80.00 324.00 405.00 150.00 150.00 120.00 120.00 360.00 360.00 360.00	10m zm = 80m2 + 32.5 x 8m = 100m2 = 380m2 total Illindic are within caynes hence increase in rate for emonal Re: materials In: materials
$\alpha$	233	Desisted capping store	West elevation - W2 West elevation - W2 West elevation - W2	Report randition pilot - rate or realizing from mater     Report randition pilot - rate or realizing from mater     Report randition pilot - rate or realizing for re	<ul> <li>Say 15% of M2 sandshare Jace will require repositing</li> <li>say 6 No. x 300mm creaks</li> <li>say 6 No. x 300mm creaks</li> <li>say 20% eW7 building face</li> </ul>	refer 61, V/2, mixing capping store	Beales Costant atom. Media Naka Alima Alima metat and Anton Fasandora tayatar Janta Rake out monter joints patot monter joints patot monter joints Alima ar out front for threaded bar Alima ar out for threaded bar Alima ar out for threaded bar Carl back information except of the second for the	8 8 8 180 180 6 6 6 6 6 6 6 180 180 180 180 180	<u>М</u> t. Mt. Mt. mt2 mt2 Mt. Nt. Mt. Mt. mt2 mt2 mt2 mt2 mt2 mt2 mt2 mt2	1100 1100 1200 1200 2500 2500 2500 2500	120.00 1100.00 80.00 2,100.00 120.00 150.00 130.00 130.00 130.00 2,700.00 2,700.00 2,700.00 2,700.00	100% 100% 100% 100% 15% 15% 100% 100% 10		120.00 120.00 80.00 324.00 405.00 150.00 150.00 120.00 120.00 360.00 360.00 360.00	10m zm = 80m2 + 32.5 x 8m = 100m2 = 380m2 total Illindic are within caynes hence increase in rate for emonal Re: materials In: materials
Image: series of the series	231	Desisted capping store	West elevation - W2 West elevation - W2 West elevation - W2	Report tandition joint - take out existing loose mater,     Report tandition joint - take out existing loose mater,     proper joint, report with line matter to match existing     Property joint, report with functions test be save out to take     Subar annohmer, Surface to be made good to match     distance materials. Surface to be made good to match     distance     Remore unpertain growth/staining from hubbing face/joints.     Converting a subart growth/matching     Remore unpertain growth/staining from hubbing     Remore unpertain growth/staining from hubbing     Remore unpertain growth/staining     Remore unpertain growth/s	<ul> <li>Say 15% of M2 sandshare Jace will require repositing</li> <li>say 6 No. x 300mm creaks</li> <li>say 6 No. x 300mm creaks</li> <li>say 20% eW7 building face</li> </ul>	nefer 51_W2_mixing capping store	Beales Costant atom. Media Naka Alima Alima metat and Anton Fasandora tayatar Janta Rake out monter joints patot monter joints patot monter joints Alima ar out front for threaded bar Alima ar out for threaded bar Alima ar out for threaded bar Carl back information except of the second for the	8 8 8 180 180 6 6 6 6 6 6 6 180 180 180 180 180	<u>М</u> t. Mt. Mt. mt2 mt2 Mt. Nt. Mt. Mt. mt2 mt2 mt2 mt2 mt2 mt2 mt2 mt2	1100 1100 1200 1200 2500 2500 2500 2500	120.00 1100.00 80.00 2,100.00 120.00 150.00 130.00 130.00 130.00 2,700.00 2,700.00 2,700.00 2,700.00	100% 100% 100% 100% 15% 15% 100% 100% 10		120.00 120.00 80.00 324.00 405.00 150.00 150.00 120.00 120.00 360.00 360.00 360.00	10m zm = 80m2 + 32.5 x 8m = 100m2 = 380m2 total Illindic are within caynes hence increase in rate for emonal Re: materials In: materials
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2.36       spilled sandstore to feature edges       West elevation: Water sandstore is brittlyfor it is this spacetore edge to be removed and reformed with appropriate more       "Imp 2/3 defectore edges/connect to repair removed in the spin of the removed and reformed with appropriate more       Imp 2/3 defectore edges/connect to repair removed in the spin of the removed and reformed with appropriate more       Imp 2/3 defectore edges/connect to repair removed in the spin of the removed and reformed with appropriate more       Imp 2/3 defectore edges/connect to repair removed in the spin of the removed and reformed with appropriate more       Imp 2/3 defectore edges/connect to repair removed in the spin of the removed and reformed with appropriate more       Imp 2/3 defectore edges/connect to repair removed in the spin of the removed and reformed with appropriate more       Imp 2/3 defectore edges/connect to repair removed and reformed with appropriate more       Imp 2/3 defectore edges/connect to repair removed and reformed with appropriate edges/connect to repair removed and remove	231	Desisted capping store	West elevation - W2 West elevation - W2 West elevation - W3	Report tandition joint - take out existing loose mater,     Report tandition joint - take out existing loose mater,     proper joint, report with line matter to match existing     Property joint, report with functions test be save out to take     Subar annohmer, Surface to be made good to match     distance materials. Surface to be made good to match     distance     Remore unpertain growth/staining from hubbing face/joints.     Converting a subart growth/matching     Remore unpertain growth/staining from hubbing     Remore unpertain growth/staining from hubbing     Remore unpertain growth/staining     Remore unpertain growth/s	<ul> <li>Say 15% of M2 sandshare Jace will require repositing</li> <li>say 6 No. x 300mm creaks</li> <li>say 6 No. x 300mm creaks</li> <li>say 20% eW7 building face</li> </ul>	refer 51_W2_mixing capping store	Bediez Codiant atoms. Details Codiant atoms. Details and a minimizer atoms Details and a minimizer atoms Bedies and monter gents. Bedies and monter gents. Bedies and monter gents. Bedies and monter gents. Bedies and monter gents. Details for a codi resis. Codi back and remove larger areas of segretation from self. Cod back and remove larger areas of segretation from self. Data with binding agent (seen). Data with binding agent (seen). Register (codi for threesded bar Angeles (codi for threesded bar). Bedies (codi for threesded bar). Bedies (codi for threesded bar). Bedies (codi for threesded bar). Bedies (codi for threesded bar).	8 8 8 180 180 6 6 6 6 6 6 6 6 280 180 180 180 180 180 180 180 180 180 1	Nt Nt Nt Mt m2 m2 Nt Nt Nt m2 m2 m2 m2 m2 m2 m2 m2 m2 m2 m2 m2 m2	11:00 11:00 10:00 10:00 10:00 10:00 25:00 25:00 10:00 11:00 10	10000 11000 8001 244000 12000 11000 11000 11000 11000 14000 270000 270000 270000 146000	100% 100% 100% 100% 100% 100% 100% 100%		120.00. 20.00. 20.00. 20.00. 20.00. 150.00. 150.00. 20.	Jón z fin - 60n2 + 12.5 x fin = 100n2 + 180n2 total Jón z fin - 60n2 + 12.5 x fin = 100n2 + 180n2 total Jón z fin - savaras here inortase in rate for removal Inc. meterials Inc. meterial
2.36       spilled sandstore to feature edges       West elevation: Water sandstore is brittlyfor it is this spacetore edge to be removed and reformed with appropriate more       "Imp 2/3 defectore edges/connect to repair removed in the spin of the removed and reformed with appropriate more       Imp 2/3 defectore edges/connect to repair removed in the spin of the removed and reformed with appropriate more       Imp 2/3 defectore edges/connect to repair removed in the spin of the removed and reformed with appropriate more       Imp 2/3 defectore edges/connect to repair removed in the spin of the removed and reformed with appropriate more       Imp 2/3 defectore edges/connect to repair removed in the spin of the removed and reformed with appropriate more       Imp 2/3 defectore edges/connect to repair removed in the spin of the removed and reformed with appropriate more       Imp 2/3 defectore edges/connect to repair removed and reformed with appropriate more       Imp 2/3 defectore edges/connect to repair removed and reformed with appropriate edges/connect to repair removed and remove	233	Desisted capping store	West elevation - W2 West elevation - W2 West elevation - W3	Report tandition joint - take out existing loose mater,     Report tandition joint - take out existing loose mater,     proper joint, report with line matter to match existing     Property joint, report with functions test be save out to take     Subar annohmer, Surface to be made good to match     distance materials. Surface to be made good to match     distance     Remore unpertain growth/staining from hubbing face/joints.     Converting a subart growth/matching     Remore unpertain growth/staining from hubbing     Remore unpertain growth/staining from hubbing     Remore unpertain growth/staining     Remore unpertain growth/s	<ul> <li>Say 15% of M2 sandshare Jace will require repositing</li> <li>say 6 No. x 300mm creaks</li> <li>say 6 No. x 300mm creaks</li> <li>say 20% eW7 building face</li> </ul>	refer 51, V42, mixing capping store	Bedier Coding stores, Deck Links, him moster Advist, faunchou super-intro Advist, faunchou super-intro Bedie sut moster joints Bedies faut suffer Bedies faut su	8 8 8 180 180 6 6 6 6 6 6 6 280 280 280 280 280 280 280 280 280 280	<u>М</u> <u>И</u> <u>М</u> <u>М</u> <u>М</u> <u>М</u> <u>М</u> <u>М</u> <u>М</u> <u>М</u> <u>М</u> <u>М</u>	11:00 10	10.00 10.00 8.00 2.160.00 2.700.00 1.700.00 1.900.00 1.800.00 2.700.00 1.800.00 2.700.00 1.800.00 2.700.00 1.800.00 2.700.	100% 100% 100% 100% 100% 100% 100% 100%	ε ε ε ε ε ε ε ε ε ε ε ε ε ε	120.00. 80.00 120.00. 120.00 120.00 120.00 120.00 120.00 120.00 120.00 120.00 100.00 100.00	
4.30       galaries subscoper to future edges       week devicion - na       subscoper mere subscoper to future edged and         6.30       galaries subscoper to future edges       week devicion - na       subscoper mere subscoper to future edged and         6.30       galaries subscoper to future edges       week devicion - na       subscoper mere subscoper to future edged and         6.30       galaries subscoper to future edges       subscoper mere subscoper to future edged and       for require remedial and         6.30       galaries subscoper to future edges       subscoper mere subscoper to future edged and       for require remedial and         6.30       for require remedial and refumeed and refumeed with expreprinte mendial       for require remedial and       for require remedial and         6.30       for require remedial and       for require remedial and       for require remedial and       for require remedial and	233	Desisted capping store	West elevation - W2 West elevation - W2 West elevation - W3	Report tandition joint - take out existing loose mater,     Report tandition joint - take out existing loose mater,     proper joint, report with line matter to match existing     Property joint, report with functions test be save out to take     Subar annohmer, Surface to be made good to match     distance materials. Surface to be made good to match     distance     Remore unpertain growth/staining from hubbing face/joints.     Converting a subart growth/matching     Remore unpertain growth/staining from hubbing     Remore unpertain growth/staining from hubbing     Remore unpertain growth/staining     Remore unpertain growth/s	<ul> <li>Say 15% of M2 sandshare Jace will require repositing</li> <li>say 6 No. x 300mm creaks</li> <li>say 6 No. x 300mm creaks</li> <li>say 20% eW7 building face</li> </ul>	refer 51_W2_mixing capping store	Bedier Coding stores, Deck Links, him moster Advist, faunchou super-intro Advist, faunchou super-intro Bedie sut moster joints Bedies faut suffer Bedies faut su	8 8 8 180 180 6 6 6 6 6 6 6 280 280 280 280 280 280 280 280 280 280	<u>М</u> <u>И</u> <u>М</u> <u>М</u> <u>М</u> <u>М</u> <u>М</u> <u>М</u> <u>М</u> <u>М</u> <u>М</u> <u>М</u>	11:00 10	10.00 10.00 8.00 2.160.00 2.700.00 1.700.00 1.900.00 1.800.00 2.700.00 1.800.00 2.700.00 1.800.00 2.700.00 1.800.00 2.700.	100% 100% 100% 100% 100% 100% 100% 100%	ε ε ε ε ε ε ε ε ε ε ε ε ε ε	120.00. 80.00 120.00. 120.00 120.00 120.00 120.00 120.00 120.00 120.00 120.00 100.00 100.00	
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Image: Constraint of the state of	233	Desithed capping tone	West elevation - W2 West elevation - W2 West elevation - W2 West elevation - W3 West elevation - W3	Appoint sandatore joint - rate our existing locue morter,     prepare joint, require with line morter to match existing     prepare joint, require with line morter to match existing     prepare joint, require with line morter to match existing     andatomer reacts, functioner to be save us to allow     the same pool to match existing     constant former to the same pool to match     prepare joint, reacts, functioner to be made good to match     provide the same pool to match     provide the same	Say 15% of 462 sandbare for will     say 5% of 462 sandbare for will     say 6 No. x 300mm cracks      say 20% eV/2 building fore      say 20% eV/2 building fore      say 20% eV/2 building fore      say 2.5% of forture redex/context      say 2.5% of forture redex/context	refer 61_V02_missing capping store	Bedier Codina intern. Detailer Codina internet. Addit Jahan Jian Immedier Addit Jahan Jian Immedier Bedie nat monter joints Bedier Andraar Jahan Bedier Andraar Det Heresded bar Affic bar and main Bedier Andraar Det Heresded bar Affic bar and main Bedier Andraar Det Heresded bar Affic bar and main Bedier Andraar Uniternet Cal back and memory larger areas of vegetation from self Stander ward Affected on an Bedier Joint and The Heresded bar Affic bar and memory larger areas of vegetation from self Stander ward Affected on an Begiend joints with line martar to match existing Report joints with line mortar to match existing Report joints with line mortar to match existing Affecter / act out for threaded bar Affecter / act out for threaded bar	8 8 8 180 180 6 6 6 6 6 6 6 280 280 280 280 280 280 280 280 280 280	<u>М</u> <u>И</u> <u>М</u> <u>М</u> <u>М</u> <u>М</u> <u>М</u> <u>М</u> <u>М</u> <u>М</u> <u>М</u> <u>М</u>	11:00 10	10.00 10.00 8.00 2.160.00 2.700.00 1.700.00 1.900.00 1.800.00 2.700.00 1.800.00 2.700.00 1.800.00 2.700.00 1.800.00 2.700.	100% 100% 100% 100% 100% 100% 100% 100%	ε ε ε ε ε ε ε ε ε ε ε ε ε ε	120.00. 80.00 120.00. 120.00 120.00 120.00 120.00 120.00 120.00 120.00 120.00 100.00 100.00	
	233	Desithed capping tone	West elevation - W2 West elevation - W2 West elevation - W2 West elevation - W3 West elevation - W3	Appoint sandatore joint - rate our existing locue morter,     prepare joint, require with line morter to match existing     prepare joint, require with line morter to match existing     prepare joint, require with line morter to match existing     andatomer reacts, functioner to be save us to allow     the same pool to match existing     constant former to the same pool to match     prepare joint, reacts, functioner to be made good to match     provide the same pool to match     provide the same	Say 15% of 462 sandbare for will     say 5% of 462 sandbare for will     say 6 No. x 300mm cracks      say 20% eV/2 building fore      say 20% eV/2 building fore      say 20% eV/2 building fore      say 2.5% of forture redex/context      say 2.5% of forture redex/context	refer 51, V42, mixing capping store	Belaiz Colona Anno	8 8 8 180 180 6 6 6 6 6 6 6 6 6 6 6 8 9 180 130 130 130 130 140 140 4 4 4 4	нг нг нг нг нг нг нг нг нг нг	11:00 10	10.00 10.00 0.00 2.100.00 2.700.00 100.00 100.00 1.600.00 2.700.00 1.600.00 2.700.00 1.600.00 1.00.	100% 100% 100% 100% 100% 100% 100% 100%	ε ε ε ε ε ε ε ε ε ε ε ε ε ε ε ε ε ε ε	12000 12000 8800 12000 12000 15000 15000 12000 12000 12000 10000 8000 10000	
	233	Desithed capping tone	West elevation - W2 West elevation - W2 West elevation - W2 West elevation - W3 West elevation - W3	Appoint sandatore joint - rate our existing locue morter,     prepare joint, require with line morter to match existing     prepare joint, require with line morter to match existing     prepare joint, require with line morter to match existing     andatomer reacts, functioner to be save us to allow     third annotations reacts, functioner to be save us to allow     constant for more existing from hubbing forulations     constant for more existing     former surgeration promoty/saving from hubbing foru/sintex.     Cross surface to remove all plant growth/mass/dmaining.     Inform existing     former exists, functioner to be one us of to allow     instantiation of the outer, functioner to be one us of to allow     former exists, functioner to be one us of to allow     former exists, functioner to be one us of to allow     former exists, functioner to be one us of to allow     former exists, functioner to be one us of to allow     former exists, functioner to be one us of to allow     former exists, functioner to be one use for the cross     cosk at 150mm exists. Surface to be made good to match     alcose     former exists, functioner to be low one for allow     former exists. Surface to be made good to match     alcose     former exists, functioner to be low one for allow     former exists. Surface to be made good to match     alcose     former exists. Surface to be made good to match     alcose	Say 15% of 462 sandbare for will     say 5% of 462 sandbare for will     say 6 No. x 300mm cracks      say 20% eV/2 building fore      say 20% eV/2 building fore      say 20% eV/2 building fore      say 2.5% of forture redex/context      say 2.5% of forture redex/context	refer 61_V02_missing capping store	Bediate Costinuitoria,     Anter L'Associate sense     Anter L'Associate sense l'anter     Associate sense l'anter sense l'anter     Anter L'Associate sense l'anter     Associate sense l'anter sense l'anter     Aster L'Asso	8 8 100 100 100 6 6 6 6 6 6 6 6 100 100	нг нг нг нг нг нг нг нг нг нг	11:00 11:00 10:00 10:00 10:00 10:00 10:00 25:00 25:00 25:00 10:00 10:00 10:00 10:00 10:00 25	10.00 10.00 8.00 2.100.00 2.200.00 150.00 150.00 150.00 120.00 120.00 100.00 1.60.	100% 100% 100% 100% 100% 100% 100% 100%			John v Bm = B0m2 + 32.5 x Bm = 100m2 = 300m2 total           John v Bm = B0m2 + 32.5 x Bm = 100m2 = 300m2 total           Blacks are within concrete increase in rate for removal           Nr. materials           Brecks are within concrete increase in rate for removal           Nr. materials           Brecks are within concrete increase in rate for removal           Nr. materials           Brecks are within concrete increase in rate for removal           Nr. materials           Brecks are within concrete increase in rate for removal           Nr. materials           Nr. materials
	233	Desithed capping tone	West elevation - W2 West elevation - W2 West elevation - W2 West elevation - W3 West elevation - W3	Appoint sandatore joint - rate our existing locue morter,     prepare joint, require with line morter to match existing     prepare joint, require with line morter to match existing     prepare joint, require with line morter to match existing     andatomer reacts, functioner to be save us to allow     third annotations reacts, functioner to be save us to allow     constant for more existing from hubbing forulations     constant for more existing     former surgeration promoty/saving from hubbing foru/sintex.     Cross surface to remove all plant growth/mass/dmaining.     Inform existing     former exists, functioner to be one us of to allow     instantiation of the outer, functioner to be one us of to allow     former exists, functioner to be one us of to allow     former exists, functioner to be one us of to allow     former exists, functioner to be one us of to allow     former exists, functioner to be one us of to allow     former exists, functioner to be one us of to allow     former exists, functioner to be one use for the cross     cosk at 150mm exists. Surface to be made good to match     alcose     former exists, functioner to be low one for allow     former exists. Surface to be made good to match     alcose     former exists, functioner to be low one for allow     former exists. Surface to be made good to match     alcose     former exists. Surface to be made good to match     alcose	Say 15% of 462 sandbare for will     say 5% of 462 sandbare for will     say 6 No. x 300mm cracks      say 20% eV/2 building fore      say 20% eV/2 building fore      say 20% eV/2 building fore      say 2.5% of forture redex/context      say 2.5% of forture redex/context	refer 51, V42, mixing capping store	Bediate Costinuitoria,     Anter L'Associate sense     Anter L'Associate sense l'anter     Associate sense l'anter sense l'anter     Anter L'Associate sense l'anter     Associate sense l'anter sense l'anter     Aster L'Asso	8 8 100 100 100 6 6 6 6 6 6 6 6 100 100	нг нг нг нг нг нг нг нг нг нг	11:00 11:00 10:00 10:00 10:00 10:00 10:00 25:00 25:00 25:00 10:00 10:00 10:00 10:00 10:00 25	10.00 10.00 8.00 2.100.00 2.200.00 150.00 150.00 120.00 120.00 120.00 120.00 100.00 1.60.0	100% 100% 100% 100% 100% 100% 100% 100%			John v Bm = B0m2 + 32.5 x Bm = 100m2 = 300m2 total           John v Bm = B0m2 + 32.5 x Bm = 100m2 = 300m2 total           Blacks are within concrete increase in rate for removal           Nr. materials           Brecks are within concrete increase in rate for removal           Nr. materials           Brecks are within concrete increase in rate for removal           Nr. materials           Brecks are within concrete increase in rate for removal           Nr. materials           Brecks are within concrete increase in rate for removal           Nr. materials           Nr. materials

			remove gutters and assess for reuse. Gutters in suitable	- Say 50% gutters to be repainted									
2.3.7	Gutters	West elevation - W4	condition to be blast cleaned and repainted before refitting to building. Unsuitable gutters to be replaced with new cast iron	- Say 50% gutters to be repairied - Say 50% gutters will require	refer 01_E1_typical gutter.								
			building. Unsuitable gutters to be replaced with new cast iron gutters to match existing.	replacement									
			gaters to match external.			Remove existing gutters	60	m	20.00	1.200.00	100%	ε 1.200.0	
						Blast / clean & paint gutters retained	60	m	18.00	1.080.00	50%	£ 540.0	
						Skips	1	nr	300.00	300.00	100%	£ 300.0	
						Material; replacement guttering	60	m	50.00	3,000.00	50%	£ 1,500.0	https://www.drainageonline.co.uk/above-ground-drainage/guttering/cast-iron-gutter/notts-ogee- cast-iron-gutter
						Replace autters: Labour	60	m	26.00	1.560.00	100%	£ 1.560.0	
				- Say 25% downpipes to be reused									
	1		Assess downpipes for reuse. Downpipes in suitable condition to be blast cleaned and repainted. Unsuitable downpipes to be	- Say 75% downpipes will require									
2.3.8	Downpipes	West elevation - W4	be blast cleaned and repainted. Unsuitable downpipes to be replaced with new cast iron downpipes to match existing.	replacement. All downpipes will require new	refer 02_E1_typical downpipe.								
			replaced with new cast iron downpipes to match existing.	connection brackets to building									
						Beneric Alter Beneric Later							7 Nr @ 14m + 4 Nr @ 9m
				+		Remove existing Downpipes Blast / clean & paint downpipes retained	134 134	m	20.00	2.680.00	100%	£ 2.680.0	7 Nr @ 14m + 4 Nr @ 9m
						Skips	134	nr	300.00	300.00	100%	£ 300.0	
						Material: replacement downpipes	134	m	140.00	18,760.00	75%	£ 14,070.0	Spons (p.568) includes fittings and brackets
						Replace downpipes: Labour	134	m	26.00	3.484.00	100%	£ 3.484.0	
2.3.9	Drainage to balconies	West elevation - W4	repair drainage to balcony areas by installing screed to match exisiting sandstane to falls and replace drain items to allow	- say 3No. Balcanies (4mx2m)	refer 01_W4_balcony								
A.J.J	branage to balcomes	these electronics in the	flow of water	- say she bacanes (when in									
						Clean balconies of debris and loose screed	3	Nr Nr	30.00	90.00	100%	£ 90.0	
						Lay new screed colourmatched to existing	3	Nr	320.00	960.00	100%	£ 960.0	Inc. materials. 8m2 x £40 per m2
			Timber window framing to be assessed for reuse. Where	- say 50% of window frames on W4									
2.3.10	Window framing	West elevation - W4	suitable for reuse framing to be sanded to good surface and	suitable for reuse - say 50% of window frames an W4	refer 03_E1_timber framing								
			repointed. Where unsuitable for reuse framing to be removed and replaced with new sash & case windows to match exisitng	to be replaced									
-		+	, international statements in the statement of the statem	,			-						A
	1	1				Remove defective windows Allow 1 repair per window	66 66	nr	75.00	4.950.00 3.300.00	50% 50%	E 2.475.0 E 1.650.0	Spons p. 217 Allow for 1 nr. conservation repair per retained window frame. TKA rate
		1	1			Operational repairs to windows retained	66	m	100.00	216.00	50%	£ 1.650.0 £ 108.0	Fase frames, check correct operation
						Clean & paint windows retained	66	m	90.00	5,940.00	50%	£ 2,970.0	Clean, undercoat & top coat - 1 man 6hrs @ £15.00 per hour
						Skips	1	nr	300.00	300.00	100%	£ 300.0	
						Material: replacement windows	66	nr	600.00	39,600.00	50%	£ 19,800.0	Purpose made double hung sash windows treated wrought softwood (Spons p. 438)
	4					Install replacement windows	66	m	120.00	7,920.00	100%	£ 7,920.0	Assumed frames delivered painted & glazed
	1	l					1						1
2.3.11	Window panes	West elevation - W4	Assess glazing panels for suitability for reuse. Where unsuitable/missing/broken replace window glaving with new.	<ul> <li>say 40% of window panes on W4 to be replaced</li> </ul>									
			unsuitable/missing/broken replace window glaxing with new.	be replaced									
		1				Remove defective panes	132	nr	20.00	2.640.00	40%	£ 1.056.0	Based on retained frames above x 4 panes per frame. Remove glass and clean frame
						Material: replacement glazing Replace glazing: Labour	132	nr	12.00	1,584.00	40%	£ 633.6	£12.00 per pane allowance (inc. puttv)
						Replace plazma: Labour	132	m	20.00	2.640.00	40%	E 1.056.0	
2.3.12	Sandstone wall face - missing pointing	West elevation - W4	Repoint sandstane joint - rake out existing loose mortar, prepare joint, repoint with lime mortar to match existing.	- Say 15% of sandstone on face W4 will require repointing									
			prepare juint, report with sine more to match existing.	win require repairionly									
				+		Rake out mortar joints	648	m2 m2	12.00	7,776.00	15% 15%	£ 1.166.4 £ 1.458.0	42m x 14m = 588m2 + 10m x 6m = 60m2 = 648m2 total
						point mortar joints	648	mz	15.00	9.720.00	152	E 1.458.0	
2.3.13	Sandstone wall face - loose blocks	West elevation - W4	Reseat sandstone blocks. Remortar joints	- say 30 No. blocks overW4 face									
						Remove blocks / clear existing mortar	30	Nr	45.00	1.350.00	100%	£ 1.350.0	Blocks are within courses hence increase in rate for removal
						Rebed block in lime mortar point / flaunchine mortar joints	30	Nr Nr	15.00	450.00	100%	£ 450.0 £ 300.0	
				+		point / flaunching mortar joints	30	Nr	10.00	300.00	100%	£ 300.0	
			Assess condition of sandstone faces for loose/delaminated sandstone. Remove large sections of loose sandstone and	- say 10m2 of sandstone to W4face									
	la companya da		repair or clean surfaces to provide sound edge. Where large										
2.3.14	Sandstone wall face - delaminated sandstone	West elevation - W4	scale delamination has occurred use mortar replacement such	- say 5m2 of sandstane to W4 face									
			as lithomex and far larger areas indent replacement sandstane into block.	far indent repair									
			MID DIDER.										
			Indexeck.			Remove loose sandstone & prepare surface	15	m2	40.00	600.00	100%	E 600.0	
			mitrakk.			Remove loose sandstone & prepare surface Finish flush in Uthomex lime mortar	15 15	m2 m2	40.00 60.00	600.00 900.00	100% 100%	£ 600.0 £ 900.0	Inc. materials
						Remove loose sandstone & prepare surface Finish flush in Uthomex lime mortar	15 15	m2 m2	40.00 60.00	600.00 900.00	100% 100%	£ 600.0 £ 900.0	Inc. materials
2.3.15	Sandstone wall face - vegetation	West elevation - W4	Remove vegetation growth/staining from building face/joints.	5ay 20% of W4 face		Remove loose sandstone & prepare surface Finish flush in Uthomex lime mortar	15 15	m2 m2	40.00	600.00 900.00	100%	£ 600.0 £ 900.0	Inc. materials
2.3.15	Sandstone wall face - vegetation	West elevation - W4		say 20% of 144 face		Finish flush in Uthomex lime mortar	15 15	m2 m2	40.00 60.00	600.00 900.00	100%	£ 600.0 £ 900.0	Inc. materials
2.3.15	Sandstone wall face - vegetation	West elevation - W4	Remove vegetation growth/staining from building face/joints.	say 20% of W4 face		Remove losse sandstone & precare surface Rinkh flush in Uthornex lime mortar	15	m2 m2	40.00	900.00	100%	£ 900.0	inc.materials
2.3.15	Sandstone wall face - vegetation	West elevation - W4	Remove vegetation growth/staining from building face/joints.	say 20% of W4 face		Finish flush in Uthomex lime mortar	15 648 648	m2 m2 m2	40.00 60.00 10.00 15.00	900.00 6.490.00 9.720.00	20%	£ 900.0 £ 1.296.0 £ 1.944.0	bs. materials
2.3.15	Sandstone wall face - vegetation	West elevation - W4	Remove vegetation growth/staining from building face/joints.	say 20% of W4 face		Finish fluch in Lithomex line mortar	15 648 648	m2 m2 m2	60.00	900.00 6.490.00 9.720.00	20%	£ 900.0 £ 1.296.0 £ 1.944.0	In c. materials
2.3.15	Sandstone wall foce - vegetation	West elevation - W4	Remove vegetation growth/staining from building face/joints.	say 20% of W4 face		Finish flush. In Lithomex lime mortar           Cut back and remove larger areas of vegetation from wall	15 648	m2 m2	60.00 10.00 15.00	900.00	20%	£ 900.0	
2.3.15	Sandstone walf face - vegetation	West clevation - W4	Remove vegetation growth/staining from building face/joints.	say 20% of W4 force		Finish fluch in Lithomex lime mostar	15 648 648 648	m2 m2 m2 m2	60.00 10.00 15.00	900.00 6.490.00 9.720.00 9,720.00	100% 20% 20% 20%	£ 900.0 £ 1.296.0 £ 1.944.0 £ 1.944.0	
2.3.15	Sandistone wall face - vegetation	West elevation - W4	Remove vegetation growth/staining from building face/joints.	say 20% of W4 face		Thinkin fluids. In Lithornex line mortar Cut back and remove larger areas of vegetation from seal lacke out roots from mortar ionts Tirest with historial assent (serval Sacam weak infacted area	15 648 648 648 648 648	m2 m2 m2 m2 m2 m2	60.00 10.00 15.00 15.00 10.00	900.00 6.450.00 9.720.00 9,720.00 6,490.00	100% 20% 20% 20%	£ 900.0 £ 1.296.0 £ 1.944.0 £ 1.944.0 £ 1.296.0	
2.3.15	Sandstone walf face - vegetation	West elevation - W4	Remove segetation growth/staining from building face/joints. Clean surface to remove all plant growth/mas/dataining.	say 20% of W4 face		Thinkin fluids. In Lithornex line mortar Cut back and remove larger areas of vegetation from seal lacke out roots from mortar ionts Tirest with historial assent (serval Sacam weak infacted area	15 648 648 648 648 648	m2 m2 m2 m2 m2 m2	60.00 10.00 15.00 15.00 10.00	900.00 6.450.00 9.720.00 9,720.00 6,490.00	100% 20% 20% 20%	£ 900.0 £ 1.296.0 £ 1.944.0 £ 1.944.0 £ 1.296.0	
2.3.15	Sinditone will face - vegetation	West deviation - W4	Remove wgenteton groweth/stationg from building fare/joints. Clean surface to remove all plant growth/mass/lealeing.	- sav 8%, Im long threaded		Thinkin fluids. In Lithornex line mortar Cut back and remove larger areas of vegetation from seal lacke out roots from mortar ionts Tirest with historial assent (serval Sacam weak infacted area	15 648 648 648 648 648	m2 m2 m2 m2 m2 m2	60.00 10.00 15.00 15.00 10.00	900.00 6.450.00 9.720.00 9,720.00 6,490.00	100% 20% 20% 20%	£ 900.0 £ 1.296.0 £ 1.944.0 £ 1.944.0 £ 1.296.0	
			Remove segetation growth/staining from building face/joints. Clean surface to remove all plant growth/mas/staining.	- say 810. Im long threaded stainless steef rods rein fuedo	nefef3 W4 domentoieto	Thinkin fluids. In Lithornex line mortar Cut back and remove larger areas of vegetation from seal lacke out roots from mortar ionts Tirest with historial assent (serval Sacam weak infacted area	15 648 648 648 648 648	m2 m2 m2 m2 m2 m2	60.00 10.00 15.00 15.00 10.00	900.00 6.450.00 9.720.00 9,720.00 6,490.00	100% 20% 20% 20%	£ 900.0 £ 1.296.0 £ 1.944.0 £ 1.944.0 £ 1.296.0	
2.3.15	Sandritore wall face - vegetation	West elevation - W4	Remove segetation growth/staining from building face/joints. Clean surface to remove all plant growth/mas/staining.	- say Blo. Im long threaded stankes steef rods rein fixeda	nfer (1), V4_domer projection	Thinkin fluids. In Uthornex line mortar Cut back and remove larger areas of vegetation from sell back out roots from mortar ionts Tirest with historial assent (serval Sacam weak infacted area	15 648 648 648 648 648	m2 m2 m2 m2 m2 m2	60.00 10.00 15.00 15.00 10.00	900.00 6.450.00 9.720.00 9,720.00 6,490.00	100% 20% 20% 20%	£ 900.0 £ 1.296.0 £ 1.944.0 £ 1.944.0 £ 1.296.0	
			Remove suggestation growth/staining from building focu/joints. Crean surface to remove all plant growth/mass/staining.	- say 810. Im long threaded stainless steef rods rein fuedo	nfer 6)_W4_dome projection	Thinkin fluids. In Uthornex line mortar Cut back and remove larger areas of vegetation from sell back out roots from mortar ionts Tirest with historial assent (serval Sacam weak infacted area	15 648 648 648 648 648	m2 m2 m2 m2 m2 m2	60.00 10.00 15.00 15.00 10.00	900.00 6.450.00 9.720.00 9,720.00 6,490.00	100% 20% 20% 20%	£ 900.0 £ 1.296.0 £ 1.944.0 £ 1.944.0 £ 1.296.0	
			Remove segetation growth/staining from building face/joints. Clean surface to remove all plant growth/mas/staining.	- say Blo. Im long threaded stankes steef rods rein fixeda	refer 19_WL_domer projection	Invah flush in Lithones (ine motar  Cot back only move larger areas of vegetation from Coll  Read out costs from marter costs  Treat with blockd areas for paral  Register joints with lines mortar to match exiting	15 648 648 648 648 648	m2 m2 m2 m2 m2 m2 m2	50.00 10.00 15.00 10.00 15.00 25.00	900.00 6.450.00 9.720.00 9.720.00 9.720.00 9.720.00	20% 20% 20% 20% 20%	<u>ε</u> 900.0 <u>ε</u> 1.296.0 <u>ε</u> 1.944.0 <u>ε</u> 1.296.0 <u>ε</u> 1.296.0 <u>ε</u> 1.296.0 <u>ε</u> 1.296.0	Dis materials
			Remove segetation growth/staining from building face/joints. Clean surface to remove all plant growth/mas/staining.	- say Blo. Im long threaded stankes steef rods rein fixeda	refer (0)_W4_domer projection	Involv Ruck in Litherney lime motar  Lither and remove larger areas of vegetation from Allek set reach remove larger areas of vegetation from Allek set reach from metrar liters  Lither and the lither lither lither lither lither lither lither lither  Report joints with line mortar to match existing  Report joints with line mortar to match existing  Relater Joint and the interacted large  Relater Joint and Lither	15 648 648 648 648 648 648 8 8	m2 m2 m2 m2 m2 m2 m2 Nr Nr	60.00 10.00 15.00 15.00 15.00 15.00 25.00 70.00	900.00 6.6480.00 9.720.00 9.720.00 9.720.00 9.720.00 9.720.00 200.00	100% 20% 20% 20% 20% 20%	<u>ε</u> 9000 <u>ε</u> 1.286.0 <u>ε</u> 1.944.0 <u>ε</u> 1.944.0 <u>ε</u> 1.286.0 <u>ε</u> 1.944.0 <u>ε</u> 3.044.0 <u>ε</u> 2000.0 <u>ε</u> 560.0	In outertals
			Remove segetation growth/staining from building face/joints. Clean surface to remove all plant growth/mas/staining.	- say Blo. Im long threaded stankes steef rods rein fixeda	refer 63_W4_domer projection	Insub-Ruch in Lithernes line motar  Cut back and remove larger areas of vegetation from sail  Lake air random from mertar iones  Datas and y different loss  Appoint justs with line mertar to match existing  Relates / and out the hexaeled large	15 <u>648</u> <u>648</u> <u>648</u> <u>648</u> <u>648</u> <u>8</u> <u>8</u> <u>8</u>	m2 m2 m2 m2 m2 m2 m2 m2 m2 Mt Nt	50.00 10.00 15.00 10.00 15.00 25.00 70.00 20.00	900.00 6,650.00 9,720.00 6,650.00 9,720	100% 20% 20% 20% 20% 20% 20%	ξ 900.0 ξ 1.296.0 ξ 1.344.0 ξ 1.344.0 ξ 1.246.0 ξ 1.944.0	Inc. materials
			Remove segetation growth/staining from building face/joints. Clean surface to remove all plant growth/mas/staining.	- say Blo. Im long threaded stankes steef rods rein fixeda	refer (9)_W4_domer projection	Insub-Ruch in Lithernet line motar  Lither and remove larger areas of vagetation from autorial  Lither and remove larger areas of vagetation from autorial  Lither and remove larger areas of vagetation from autorial  Lither and remove larger areas of vagetation  Lither and remove larger areas of vagetation  Lither areas areas areas areas  Lither areas areas areas areas  Lither areas areas areas  Lither areas areas areas areas  Lither areas areas areas areas  Lither areas a	15 648 648 648 648 648 8 8 8 8 8	m2 m2 m2 m2 m2 m2 m2 m2 m2 m2 m2 m2 m2 m	60.00 10.00 15.00 15.00 10.00 15.00 25.00 70.00 70.00 70.00	900.00 6,450.00 9,720.00 9,720.00 9,720.00 9,720.00 9,720.00 9,720.00 9,720.00 1,720.00 9,720.00 1,720.00 9,720.00 1,720.00 9,720.00	100% 20% 20% 20% 20% 20% 100% 100%	ε 9000 ε 1.286.0 ε 1.944.0 ε 1.944.0 ε 1.944.0 ε 1.944.0 ε 1.944.0 ε 500.0 ε 560.0	Inc. materials
			Remove segetation growth/staining from building face/joints. Clean surface to remove all plant growth/mas/staining.	- say Blo. Im long threaded stankes steef rods rein fixeda	refer 69, W4, domer projection	Insub-Ruch in Lithernes line motar  Cut back and remove larger areas of vegetation from sail  Lake air random from mertar iones  Datas and y different loss  Appoint justs with line mertar to match existing  Relates / and out the hexaeled large	15 <u>648</u> <u>648</u> <u>648</u> <u>648</u> <u>648</u> <u>8</u> <u>8</u> <u>8</u>	m2 m2 m2 m2 m2 m2 m2 m2 m2 Mt Nt	50.00 10.00 15.00 10.00 15.00 25.00 70.00 20.00	900.00 6,650.00 9,720.00 6,650.00 9,720	100% 20% 20% 20% 20% 20% 20%	ξ 900.0 ξ 1.296.0 ξ 1.344.0 ξ 1.344.0 ξ 1.246.0 ξ 1.944.0	In outertals
2.3.16	Sorditore dorme projection stabilisation	West deviation - W4	Remove vegetation growth/Astining from building face/Joints. Crear surface to remove all plant growth/mass/staining.	sup Bits. In long threaded     stantists are rear ruin function     southtone and plate funct to inniver     per dammer on W4 face	refer 63_W4_domer projection	Insub-Ruch in Lithernet line motar  Lither and remove larger areas of vagetation from autorial  Lither and remove larger areas of vagetation from autorial  Lither and remove larger areas of vagetation from autorial  Lither and remove larger areas of vagetation  Lither and remove larger areas of vagetation  Lither areas areas areas areas  Lither areas areas areas areas  Lither areas areas areas  Lither areas areas areas areas  Lither areas areas areas areas  Lither areas a	15 648 648 648 648 648 8 8 8 8 8	m2 m2 m2 m2 m2 m2 m2 m2 m2 m2 m2 m2 m2 m	60.00 10.00 15.00 15.00 10.00 15.00 25.00 70.00 70.00 70.00	900.00 6,450.00 9,720.00 9,720.00 9,720.00 9,720.00 9,720.00 9,720.00 9,720.00 1,720.00 9,720.00 1,720.00 9,720.00 1,720.00 9,720.00	100% 20% 20% 20% 20% 20% 100% 100%	ε 9000 ε 1.286.0 ε 1.944.0 ε 1.944.0 ε 1.944.0 ε 1.944.0 ε 1.944.0 ε 500.0 ε 560.0	Inc. materials
			Remove segentation prevent/statising from building face/joints. Clean surface to remove all plant growth/mass/latising.	- say Blo. Im long threaded stankes steef rods rein fixeda	refer (b), WL domer projection	Involv Ruck in Litherwei line motar  Lot back only emore larger areas of vegetation from Call  Aske as noted from marter larger  Regionit picture and the set of the	15 648 648 648 648 648 8 8 8 8 8 8 8 8 8	m2 m2 m2 m2 m2 m2 m2 M1 N1 N1 N1 N1 N1 N1	60.00 10.00 15.00 15.00 15.00 15.00 15.00 25.00 20.00 20.00 8.00 8.00	200.00 6,450.00 9,720	100% 20% 20% 20% 20% 20% 20% 100% 100% 1	ξ 900.0 ξ 1.286.00 ξ 1.946.0 ξ 1.946.0 ξ 1.946.0 ξ 1.946.0 ξ 1.946.0 ξ 1.946.0 ξ 500.00 ξ 500.00 ξ 560.00 ξ 560.00 ξ 560.00 ξ 560.00	Inc. materials
2.3.16	Sorditore dorme projection stabilisation	West deviation - W4	Remove vegetation growth/Astining from building face/Joints. Crear surface to remove all plant growth/mass/staining.	sup Bits. In long threaded     stantists are rear ruin function     southtone and plate funct to inniver     per dammer on W4 face	refer 63_W4_domer projection	Interb fluck in Lithernet line motar  Lither and remove larger areas of vagetation from autorial  Lither and remove larger areas of vagetation  Lither and housday area for larger  Lither and the larger areas of vagetation  Lither and the larger areas  Lither and the larger areas  Lither areas  L	15 <u>648</u> 648 648 648 <u>648</u> <u>648</u> <u>8</u> <u>8</u> <u>8</u> <u>8</u> <u>8</u> <u>8</u> <u>8</u> <u></u>	m2 m2 m2 m2 m2 m2 m2 m2 m2 M1 N1 N1 N1 N1 N1 N1 N1 N1	60.00 10.00 10.00 10.00 10.00 10.00 10.00 10.00 28.00 28.00 8.00 8.00	900.00 16.400.00 10.770.00 10.770.00 10.700.00 5.720.00 5.720.00 5.720.00 10.00 10.00 6.400 10.0	100% 20% 20% 20% 20% 20% 20% 100% 100% 1	ξ 9000           ξ         9000           ξ         1.944.0	Inc. materials
2.3.16	Sorditore dorme projection stabilisation	West deviation - W4	Remove vegetation growth/Astining from building face/Joints. Crear surface to remove all plant growth/mass/staining.	sup Bits. In long threaded     stantists are rear ruin function     southtone and plate funct to inniver     per dammer on W4 face	nefer 63, W4_domer projection	Involv Ruck in Lithernet line motar	15 <u>648</u> <u>648</u> <u>648</u> <u>648</u> <u>648</u> <u>648</u> <u>8</u> <u>8</u> <u>8</u> <u>8</u> <u>8</u> <u>8</u> <u>8</u> <u></u>	m2 m2 m2 m2 m2 m2 m2 m2 Nr Nr Nr Nr Nr Nr	60.00 10.00 15.00 15.00 15.00 15.00 15.00 25.00 70.000	900.00 6.600.00 9.700.00	100% 20% 20% 20% 20% 20% 20% 20% 100% 10	<ul> <li>ε 9000</li> <li>ε 12%6 00</li> <li>ε 13%6 00</li> <li>ε 1000</li> <li>ε 1000</li> <li>ε 1000</li> <li>ε 1000</li> <li>ε 1000</li> </ul>	Inc. materials
2.3.16	Sorditore dorme projection stabilisation	West deviation - W4	Remove vegetation growth/Astining from building face/Joints. Crear surface to remove all plant growth/mass/staining.	sup Bits. In long threaded     stantists are rear ruin function     southtone and plate funct to inniver     per dammer on W4 face	refer 53_WL_domer projection	Interior Ruch in Lithernet line motar  Interior Ruch in Lithernet line motar  and the set of the se	15 648 648 648 648 8 8 8 8 8 8 8 8 10 10 10	m2 m2 m2 m2 m2 m2 m2 m2 Mr Nr Nr Nr Nr Nr Nr Nr Nr	60.00 10.00 15.00 15.00 10.00 10.00 10.00 25.00 20	90.00 6.4000 9.7000 5.70000 5.70000 5.70000 5.70000 5.70000 5.70000 5.70000 5.70000 5.70000 5.700000 5.70000000 5.7000000000000000000000000000000000000	100% 20% 20% 20% 20% 20% 20% 20% 100% 10	<ul> <li>ε 9000</li> <li>ε 1,2%0,0%2</li> <li>ε 1,944,0%2</li> <li>ε 1,944,0%2</li> <li>ε 1,944,0%2</li> <li>ε 1,946,0%2</li> <li>ε 590,0%2</li> <li>ε</li></ul>	Inc. materials
2.3.16	Sorditore dorme projection stabilisation	West deviation - W4	Remove vegetation growth/Astining from building face/Joints. Crear surface to remove all plant growth/mass/staining.	sup Bits. In long threaded     stantists are rear ruin function     southtone and plate funct to inniver     per dammer on W4 face	refer 61_W4_domer projection	Involv Ruck in Lithernet line motar	15 <u>648</u> <u>648</u> <u>648</u> <u>648</u> <u>648</u> <u>648</u> <u>8</u> <u>8</u> <u>8</u> <u>8</u> <u>8</u> <u>8</u> <u>8</u> <u></u>	m2 m2 m2 m2 m2 m2 m2 m2 m2 Nr Nr Nr Nr Nr	60.00 10.00 15.00 15.00 15.00 15.00 15.00 25.00 70.000	900.00 6.600.00 9.700.00	100% 20% 20% 20% 20% 20% 20% 20% 100% 10	<ul> <li>ε 9000</li> <li>ε 12%6 00</li> <li>ε 13%6 00</li> <li>ε 1000</li> <li>ε 1000</li> <li>ε 1000</li> <li>ε 1000</li> <li>ε 1000</li> </ul>	Inc. materials
2.3.16	Sorditore dorme projection stabilisation	West deviation - W4	Remove segentation provertly/statisting from building faces/joints. Cross surface to remove all plant provertly/mass/dataining. Assess estillingpoindness downey projections for integrity, Reset and morter blocks. Doll and install threaded at solates blocks and morter blocks. Doll and install threaded at solates blocks and in anter to block more projections for integrity, Reset and morter blocks. Doll and install threaded at solates blocks and the basel more more structure by fulling into the profession of the basel more projections for integrity. Reset and another blocks in full and threaded at solates blocks and the basel more structure by fulling into the profession of the basel in another support has been instructured at another blocks in fulliers upport has been instructured at another blocks in fulliers and thread blocks and the solation blocks in the same rule has blocks blocks and the solation of the same rule has blocks.	sup Bits. In long threaded     stantists are rear ruin function     southtone and plate funct to inniver     per dammer on W4 face	refer 63_WL domer projection	Interior Ruch in Lithernet line motar  Interior Ruch in Lithernet line motar  and the set of the se	15 648 648 648 648 8 8 8 8 8 8 8 8 10 10 10	m2 m2 m2 m2 m2 m2 m2 m2 Mr Nr Nr Nr Nr Nr Nr Nr Nr	60.00 10.00 15.00 15.00 10.00 10.00 10.00 25.00 20	90.00 6.4000 9.7000 5.70000 5.70000 5.70000 5.70000 5.70000 5.70000 5.70000 5.70000 5.70000 5.700000 5.700000000 5.7000000000000000000000000000000000000	100% 20% 20% 20% 20% 20% 20% 20% 100% 10	<ul> <li>ε 9000</li> <li>ε 1,2%0,0%2</li> <li>ε 1,944,0%2</li> <li>ε 1,944,0%2</li> <li>ε 1,944,0%2</li> <li>ε 1,946,0%2</li> <li>ε 590,0%2</li> <li>ε</li></ul>	Inc. materials
2.3.16	Sanditione dommer projection stabilisation	West elevation - W4	Remove segentation provertly/statisting from building faces/joints. Cross surface to remove all plant provertly/mass/dataining. Assess estillingpoindness downey projections for integrity, Reset and morter blocks. Doll and install threaded at solates blocks and morter blocks. Doll and install threaded at solates blocks and in anter to block more projections for integrity, Reset and morter blocks. Doll and install threaded at solates blocks and the basel more more structure by fulling into the profession of the basel more projections for integrity. Reset and another blocks in full and threaded at solates blocks and the basel more structure by fulling into the profession of the basel in another support has been instructured at another blocks in fulliers upport has been instructured at another blocks in fulliers and thread blocks and the solation blocks in the same rule has blocks blocks and the solation of the same rule has blocks.	- say Bits. In long threaded annines are roor ruin freeto annines are roor ruin freeto per danner on W4 Jace 		Interior Ruch in Lithernet line motar  Interior Ruch in Lithernet line motar  and the set of the se	15 648 648 648 648 8 8 8 8 8 8 8 8 10 10 10	m2 m2 m2 m2 m2 m2 m2 m2 Mr Nr Nr Nr Nr Nr Nr Nr Nr	60.00 10.00 15.00 15.00 10.00 10.00 10.00 25.00 20	90.00 6.4000 9.7000 5.70000 5.70000 5.70000 5.70000 5.70000 5.70000 5.70000 5.70000 5.70000 5.700000 5.700000000 5.7000000000000000000000000000000000000	100% 20% 20% 20% 20% 20% 20% 20% 100% 10	<ul> <li>ε 9000</li> <li>ε 1,2%0,0%2</li> <li>ε 1,944,0%2</li> <li>ε 1,944,0%2</li> <li>ε 1,944,0%2</li> <li>ε 1,946,0%2</li> <li>ε 590,0%2</li> <li>ε</li></ul>	Inc. materials
2.3.16	Sorditore dorme projection stabilisation	West deviation - W4	Remove suggestation growth/Astining from building face/joints. Clean surface to remove all plant growth/mass/dataining.	sup Bits. In long threaded     stantists are rear ruin function     southtone and plate funct to inniver     per dammer on W4 face	refer EV_VM_stomer projection	Interior Ruch in Lithernet line motar  Interior Ruch in Lithernet line motar  and the set of the se	15 648 648 648 648 8 8 8 8 8 8 8 8 10 10 10	m2 m2 m2 m2 m2 m2 m2 m2 Mr Nr Nr Nr Nr Nr Nr Nr Nr	60.00 10.00 15.00 15.00 10.00 10.00 10.00 25.00 20	90.00 6.4000 9.7000 5.70000 5.70000 5.70000 5.70000 5.70000 5.70000 5.70000 5.70000 5.70000 5.700000 5.700000000 5.7000000000000000000000000000000000000	100% 20% 20% 20% 20% 20% 20% 20% 100% 10	<ul> <li>ε 9000</li> <li>ε 1,2%0,0%2</li> <li>ε 1,944,0%2</li> <li>ε 1,944,0%2</li> <li>ε 1,944,0%2</li> <li>ε 1,946,0%2</li> <li>ε 590,0%2</li> <li>ε</li></ul>	Inc. materials
2.3.16	Sanditione dommer projection stabilisation	West elevation - W4	Remove segentation provertly/statisting from building faces/joints. Cross surface to remove all plant provertly/mass/dataining. Assess estillingpoindness downey projections for integrity, Reset and morter blocks. Doll and install threaded at solates blocks and morter blocks. Doll and install threaded at solates blocks and in anter to block more projections for integrity, Reset and morter blocks. Doll and install threaded at solates blocks and the basel more more structure by fulling into the profession of the basel more projections for integrity. Reset and another blocks in full and threaded at solates blocks and the basel more structure by fulling into the profession of the basel in another support has been instructured at another blocks in fulliers upport has been instructured at another blocks in fulliers and thread blocks and the solation blocks in the same rule has blocks blocks and the solation of the same rule has blocks.	- say Bits. In long threaded annines are roor ruin freeto annines are roor ruin freeto per danner on W4 Jace 		Insolv Ruch in Lithernet line motar  Lither and remove larger areas of vagestation from cal  Lither and remove larger areas of vagestation from cal  Lither and holded area for any lither area of a second area  Report points with line mortar to match existing  Report points and the second bar  Report points are any lither area of a second bar  Report points and the second bar  Report points any lither area of a second bar  Report points any lither area of a second bar  Report point any lither area of a second bar  Report from the second bars  Report from th	15 648 648 648 648 8 8 8 8 8 8 8 8 10 10 10	m2 m2 m2 m2 m2 m2 m2 m2 Mr Nr Nr Nr Nr Nr Nr Nr Nr	60.00 10.00 15.00 15.00 10.00 10.00 10.00 25.00 20	900.05 1 400.05 97.00 0 9.700.000	100% 20% 20% 20% 20% 20% 20% 20% 20% 20%	€ 9000 € 1,2%0,0% € 1,944,0 € 2,940,0 €	Backs at within cannot beno because in rate for remonal be, materials be
2.3.16	Sanditione dommer projection stabilisation	West elevation - W4	Remove segentation provertly/statisting from building faces/joints. Cross surface to remove all plant provertly/mass/dataing. Assess estillingpoindness downey projections for integrity, Reset and morter blocks. Doll and install threaded at surface blocks and morter blocks. Doll and install threaded at surface blocks and in anter to block more projections for integrity, Reset and morter blocks. Doll and install threaded at surface blocks and the basel more more surface by failing into the professional and the basel provides the basel Respice agained autotatore blocks (infere support has been instructure of the basel more surface by failing into the professional autotatore blocks (infere support has been instructure).	- say Bits. In long threaded annines are roor ruin freeto annines are roor ruin freeto per danner on W4 Jace 		Interior Ruch in Lithernet line motar  Interior Ruch in Lithernet line motar  and the set of the se	15 648 648 648 648 648 8 8 8 8 8 8 10 10 10 10 10 10 10 10 10 10	m2 m2 m2 m2 m2 m2 m2 m2 m2 m2 m2 m2 Mr Nr Nr Nr Nr Nr Nr Nr Nr Nr Nr	60.00 10.00 15.00 15.00 10.00 10.00 25.00 20	90.00 6.4000 9.7000 5.70000 5.70000 5.70000 5.70000 5.70000 5.70000 5.70000 5.70000 5.70000 5.700000 5.700000000 5.7000000000000000000000000000000000000	100% 20% 20% 20% 20% 20% 20% 20% 100% 10	ε 900.0 ε 900.0 ε 1260.6 ε 1260.	Inc. materials
2.3.16	Sanditione dommer projection stabilisation	West elevation - W4	Remove segentation provertly/statisting from building faces/joints. Cross surface to remove all plant provertly/mass/dataing. Assess estillingpoindness downey projections for integrity, Reset and morter blocks. Doll and install threaded at surface blocks and morter blocks. Doll and install threaded at surface blocks and in anter to block more projections for integrity, Reset and morter blocks. Doll and install threaded at surface blocks and the basel more more surface by failing into the professional and the basel provides the basel Respice agained autotatore blocks (infere support has been instructure of the basel more surface by failing into the professional autotatore blocks (infere support has been instructure).	- say Bits. In long threaded annines are roor ruin freeto annines are roor ruin freeto per danner on W4 Jace 		Insolv Ruch in Lithernet line motar  Lither and remove larger areas of vagestation from cal  Lither and remove larger areas of vagestation from cal  Lither and holded area for any lither area of a second area  Report points with line mortar to match existing  Report points and the second bar  Report points are any lither area of a second bar  Report points and the second bar  Report points any lither area of a second bar  Report points any lither area of a second bar  Report point any lither area of a second bar  Report from the second bars  Report from th	15 648 648 648 648 648 648 8 8 8 8 8 8 8 10 10 10 10 10 10 10 10 10 10	m2 m2 m2 m2 m2 m2 m2 m2 m2 m2 m2 m2 Mr Nr Nr Nr Nr Nr Nr Nr Nr Nr Nr	60.00 10.00 15.00 15.00 10.00 10.00 25.00 20	900.05 1 400.05 97.00 0 9.700.000	100% 20% 20% 20% 20% 20% 20% 20% 20% 20%	€ 9000 € 1,2%0,0% € 1,944,0 € 2,940,0 €	Backs at within cannot beno because in rate for remonal be, materials be
2.3.16	Sanditione dommer projection stabilisation	West elevation - W4	Remove segentation provertly/statisting from building faces/joints. Cross surface to remove all plant provertly/mass/dataing. Assess estillingpoindness downey projections for integrity, Reset and morter blocks. Doll and install threaded at surface blocks and morter blocks. Doll and install threaded at surface blocks and in anter to block more projections for integrity, Reset and morter blocks. Doll and install threaded at surface blocks and the basel more more surface by failing into the professional and the basel provides the basel Respice agained autotatore blocks (infere support has been instructure of the basel more surface by failing into the professional autotatore blocks (infere support has been instructure).	- say Bits. In long threaded annines are roor ruin freeto annines are roor ruin freeto per danner on W4 Jace 		Invalin flush in Litherine (iner motar  Litherine and the second	15 648 648 648 648 648 8 8 8 8 8 8 10 10 10 10 10 10 10 10 10 10	m2 m2 m2 m2 m2 m2 m2 m2 m2 m2 m2 m2 m2 m	60.00 30.00 10.00 10.00 10.00 10.00 10.00 10.00 20	900.05 16.000,0 17.000,0 17.000,0 17.000,0 17.000,0 10.000,0	100% 20% 20% 20% 20% 20% 20% 20% 100% 10	ε 900.0 ε 900.0 ε 1260.6 ε 1260.	Its: materials Its:
2.3.16	Sanditione dommer projection stabilisation	West elevation - W4	Remove segentation provertly/statisting from building faces/joints. Cross surface to remove all plant provertly/mass/dataing. Assess estillingpoindness downey projections for integrity, Reset and morter blocks. Doll and install threaded at surface blocks and morter blocks. Doll and install threaded at surface blocks and in anter to block more projections for integrity, Reset and morter blocks. Doll and install threaded at surface blocks and the basel more more surface by failing into the professional and the basel provides the basel Respice agained autotatore blocks (infere support has been instructure of the basel more surface by failing into the professional autotatore blocks (infere support has been instructure).	- say Bits. In long threaded annines are roor ruin freeto annines are roor ruin freeto per danner on W4 Jace 		Invalin flush in Litherine (intermetar Litherine (intermetar) (intermetar) Calibility (intermetar) (intermetar) Calibility (intermetar) Calibi	15 648 648 648 648 648 8 8 8 8 8 8 10 10 10 10 10 10 10 10 10 10	m2 m2 m2 m2 m2 m2 m2 m2 m2 m2 m2 m2 m2 m	60.00 30.00 10.00 10.00 10.00 10.00 10.00 10.00 20	900.05 16.000,0 17.000,0 17.000,0 17.000,0 17.000,0 10.000,0	100% 20% 20% 20% 20% 20% 20% 20% 100% 10	ε 900.0 ε 900.0 ε 1260.6 ε 1260.	Its: materials Its:
2.3.16	Sanditione dommer projection stabilisation	West elevation - W4	Remove segentation provertly/statisting from building faces/joints. Cross surface to remove all plant provertly/mass/dataing. Assess estillingpoindness downey projections for integrity, Reset and morter blocks. Doll and install threaded at surface blocks and morter blocks. Doll and install threaded at surface blocks and in anter to block more projections for integrity, Reset and morter blocks. Doll and install threaded at surface blocks and the basel more more surface by failing into the professional and the basel provides the basel Respice agained autotatore blocks (infere support has been instructure of the basel more surface by failing into the professional autotatore blocks (infere support has been instructure).	- say Bits. In long threaded annines are roor ruin freeto annines are roor ruin freeto per danner on W4 Jace 		Invals flush in Litheney line motar  Local  Act had only move larger area of vegetation from  Coal  Action  Local  Action  Local	15 648 648 648 648 648 648 8 8 8 8 8 8 8 10 10 10 10 10 10 40 40 40	m2 m2 m2 m2 m2 m2 m2 m2 m2 m2 m2 m2 m2 m	60.00 10.00 10.00 10.00 10.00 10.00 10.00 10.00 20	900.05 4.600.05 9.700.05 9.700.05 9.700.05 9.720.05	100% 20% 20% 20% 20% 20% 20% 20%	ε         900.0           ε         1.2%6.0           ε         1.2%6.0           ε         1.940.0           ε         1.940.0           ε         1.940.0           ε         300.0           ε         500.0           ε         500.0           ε         64.0           ε         1.000.0           ε         4.000.0           ε         1.000.0           ε         1.000.0           ε         1.000.0	
2.3.16	Sanditione dommer projection stabilisation	West elevation - W4	Remove segentation provertly/statisting from building faces/joints. Cross surface to remove all plant provertly/mass/dataing. Assess estillingpoindness downey projections for integrity, Reset and morter blocks. Doll and install threaded at surface blocks and morter blocks. Doll and install threaded at surface blocks and in anter to block more projections for integrity, Reset and morter blocks. Doll and install threaded at surface blocks and the basel more more surface by failing into the professional and the basel provides the basel Respice agained autotatore blocks (infere support has been instructure of the basel more surface by failing into the professional autotatore blocks (infere support has been instructure).	- say Bits. In long threaded annines are roor ruin freeto annines are roor ruin freeto per danner on W4 Jace 		Invals flush in Litheney line motar  Local  Act had only move larger area of vegetation from  Coal  Action  Local  Action  Local	15 648 648 648 648 648 648 8 8 8 8 8 8 8 10 10 10 10 10 10 40 40 40	m2 m2 m2 m2 m2 m2 m2 m2 m2 m2 m2 m2 m2 m	60.00 10.00 10.00 10.00 10.00 10.00 10.00 10.00 20	900.05 4.600.05 9.700.05 9.700.05 9.700.05 9.720.05	100% 20% 20% 20% 20% 20% 20% 20%	ε         900.0           ε         1.2%6.0           ε         1.2%6.0           ε         1.940.0           ε         1.940.0           ε         1.940.0           ε         300.0           ε         500.0           ε         500.0           ε         64.0           ε         1.000.0           ε         4.000.0           ε         1.000.0           ε         1.000.0           ε         1.000.0	
2.3.36	Sandatione darmer projection stabilisation	West elevation - W4	Annove segnative growth/statisting from building fore/joints.     Clean surface to remove all plant growth/mass/dataining.     Clean surface to remove all plant growth/mass/dataining.     Annove segnative segnat	- say dity. I'm long threaded should be a constrained of the source and a constrained of the source per duriner on W4 fisce 	refer 67_ 01_typical sanditore blocks	Involv Ruck in Litherney line motar  Cost include of remove larger areas of vegetation from  All all and resolve larger areas of vegetation from  All all and resolve larger areas of vegetation from  All all and resolve larger areas of vegetation  Report points with line mortar to match existing  Report points with line mortar to match existing  Relation of and on the removing larger areas  Report points with line mortar to match existing  Relation of and on the removing larger  Relation of and on the removing larger  Relation of and on the removing larger  Relation of and the removing larger  Relation of this line mortar  Relati	15 	m2 m2 m2 m2 m2 m2 m2 m2 m2 m2 m2 m2 m2 m	6000 1000 1000 1000 1000 1000 1000 200 2000 2	900.05 4.400.05 4.700.06 5.700.06 5.720.00	100% 20% 20% 20% 20% 20% 20% 20%	ε         300.0           ξ         1.266.0           τ         1.946.0           ε         1.940.0           ε         2.90.0           ε         2.90.0           ε         1.900.0           ε         1.900.0           ε         1.900.0           ε         1.900.0	
2.3.36	Sandatione darmer projection stabilisation	West elevation - W4	Annove segnative growth/statisting from building fore/joints.     Clean surface to remove all plant growth/mass/dataining.     Clean surface to remove all plant growth/mass/dataining.     Annove segnative segnat	- say dity. I'm long threaded should be a constrained of the source and a constrained of the source per duriner on W4 fisce 	refer 67_ 01_typical sanditore blocks	Invals flush in Litheney line motar  Local  Act had only move larger area of vegetation from  Coal  Action  Local  Action  Local	15 648 648 648 648 648 8 8 8 8 8 8 8 8 8 8 9 10 10 10 10 10 10 10 10 10 10	m2 m2 m2 m2 m2 m2 m2 m2 m2 m2 m2 m2 m2 m	60.00 10.00 10.00 10.00 10.00 10.00 10.00 20	900.05 4.500.01 9.720.00 9.720.00 9.720.00 9.720.00 9.720.00 9.720.00 1.00.00 1.00.00 1.00.00 1.00.00 1.00.00 1.000.00 1.000.00 1.000.00	2005 200 200	ε         300.0           ξ         1.266.0           τ         1.946.0           ε         1.940.0           ε         2.90.0           ε         2.90.0           ε         1.900.0           ε         1.900.0           ε         1.900.0           ε         1.900.0	
2.3.36	Sandatione darmer projection stabilisation	West elevation - W4	Annove segnative growth/statisting from building fore/joints.     Clean surface to remove all plant growth/mass/dataining.     Clean surface to remove all plant growth/mass/dataining.     Annove segnative segnat	- say dity. I'm long threaded should be a constrained of the source and a constrained of the source per duriner on W4 fisce 	refer 67_ 01_typical sanditore blocks	Involv Ruck in Litherweit line motor  Coality of the second secon	15 	m2 m2 m2 m2 m2 m2 m2 m2 m2 m2 m2 m2 m2 m	6000 1000 1000 1000 1000 1000 1000 200 2000 2	900.05 4.400.05 4.700.06 5.700.06 5.720.00	100% 20% 20% 20% 20% 20% 20% 20%	ε         300.0           ξ         1.266.0           τ         1.946.0           ε         1.940.0           ε         2.90.0           ε         2.90.0           ε         1.900.0           ε         1.900.0           ε         1.900.0           ε         1.900.0	

			Assess sandstane feature edges for loose/delaminated										
2.3.20	spalled sandstone to feature edges	West elevation - WS	sandstane. Where sandstane is brittle/at risk then sandstane	<ul> <li>- say 2.5% of feature edges/cornice to require remedial work</li> </ul>									
			edge to be removed and reformed with appropriate mortar	то леците тепления вота									
						Remove loose sandstone & prepare surface Finish flush in Lithomex lime mortar	14 14	m	40.00	560.00	5%	£ 28.00	
						Finish flush in Lithomex lime mortar	14	m	120.00	1,680.00	5%	£ 84.00	Inc. materials
			remove gutters and assess for reuse. Gutters in suitable	- Say 50% gutters to be repainted									
2.3.21	Gutters	West elevation - WS	condition to be blast cleaned and repainted before refitting to building. Unsuitable gutters to be replaced with new cast iron	- Say 50% gutters to be repainted - Say 50% gutters will require	refer 01_E1_typical gutter.								
			building. Unsuitable gutters to be repraced with new cast iron autters to match existing.	replacement									
						Remove existing autters	19	m	20.00	380.00	100%	£ 380.00	
						Blast / clean & paint sutters retained	19	m	18.00	342.00	\$0%	£ 171.00	
				1		SRIDS	19	m	300.00	300.00 950.00	100% 50%	£ 300.00 £ 475.00	https://www.drainageonline.co.uk/above-ground-drainage/guttering/cast-iron-gutter/notts-ogee-
						Material; replacement guttering		m					cast-iron-gutter
						Replace gutters: Labour	19	m	26.00	494.00	100%	£ 494.00	
				Car 20% damaging to be several									
			Assess downpipes for reuse. Downpipes in suitable condition to	Say 25% downpipes to be reused     Say 75% downpipes will require									
2.3.22	Downpipes	West elevation - WS	be blast cleaned and repainted. Unsuitable downpipes to be		refer 02_E1_typical downpipe.								
			replaced with new cast iron downpipes to match existing.	All downpipes will require new connection brackets to building									
						Remove existing Downpipes	46		20.00	920.00	100%	£ 920.00	2 Nr @ 14m + 1 Nr @ 18m
						Blast / clean & paint downpipes retained	46	m	18.00	828.00		E 207.00	2 N @ 2011 Y 1 N @ 1011
						Skips	1	nr	300.00	300.00	100%	£ 300.00	
						Material: replacement downpipes	46	m	140.00	6,440.00 1,196.00	75% 100%	£ 4,830.00	Spons (p.568) includes fittings and brackets
				1		Replace downpipes: Labour	46		26.00	1.196.00	100%	£ 1.196.00	
			Timber window framing to be assessed for reuse. Where	- say 50% of window frames on W5									
2.3.23	Window framing	West elevation - WS	suitable for reuse framing to be sanded to good surface and repainted. Where unsuitable for reuse framing to be removed	suitable for reuse - say 50% of window frames an WS	refer 03_E1_timber framing								
			repointed. Where unsuitable for reuse framing to be removed and replaced with new sash & case windows to match exisitna	<ul> <li>say 50% of window frames on WS to be replaced</li> </ul>			_						
	1		sine reprised with new sonrie case windows to match exisiting	to se replaced									
						Remove defective windows Allow 1 repair per window	13	00	75.00	975.00 650.00	50% 50%	£ 487.50 £ 325.00	Spons p. 217 Allow for 1 nr. conservation repair per retained window frame. TKA rate
						Operational repairs to windows retained	13	m	100.00	216.00	50%	£ 108.00	Ease frames, check correct operation
L						Clean & paint windows retained	13	m	90.00	1.170.00	50%	£ 585.00	Clean, undercoat & top coat - 1 man 6hrs @ £15.00 per hour
						Skips Material: replacement windows	1 13	nr nr	300.00	300.00	100%	£ 300.00 £ 3,900.00	Purpose made double hung sash windows treated wrought softwood (Spons p. 438)
						Install replacement windows	13	m	120.00	1,560.00			Assumed frames delivered painted & glazed
		-		-									
2.3.24	Window panes	West elevation - WS	Assess glazing panels for suitability for reuse. Where	- say 25% of window panes on WS to									
			unsuitable/missing/broken replace window glawing with new.	be replaced									
-						Remove defective panes	26 26	nr	20.00 12.00	520.00	25%	£ 130.00	Based on retained frames above x 4 panes per frame. Remove glass and clean frame
-						Material: replacement glazing Replace glazing: Labour	26	nr m	12.00	312.00 520.00	25%	£ 78.00 £ 130.00	E12.00 per pane allowance (inc. puttv)
												100.00	
2.3.25	Sandstone wall face - missing pointing	West elevation - WS	Repoint sandstone joint - rake out existing loose mortar, prepare joint, repoint with lime mortar to match existing.	- Say 15% of sandstane on face W5									
2.3.23	an according want take - missing pointing	www.wiewacon - WS	prepare joint, repaint with lime mortar to match existing.	will require repainting									
		-		-		Rake out mortar joints	216	m2	12.00	2.592.00	15%	£ 388.80	9m x 14m = 126m2 + 5m x 18m = 90m2 = 216m2 total
						point mortar joints	216	m2	15.00	3,240.00	15%	£ 486.00	
2.3.26	Sandstone wall face - loose blocks	West elevation - WS	Reseat sandstone blocks. Remartar joints	- say 10 No. blocks overWS face									
						Remove blocks / clear existing mortar	10	Nr	45.00	450.00	100%	£ 450.00	Blocks are within courses hence increase in rate for removal
						Rebed block in lime mortar point / flaunching mortar joints	10 10	Nr Nr	15.00	150.00 100.00		f 150.00 f 100.00	
			Assess condition of feature pieces/cornices for										
			Assess condition of feature pieces/comices for loose/defaminated sandstane. Remove large sections of loose	- say 5m2 of sandstone to W5face for									
2.3.27	Sandstone wall face - delaminated sandstone	West elevation - WS	loose/delaminated sandstane. Remove large sections of loose sandstane and renals or clean surfaces to provide sound edue	- say 5m2 of sandstone to WSface for lithomex repair - say 2.5m2 of sandstone to WS face									
2.3.27	Sandstone wall face - delaminated sandstone	West elevation - WS	loose/defaminated sandstone. Remove large sections of loase sandstone and repair or clean surfaces to provide sound edge. Where large scale defamination has occurred use mortor replacement such as /thames and for larger areas indent	lithomex repair									
2.3.27	Sandstone wall face - delaminated sandstone	West elevation - WS	loose/delaminated sandstane. Remove large sections of loose sandstane and renals or clean surfaces to provide sound edue	lithomex repair - say 2.5m2 of sandstone to W5 face									
2.3.27	Sandstone wall face - delaminated sandstone	West elevation - WS	loose/defaminated sandstone. Remove large sections of loase sandstone and repair or clean surfaces to provide sound edge. Where large scale defamination has occurred use mortor replacement such as /thames and for larger areas indent	lithomex repair - say 2.5m2 of sandstone to W5 face		Remove loose sandstone & precare surface	7.5	m2	40.00	300.00	100%	£ 300.00	
2.3.27	Sandstone wall face - delaminated sandstone	West elevation - WS	loose/defaminated sandstone. Remove large sections of loase sandstone and repair or clean surfaces to provide sound edge. Where large scale defamination has occurred use mortor replacement such as /thames and for larger areas indent	lithomex repair - say 2.5m2 of sandstone to W5 face					40.00	300.00 450.00	100% 100%	€ 300.00 € 450.00	ing material
			loosofideminiated sandstane. Remove large sections of loose sandstroe and repair or clean surface transitions and edge. Where large scale defamination has occurred use morter replacements such as lohomes and for larger areas indent replacement sandstone into block.	Ikthomex repair - say 2.5m2 of sandstane to WS face for indent repair		Remove loose sandstone & precare surface	7.5	m2	40.00	300.00 450.00	100% 100%	<u>€ 300.00</u> <u>€ 450.00</u>	ne marrich
2.3.27	Sandstone wall face - delaminated sandstone	West elevation - WS	loose/defaminated sandstone. Remove large sections of loase sandstone and repair or clean surfaces to provide sound edge. Where large scale defamination has occurred use mortor replacement such as /thames and for larger areas indent	lithomex repair - say 2.5m2 of sandstone to W5 face		Remove loose sandstone & precare surface	7.5	m2	40.00	300.00 450.00	100% 100%	<u>ε 300.00</u> <u>ε 450.00</u>	DC mitródi
			loosofideminiated sandstane. Remove large sections of loose sandstroe and repair or clean surface transitions and edge. Where large scale defamination has occurred use morter replacements such as lohomes and for larger areas indent replacement sandstone into block.	Ikthomex repair - say 2.5m2 of sandstane to WS face for indent repair		Remove loop sandstore & orears sufface Fands flush in Lithorea lines motar	7.5	m2	40.00	300.00 450.00	100% 100%	<u>€ 300.00</u> <u>€ 450.00</u>	inc materials
			loosofideminiated sandstane. Remove large sections of loose sandstroe and repair or clean surface transitions and edge. Where large scale defamination has occurred use morter replacements such as lohomes and for larger areas indent replacement sandstone into block.	Ikthomex repair - say 2.5m2 of sandstane to WS face for indent repair		Remove locos sanditore & orecars sorfice Final-fluch in Libbone. Ilma motar Cat back and remove larger areas of vegetation from	7.5 7.5 216	m2 m2 m2	60.00	2.160.00	20%	£ 450.00	Ic nutvia)
			loosofideminiated sandstane. Remove large sections of loose sandstroe and repair or clean surface transitions and edge. Where large scale defamination has occurred use morter replacements such as lohomes and for larger areas indent replacement sandstone into block.	Ikthomex repair - say 2.5m2 of sandstane to WS face for indent repair		Remove loop sandstore & orears sufface Fands flush in Lithornes lines motar	7.5 7.5	m2 m2	60.00	450.00	100%	£ 450.00	ter, materials
			loosofideminiated sandstane. Remove large sections of loose sandstroe and repair or clean surface transitions and edge. Where large scale defamination has occurred use morter replacements such as lohomes and for larger areas indent replacement sandstone into block.	Ikthomex repair - say 2.5m2 of sandstane to WS face for indent repair		Dense boo socione à ansare señor Assà-fisà in Laborea line nortz Cet back and removi lager area of vegetation from ault. Bake aut nost form marte jons.	7.5 7.5 216 216	m2 m2 m2 m2	60.00 10.00 15.00	450.00 2.160.00 3,240.00	20% 20%	€ 450.00 € 432.00 € 648.00	
			loosofideminiated sandstane. Remove large sections of loose sandstroe and repair or clean surface transitions and edge. Where large scale defamination has occurred use morter replacements such as lohomes and for larger areas indent replacement sandstone into block.	Ikthomex repair - say 2.5m2 of sandstane to WS face for indent repair		Dense boot addrave & ansare surfae Destruction addrave & ansare surfae Cel back and remove larger areas of vegetation from well. Read and reads from martie joints. Treat with builded arean (scen).	7.5 7.5 216 216	m2 m2 m2 m2 m2 m2 m2 m2 m2	60.00 10.00 15.00	450.00 2.160.00 3.240.00 3.240.00	20% 20% 20% 20%	£ 450.00 .£ 432.00 £ 648.00 £ 648.00	
			loosofideminiated sandstane. Remove large sections of loose sandstroe and repair or clean surface transitions and edge. Where large scale defamination has occurred use morter replacements such as lohomes and for larger areas indent replacement sandstone into block.	Ikthomex repair - say 2.5m2 of sandstane to WS face for indent repair		Entreer loos sanditore & preser surfax reah-flush in clifformalism motar Cat and ramove larger areas of vegetation from Aske and ramove larger areas of segetation from Aske and random from motars (onto	7.5 7.5 216 216 216 216 216	m2 m2 m2 m2 m2 m2	10.00 10.00 15.00 10.00	450.00 2.160.00 3.240.00 3.240.00 2.160.00	20% 20% 20%	€ 450.00 € 432.00 € 648.00 € 648.00 € 432.00	
			Isoopédentiminates analosies, Revoue lange excitions el foisea analosies en el regio es de ma afortes to porsele sonte algo- tivere lorge suis a defamination de la cocurrar dur en excita en el como esta en el como esta en el como esta en el replecement analosies en tes Biosi. Remore sugetastion grouent/stassing from huilding face/juest. Ceen sugice to remore ell pleat growth/mass/tasining.	Informer repair - say 3.5ml d abacheore to W5 face for indext case: - say 2.7ml of W5 face - say 2.7ml of W5 face 		Dense boot addrave & ansare surfae Destruction addrave & ansare surfae Cel back and remove larger areas of vegetation from well. Read and reads from martie joints. Treat with builded arean (scen).	7.5 7.5 216 216 216 216 216	m2 m2 m2 m2 m2 m2 m2 m2 m2	10.00 10.00 15.00 10.00	450.00 2.160.00 3.240.00 3.240.00 2.160.00	20% 20% 20% 20%	€ 450.00 € 432.00 € 648.00 € 648.00 € 432.00	
2.3.28	Sandtone wall foer -vagetation	West elevation - WS	Isoopédentiminates analosies, Revoue lange excitions el foisea analosies en el regio es de ma afortes to porsele sonte algo- tivere lorge suis a defamination de la cocurrar dur en excita en el como esta en el como esta en el como esta en el replecement analosies en tes Biosi. Remore sugetastion grouent/stassing from huilding face/juest. Ceen sugice to remore ell pleat growth/mass/tasining.	Informer repair - say 3.5ml d abacheore to W5 face for indext case: - say 2.7ml of W5 face - say 2.7ml of W5 face 		Dense boot addrave & ansare surfae Destruction addrave & ansare surfae Cel back and remove larger areas of vegetation from well. Read and reads from martie joints. Treat with builded arean (scen).	7.5 7.5 216 216 216 216 216	m2 m2 m2 m2 m2 m2 m2 m2 m2	10.00 10.00 15.00 10.00	450.00 2.160.00 3.240.00 3.240.00 2.160.00	20% 20% 20% 20%	€ 450.00 € 432.00 € 648.00 € 648.00 € 432.00	
	Sandtone wall foer -vagetation		Isoochemisianter anatorium. Renove large excitiva of lobos anatorium and region de mai aforte la provide sonnt degu- nationement such as infinitories provides and tegus. Renove experiations and for larger areas indeer reglecement such as infinitories and for larger areas indeer reglecement such as infinitories and for larger areas indeer reglecement such as infinitories and for larger areas indeer Renove experiation growth/training from huikling face/justiz. Clean surface to remove all plant growth/traiss/tationg.	Informer repair - say 2.5 ml downloade to W5 face for tablent repair say 20% of W5 face 	refer GL_WA_domer projection	Dense boot addrave & ansare surfae Destruction addrave & ansare surfae Cel back and remove larger areas of vegetation from well. Read and reads from martie joints. Treat with builded arean (scen).	7.5 7.5 216 216 216 216 216	m2 m2 m2 m2 m2 m2 m2 m2 m2	10.00 10.00 15.00 10.00	450.00 2.160.00 3.240.00 3.240.00 2.160.00	20% 20% 20% 20%	€ 450.00 € 432.00 € 648.00 € 648.00 € 432.00	
2.3.28	Sandtone wall foer -vagetation	West elevation - WS	Isonofetimisated sandarian. Renove large extense of losses and advances and region of evan informs to provide sandaria reglescences tasks to informers and of the sandarian reglescences tasks to informers and for larger areas inform examplescences tasks to informers and for larger areas inform examplescences tasks to informers and form halding face/joints. Clean surface to remove all plant growth/mass/stasing examplescences and growth growth/mass/stasing examplescences and growth growth/mass/stasing examplescences and growth growth/mass/stasing examplescences and growth growth/mass/stasing examplescences and growth/mass/stasin	Interner repair - say 3.5ml d advances to W5 face for indext repair - say 2.5ml d W5 face 	refer (51_W4_domer projection	Dense boot addrave & ansare surfae Destruction addrave & ansare surfae Cel back and remove larger areas of vegetation from well. Read and reads from martie joints. Treat with builded arean (scen).	7.5 7.5 216 216 216 216 216	m2 m2 m2 m2 m2 m2 m2 m2 m2	10.00 10.00 15.00 10.00	450.00 2.160.00 3.240.00 3.240.00 2.160.00	20% 20% 20% 20%	€ 450.00 € 432.00 € 648.00 € 648.00 € 432.00	
2.3.28	Sandtone wall foer -vagetation	West elevation - WS	Isoochemisianter anatorium. Renove large excitiva of lobos anatorium and region de mai aforte la provide sonnt degu- nationement such as infinitories provides and tegus. Renove experiations and for larger areas indeer reglecement such as infinitories and for larger areas indeer reglecement such as infinitories and for larger areas indeer reglecement such as infinitories and for larger areas indeer Renove experiation growth/training from huikling face/justiz. Clean surface to remove all plant growth/traiss/tationg.	Informer repair - say 2.5 ml downloade to W5 face for tablent repair say 20% of W5 face 	refer GL_W4_domer projection	Interpret foreis sanditions & process surface. Proved Tudos in Lobiona lines motiar Cut back and remove larger areas of vegetablish from Aul Totas with Nordin entropy Lobion Decam with a Affected area. Report joints with lines motiar to match existing	7.5 7.5 216 216 216 216 216 216	m2 m2 m2 m2 m2 m2 m2 m2 m2	10.00 10.00 15.00 10.00	450.00 2,150.00 3,240.00 3,240.00 2,150.00 3,240.00 3,240.00	20% 20% 20% 20% 20%	€ 450.00 € 437.00 € 648.00 € 648.00 € 648.00 € 648.00	le nutra)
2.3.28	Sandtone wall foer -vagetation	West elevation - WS	Isonofetimisated sandarian. Renove large extense of losses and advances and region of evan informs to provide sandaria reglescences tasks to informers and of the sandarian reglescences tasks to informers and for larger areas inform examplescences tasks to informers and for larger areas inform examplescences tasks to informers and form halding face/joints. Clean surface to remove all plant growth/mass/stasing examplescences and growth growth/mass/stasing examplescences and growth growth/mass/stasing examplescences and growth growth/mass/stasing examplescences and growth growth/mass/stasing examplescences and growth/mass/stasin	Informer repair - say 2.5 ml downloade to W5 face for tablent repair say 20% of W5 face 	refer 63_W4_domer projection	Ennove laces senditore & presers serface     Drob fluck in classification is presers serface     Drob fluck in classification is not set     Cat back and remove larger areas of vegetation from     sail     cat back and remove larger areas of vegetation     Alage activation in the series     Section is an effect of the section of the section     Report ports with time metric to match existing     Report ports and the threaded bar     Report ports     Report ports	7.5 7.5 216 216 216 216 216 216	m2 m2 m2 m2 m2 m2 m2 m2 m2	10.00 10.00 15.00 10.00	450.00 2,150.00 3,240.00 3,240.00 2,150.00 3,240.00 3,240.00	20% 20% 20% 20% 20%	€ 450.00 € 437.00 € 648.00 € 648.00 € 648.00 € 648.00	Inc. materials
2.3.28	Sandtone wall foer -vagetation	West elevation - WS	Isonofetimisated sandarian. Renove large extense of losses and advances and region of evan informs to provide sandaria reglescences tasks to informers and of the sandarian reglescences tasks to informers and for larger areas inform examplescences tasks to informers and for larger areas inform examplescences tasks to informers and form halding face/joints. Clean surface to remove all plant growth/mass/stasing examplescences and growth growth/mass/stasing examplescences and growth growth/mass/stasing examplescences and growth growth/mass/stasing examplescences and growth growth/mass/stasing examplescences and growth/mass/stasin	Informer repair - say 2.5 ml downloade to W5 face for tablent repair say 20% of W5 face 	refer 63_W4_domer projection	Ennoue loos sandstore & anexars surface freeh-fluck in Lithones line morter freeh-fluck in Lithones line morter Cat back and remove larger areas of vegetation from the surface from marter joints Takes of costs from marter joints Deam wash affected area Register joints with line mortar to match existing Register joints with line mortar to match existing Register Joints and the threaded bar Affekter And resis.	7.5 7.5 216 216 216 216 216 216 216 216 216 216	m2 m2 m2 m2 m2 m2 m2 m2 m2 m2 m2 Mr Nr	10.00 15.00 15.00 15.00 15.00 25.00 70.00 30.00	450.00 2.160.00 3.240.00	100% 20% 20% 20% 20% 20% 100%	ε         432.00           έ         432.00           έ         466.00           έ         468.00           έ         482.00           έ         648.00           έ         500.00           έ         500.00           έ         500.00           έ         160.00	
2.3.28	Sandtone wall foer -vagetation	West elevation - WS	Isonofetimisated sandarian. Renove large extense of losses and advances and region of evan informs to provide sandaria reglescences tasks to informers and of the sandarian reglescences tasks to informers and for larger areas inform examplescences tasks to informers and for larger areas inform examplescences tasks to informers and form halding face/joints. Clean surface to remove all plant growth/mass/stasing examplescences and growth growth/mass/stasing examplescences and growth growth/mass/stasing examplescences and growth growth/mass/stasing examplescences and growth growth/mass/stasing examplescences and growth/mass/stasin	Informer repair - say 2.5 ml downloade to W5 face for tablent repair say 20% of W5 face 	refer (D]_W4_domer projection	Emport locos sanditione & ensure surface     Ferdel hule in climitente lines motar     Cot back and ensures longer areas of vegetarione from     autil     Take and reading to the second	7.5 7.5 216 216 216 216 216 216 216 216 8 8 8 8 8 8 8	m2 m2 m2 m2 m2 m2 m2 m2 m2 m2 M/ M/ N/	60.00 15.00 15.00 15.00	450.00 2.160.05 3.240.00 2.160.00 3.240.00 3.240.00 3.240.00 5.00.00 560.00 560.00	100% 20% 20% 20% 20% 20% 20%	£ 432.00 £ 432.00 £ 646.00 £ 646.00 £ 442.00 £ 646.00 £ 766.00 £ 766	Inc. materials
2.3.28	Sandtone wall foer -vagetation	West elevation - WS	IsocoEdentionatoria andratoria. Renove large excitions of losses andradores and region of own indirects for anyonic series and edge reglescement such as lithness and of the series of the series of the end of the series of the series of the series of the series of the end of the series of the series of the series of the series of the formore suggestation growth/tanting from hutding face/joints. Clean surface in the foreign of the series of the series end of the series of the locks and the basis in the series of the series of the series of the locks and the basis in the series of the series of the series of the locks and the basis in the series of the series of the series of the locks and the basis in the series of the ser	Informer repair - say 2.5 ml downloade to W5 face for tablent repair say 20% of W5 face 	refer 63_W4_domer projection	Ennoue loos sandstore & anexars surface freeh-fluck in Lithones line morter freeh-fluck in Lithones line morter Cat back and remove larger areas of vegetation from the surface from marter joints Takes of costs from marter joints Deam wash affected area Register joints with line mortar to match existing Register joints with line mortar to match existing Register Joints and the threaded bar Affekter And resis.	7.5 7.5 216 216 216 216 216 216 216 216 216 216	m2 m2 m2 m2 m2 m2 m2 m2 m2 m2 m2 Mr Nr	10.00 15.00 15.00 15.00 15.00 25.00 70.00 30.00	450.00 2.160.00 3.240.00	100% 20% 20% 20% 20% 20% 20%	ε         432.00           έ         432.00           έ         466.00           έ         468.00           έ         482.00           έ         648.00           έ         500.00           έ         500.00           έ         500.00           έ         160.00	Inc. materials
2.3.28	Sandtone wall foer -vagetation	West elevation - WS	Isoopédieministrativa andraine. Renove large excitions of losses andraines and region come indepets to provide sound and regionement such as litherers and of or larger areas indepet and and the sound and the sound and the sound and the provide sound and the sound and the sound and the former experiation generity function glicen halding force/junts. Encourse angles are in moment of plant general halding force/junts. Encourse angles are in moment of plant general halding force/junts. Encourse angles are in moment of plant general halding force/junts. Annex southingpoint/tool demoner projections for integrity: Incourse angles are in moment of plant general halding for halding for blacks and for back the moment of general plants of the sound and blacks and for back the moment of general plants of the general blacks and for back the moment of general plants of the general blacks and for back the moment of general plants of the general blacks and for back the moment of general plants of the general blacks and for back the moment of general plants of the general blacks and for back the moment of general plants of the general blacks and for back the moment of general plants of the general blacks and for back the moment of general plants of the general blacks and for back the moment of general plants of the general blacks and for back the moment of general plants of the general blacks and for back the general plants of the general blacks and the back the general plants of the general plants of the general black the general plants of the general black the general plants of the general plan	Informer repair - say 2.5 ml downloade to W5 face for tablent repair say 20% of W5 face 	refer 61,VK4_stormer projection	Emport locos sanditione & ensure surface     Ferdel hule in climitente lines motar     Cot back and ensures longer areas of vegetarione from     autil     Take and reading to the second	7.5 7.5 216 216 216 216 216 216 216 216 8 8 8 8 8 8 8	m2 m2 m2 m2 m2 m2 m2 m2 m2 m2 M/ M/ N/	10.00 15.00 15.00 15.00 15.00 25.00 70.00 30.00	450.00 2.160.05 3.240.00 2.160.00 3.240.00 3.240.00 3.240.00 5.00.00 560.00 560.00	100% 20% 20% 20% 20% 20% 20%	£ 432.00 £ 432.00 £ 646.00 £ 646.00 £ 442.00 £ 646.00 £ 766.00 £ 766	Inc. materials
2.3.28	Sandatore will face - vegetation	West elevation - WS	IsocoEdentionatoria andratoria. Renove large excitions of losses andradores and region of own indirects for anyonic series and edge reglescement such as lithness and of the series of the series of the end of the series of the series of the series of the series of the end of the series of the series of the series of the series of the formore suggestation growth/tanting from hutding face/joints. Clean surface in the foreign of the series of the series end of the series of the locks and the basis in the series of the series of the series of the locks and the basis in the series of the series of the series of the locks and the basis in the series of the series of the series of the locks and the basis in the series of the ser	Inhumer repair any 2.5 mJ downloade to W5 face Ar indext repair Say 20% of W5 face Say 20% of W5 face 	refer 63_W4_domer projection	Ennoue loos landition & amount surface     Finish flush in ultimore lines motar     Finish flush in ultimore lines motar     Car back and remove larger areas of vagstation from     Car back and remove larger areas of vagstation from     Car back and remove larger areas of vagstation from     Car back and remove larger areas of vagstation     Car back and remove larger     Car back and larger move     Car core of back and lines movter     Carder core of back and lines movter     Carder core of back and lines movter     Carder core of back and lines movter	7.5 7.5 7.5 216 216 216 216 216 216 216 216 216 216	m2 m2 m2 m2 m2 m2 m2 m2 m2 m2 m2 Mt Nt Nt Nt	60.00 10.00 15.00 10.00 10.00 10.00 10.00 15.00 25.00 70.00 8.00 8.00 15.00	450.00 2.160.00 3.240.00	100% 20% 20% 20% 20% 20% 20% 20% 20% 100% 10	€ 450.00 € 452.00 € 645.00 € 645	Inc. materials
2.3.28	Sandatore will face - vegetation	West elevation - WS	Isoopédieministrativa andraine. Renove large excitions of losses andraines and region come indepets to provide sound and regionement such as litherers and of or larger areas indepet and and the sound and the sound and the sound and the provide sound and the sound and the sound and the former experiation generity function glicen halding force/junts. Encourse angles are in moment of plant general halding force/junts. Encourse angles are in moment of plant general halding force/junts. Encourse angles are in moment of plant general halding force/junts. Annex southingpoint/tool demoner projections for integrity: Incourse angles are in moment of plant general halding for halding for blacks and for back the moment of general plants of the sound and blacks and for back the moment of general plants of the general blacks and for back the moment of general plants of the general blacks and for back the moment of general plants of the general blacks and for back the moment of general plants of the general blacks and for back the moment of general plants of the general blacks and for back the moment of general plants of the general blacks and for back the moment of general plants of the general blacks and for back the moment of general plants of the general blacks and for back the moment of general plants of the general blacks and for back the moment of general plants of the general blacks and for back the general plants of the general blacks and the back the general plants of the general plants of the general black the general plants of the general black the general plants of the general plan	Inhumer repair any 2.5 mJ downloade to W5 face Ar indext repair Say 20% of W5 face Say 20% of W5 face 	refer CI_W4_stomer projection	Enrope loos and/otors & preserve serface     Drok high in claimbore Line motion     Cat back and remove larger areas of vegetation from     autors and remove larger areas of vegetation from     autors and remove larger areas of vegetation     for a set of remove larger areas of vegetation     autors and remove larger areas of vegetation     autors and remove larger areas of vegetation     autors are and remove larger     autors	7.5 7.5 7.5 216 216 216 216 216 216 216 216 216 216	m2 m2 m2 m2 m2 m2 m2 m2 m2 m2 m2 m2 m2 m	60.00 10.00 15.00 15.00 15.00 25.00 25.00 25.00	450.08 2.160.09 3.240.00	100% 20% 20% 20% 20% 20% 20% 20% 100% 10	2 450.00 2 432.00 2 432.00 2 440.00 2 440.00 2 440.00 2 450.00 2 450.	Inc. materials
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2.3.28	Sandstone will face - vegetation Sandstone will face - vegetation Sandstone dommer projection stabilisation Sandstone familier projection stabilisation Sandstone listed support bleaks	West elevation - W5	Isonofetiminianteri sandariane. Renove large excitation of floase anderbess earl region of earls in prices to provide sandaria regionement such as influences and the sandariane regionement such as influences and of for larger areas index for more suggestation growth/stansing from huilding face/joints. Clean surface in the floating standariane in the sandariane for more suggestation growth/stansing from huilding face/joints. Clean surface in more all plant growth/stansis/stansing for more suggestation growth/stansing from huilding face/joints. Clean surface in more all plant growth/stansis/stansing for more suggestation growth/stansis/stansing for more suggestation for the downer projections for integrity- flexest and entrate filosits. Drift and install throaded standaries to more region by drifting/sing filong plant.	Inhumer regul		Empore locos sanditione & encener surface     Freeholds and internet surface     Freeholds and internet locar motar     Cat back and encent locar and an explanation from     ault     Sandar and an explored and an explored and an explored and     Animal and	75 75 216 216 216 216 216 216 216 216 216 216	(12) (12) (12) (12) (12) (12) (12) (12)	6000 1000 1500 1500 1500 1500 1500 2500 2500 2500 2500	40.00 3 1000 3 24000 3 2400000000 3 24000000000000000000000000000000000000	100% 20% 20% 20% 20% 20% 20% 100% 100% 1	c         4000           c         4256,0           c         4526,0           c         4526,0           c         4526,0           c         4520,0           c         4520,0           c         4520,0           c         4520,0           c         450,0           c         450,0           c         450,0           c         400,0           c         400,0           c         100,0           c         100,0           c         100,0           c         100,0           c         100,0	
2.3.28	Sandstone will face - vegetation Sandstone will face - vegetation Sandstone dommer projection stabilisation Sandstone familier projection stabilisation Sandstone listed support bleaks	West elevation - W5	Isonofetimisated sendance. Reverse large excitions of losses and advances and regions of more large sendances and regions regionsement such as lithneses and of a large research and regionsement such as lithneses and of a large research and the large sendences regionsement such as lithneses and of a large research advances in advances of a large sender large sender for a large research advances of the large sender regionsement such as lithneses and a large sender large sender large sender large sender for advances of a large growthy large large sender large sender large sender large sender large sender large sender large sender large sender large sender large sender large sender large sender large se	Inhumer regul		Entropy loop sandbook & ansars surface freeh fluck in ultihones line morter freeh fluck in ultihones line morter Cat data data remove larger areas of vegetation from main surface fluctuations in the surface of the surface fluck and remove larger areas of vegetation from main surface fluctuations in the surface data wave affected area Register joints with line mortar to match existing Register joints with line mortar to match Register joints with line mortar Register joints with line mortar Register joints with line mortar Register joints with line mortar Register joints and allow the mortar	7.5 7.5 7.5 216 216 216 216 216 216 216 216 216 216	m2 m2 m2 m2 m2 m2 m2 m2 m2 m2 m2 m2 m2 m	60.00 10.00 15.00 15.00 15.00 25.00 25.00 25.00	40.00 3 1000 3 24000 3 2400000000 3 24000000000000000000000000000000000000	100% 20% 20% 20% 20% 20% 20% 20% 100% 10	c         4000           c         4256,0           c         4526,0           c         4526,0           c         4526,0           c         4520,0           c         4520,0           c         4520,0           c         4520,0           c         450,0           c         450,0           c         450,0           c         400,0           c         400,0           c         100,0           c         100,0           c         100,0           c         100,0           c         100,0	Inc. materials
2.3.28	Sandstone will face - vegetation Sandstone will face - vegetation Sandstone dommer projection stabilisation Sandstone familier projection stabilisation Sandstone listed support bleaks	West elevation - W5	Isonofetimisated sendance. Reverse large excitions of losses and advances and regions of more large sendances and regions regionsement such as lithneses and of a large research and regionsement such as lithneses and of a large research and the large sendences regionsement such as lithneses and of a large research advances in advances of a large sender large sender for a large research advances of the large sender regionsement such as lithneses and a large sender large sender large sender large sender for advances of a large growthy large large sender large sender large sender large sender large sender large sender large sender large sender large sender large sender large sender large sender large se	Inhumer regul		Remove loop and/tools & ameans surface     Freeholds, and an an and an an and an and an and an an an and an an and an an and an an and an	75 75 75 216 216 216 216 216 4 4 4 4 4 4 4 5 5 5 5 5 5 5 5 5 5 5 5	n2 n2 n3 n3 n2 n3 n2 n3 n2 n3 n2 n3 n2 n3 n2 n3 n3 n3 n3 n3 n3 n3 n3 n3 n3 n3 n3 n3	6000 1000 1500	4000 11000 12000 12000 12000 12000 12000 12000 12000 12000 12000 12000 12000 100000 100000 100000 10000 100000 100000 1000000 1000000 1	100% 20% 20% 20% 20% 20% 20% 20% 100% 10	6 6000 6 6000 6 6100 6 6400 6 6400 6 6400 6 6400 6 9000 6 9000	
2.3.28	Sandstone will face - vegetation Sandstone will face - vegetation Sandstone dommer projection stabilisation Sandstone familier projection stabilisation Sandstone listed support bleaks	West elevation - W5	Isonofetimisated sendance. Reverse large excitions of losses and advances and regions of more large sendances and regions regionsement such as lithneses and of a large research and regionsement such as lithneses and of a large research and the large sendences regionsement such as lithneses and of a large research advances in advances of a large sender large sender for a large research advances of the large sender regionsement such as lithneses and a large sender large sender large sender large sender for advances of a large growthy large large sender large sender large sender large sender large sender large sender large sender large sender large sender large sender large sender large sender large se	Inhumer regul		Empore locos sanditione & encener surface     Freeholds and internet surface     Freeholds and internet locar motar     Cat back and encent locar and an explanation from     ault     Sandar and an explored and an explored and an explored and     Animal and	75 75 216 216 216 216 216 216 216 216 216 216	(12) (12) (12) (12) (12) (12) (12) (12)	6000 1000 1500 1500 1500 1500 1500 2500 2500 2500 2500	40.00 3 1000 3 24000 3 2400000000 3 24000000000000000000000000000000000000	100% 20% 20% 20% 20% 20% 20% 100% 100% 1	c         4000           c         4256,0           c         4526,0           c         4526,0           c         4526,0           c         4520,0           c         4520,0           c         4520,0           c         4520,0           c         450,0           c         450,0           c         450,0           c         400,0           c         400,0           c         100,0           c         100,0           c         100,0           c         100,0           c         100,0	
2.3.28	Sandstone will face - vegetation Sandstone will face - vegetation Sandstone dommer projection stabilisation Sandstone familier projection stabilisation Sandstone listef support bleaks	West elevation - W5	Isonofetimisated sendance. Reverse large excitions of losses and advances and regions of more large sendances and regions regionsement such as lithneses and of a large research and regionsement such as lithneses and of a large research and the large sendences regionsement such as lithneses and of a large research advances in advances of a large sender large sender for a large research advances of the large sender regionsement such as lithneses and a large sender large sender large sender large sender for advances of a large growthy large large sender large sender large sender large sender large sender large sender large sender large sender large sender large sender large sender large sender large se	Inhumer regul		Remove loop and/tools & ameans surface     Freeholds, and an an and an an and an and an and an an an and an an and an an and an an and an	75 75 216 216 216 216 216 4 4 4 4 4 4 4 4 5 5 5 5 5 5 5 5 5 5 5	n2 n2 n3 n3 n2 n2 n2 n3 n2 n3 n2 n2 n2 n3 n2 n3 n2 n3 n3 n3 n3 n3 n3 n3 n3 n3 n3 n3 n3 n3	6000 1000 1500	4000 11000 12000 12000 12000 12000 12000 12000 12000 12000 12000 12000 12000 100000 100000 100000 10000 100000 100000 10000000 1000000	200% 20% 20% 20% 20% 20% 20% 20% 20% 20%	6 6000 6 6000 6 6100 6 6400 6 6400 6 6400 6 6400 6 9000 6 9000	
2.3.28	Sandstone will face - vegetation Sandstone will face - vegetation Sandstone dommer projection stabilisation Sandstone familier projection stabilisation Sandstone listef support bleaks	West elevation - W5	lacocketaministeria standarden. Renove large excitions of losses andreases end regis of somewards end endingeness endowers analosement such as influences andreases. Sender excitences and and analose endingeness and endingeness endingeness and analosement such as influences and an analoses in endingeness and analosement such as influences and analoses. The analose endingeness and analosement such as influences and analoses and analoses.  Anance engeleration growthylicationing from huilding face/joints.  Anance endingeness and analoses analoses analoses analoses analoses and analoses and analoses	Inhumer regul		Entropy loop and/obje & arean surface Fields fluck in clubbors into mortur Fields fluck in clubbors into mortur Cut club clubbors into morturi joints Fields and remove larger areas of vegatation from Aniae cut rest with loop clubbors into morturi clubbors into the surface of the morture into the fields of and the threaded bar Afflestar Long and the threaded bar	275 25 216 216 216 216 216 216 216 216 216 216	2 2 2 2 2 2 2 2 2 2 2 2 2 2	6000 1500 1500 1500 1500 1500 1500 2500 2500 2500 2500 2500 2500 2500	4000 21000 12000 12000 12000 12000 12000 12000 12000 12000 12000 10	200% 20% 20% 20% 20% 20% 20% 20% 20% 20%	ε         6000           £         6100           6         6400           2         64600           2         64600           4         6400           4         6400           4         6400           4         6400           4         6400           4         6400           4         6400           4         6400           4         6400           4         6400           4         1000           4         1000           4         1000           4         1000           4         1000           4         1000           4         1000           4         1000           4         1000           4         1000           4         1000           4         1000           4         1000           4         1000           6         2500	
23.38	Sandstone will face - vegetantion Sandstone will face - vegetantion Sandstone dommer projection stabilisation Sandstone limited support blocks Sandstone limited support blocks Sandstone rack	West elevation - W5	Isoopédieminiantes analysis en prove large extrition of losses analysis en et region of eministries in provide analysis ender analysis ender any ethor of the series and ender regionement such as influence and for larger areas index regionement such as influence and for larger areas index for any ender the such as a such as a such as a such as a formore suggestation groutly flatining from huilding face/joints. Conserving face and the such as a such as a such as a such as a face of the such as a such as a such as a such as a such as a face of the such as a such as a such as a such as a such as a face of the such as a such as a such as a such as a such as a face of the such as a such as a such as a such as a such as a face of the such as a such as a such as a such as a such as a face of the such as a such as a such as a such as a such as a face of the such as a such as a such as a such as a such as a face of the such as a such as a such as a such as a such as the region as a such as face of the such as a such as the region as a such as face of the such as a such as a such as a such as a such as face of the such as a such as a such as a such as a such as for the such as a such as a such as a such as a such as for the such as a such as a such as a such as a such as for the such as a such as a such as a such as a such as for the such as a such as a such as a such as a such as for the such as a such as a such as a such as a such as for the such as a such as a such as a such as a such as for the such as a such as for the such as a such as for the such as a such as for the such as a such	Informer regar my 3.5-rc 2 and Andrea to 195 face 14 Tradent regar 14 Tradent reg		Entropy loop and/obje & arean surface Fields fluck in clubbors into mortur Fields fluck in clubbors into mortur Cut club clubbors into morturi joints Fields and remove larger areas of vegatation from Aniae cut rest with loop clubbors into morturi clubbors into the surface of the morture into the fields of and the threaded bar Afflestar Long and the threaded bar	275 25 216 216 216 216 216 216 216 216 216 216	2 2 2 2 2 2 2 2 2 2 2 2 2 2	6000 1500 1500 1500 1500 1500 1500 2500 2500 2500 2500 2500 2500 2500	4000 21000 12000 12000 12000 12000 12000 12000 12000 12000 12000 10	200% 20% 20% 20% 20% 20% 20% 20% 20% 20%	ε         6000           £         6100           6         6400           2         64600           2         64600           4         6400           4         6400           4         6400           4         6400           4         6400           4         6400           4         6400           4         6400           4         6400           4         6400           4         1000           4         1000           4         1000           4         1000           4         1000           4         1000           4         1000           4         1000           4         1000           4         1000           4         1000           4         1000           4         1000           4         1000           6         2500	
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23.38	Sandstone will face - vegetantion Sandstone will face - vegetantion Sandstone dommer projection stabilisation Sandstone limited support blocks Sandstone limited support blocks Sandstone rack	West elevation - W5	Isoopédieminiantes analysis en prove large extrition of losses analysis en et region of eministries in provide analysis ender analysis ender any ethor of the series and ender regionement such as influence and for larger areas index regionement such as influence and for larger areas index for any ender the such as a such as a such as a such as a formore suggestation groutly flatining from huilding face/joints. Conserving face and the such as a such as a such as a such as a face of the such as a such as a such as a such as a such as a face of the such as a such as a such as a such as a such as a face of the such as a such as a such as a such as a such as a face of the such as a such as a such as a such as a such as a face of the such as a such as a such as a such as a such as a face of the such as a such as a such as a such as a such as a face of the such as a such as a such as a such as a such as a face of the such as a such as a such as a such as a such as the region as a such as face of the such as a such as the region as a such as face of the such as a such as a such as a such as a such as face of the such as a such as a such as a such as a such as for the such as a such as a such as a such as a such as for the such as a such as a such as a such as a such as for the such as a such as a such as a such as a such as for the such as a such as a such as a such as a such as for the such as a such as a such as a such as a such as for the such as a such as a such as a such as a such as for the such as a such as for the such as a such as for the such as a such as for the such as a such	Inhumer regult		Entropy loop and/one & entropy surface     Freeholds, and an an and an an and an an an and an an and an	25 75 216 216 216 216 216 216 216 216 216 216	22 22 22 23 24 24 24 24 24 24 24 24 24 24	60.00 1100 1500 1500 1500 1500 1500 1500 1500 1500 1500 1500 1500 2500 2500 2500 2500	40.00 11000 124000 124000 124000 124000 124000 124000 124000 124000 1000	20% 20% 20% 20% 20% 20% 20% 20% 20% 20%	c         4000           c         4250,0           c         4450,0           c         4450,0           c         452,0,0           c         452,0,0           c         452,0,0           c         452,0,0           c         452,0,0           c         452,0,0           c         450,0           c         250,0           c         250,0           c         200,0           c         200,0	
23.38	Sandstone will face - vegetantion Sandstone will face - vegetantion Sandstone dommer projection stabilisation Sandstone limited support blocks Sandstone limited support blocks Sandstone rack	West elevation - W5	loop defauition and standards. Rower large excitions of loops     and and an analysis of an analysis of an analysis of an analysis     replexement study to althouse and of a range or easy index     replexement study to althouse and of a range or easy index     and the analysis of an analysis of an analysis     analysis of anomaly and analysis of a range of	Inhumer regult		Introductions additions & pressure surface     Introductions additions & pressure surface     Introductions intermentation     Col back and memory larger areas of vagatation from     and     and and a memory larger areas of vagatation from     and and a memory and a memory and     and and a memory and a memory and     and and a memory and a memory and     and a memory and a memory and     and a memory and a memory and     and a memory and a memory and     and a memory and a memory and     and a memory and a memory and     and a memory and a memory and     and a memory and a memory and     and a memory and a memory and     and a memory and a memory and     and a memory and a memory and     and a memory and a memory and     and     and a memory and	7.5 7.5 7.5 7.5 7.5 7.5 7.5 7.5 7.5 7.5		6000 1000 1500 1500 1500 1500 2500	40.00 2.100.00 3.340.00 3.240.00 3.240.00 3.240.00 3.240.00 4.00.00 4.00.00 4.00.00 1.00.00 1.00.00 1.00.00 2.00.00	20% 20% 20% 20% 20% 20% 20% 20% 20% 20%	ε         4000           ε         4320,           ε         4400,           ε         440,           ε         452,           ε         452,           ε         452,           ε         452,           ε         452,           ε         452,           ε         500,           ε         400,           ε         400,           ε         400,           ε         100,           ε         100,           ε         100,           ε         100,           ε         200,0           ε         200,0           ε         200,0           ε         200,0           ε         200,0	
23.38	Sandstone will face - vegetantion Sandstone will face - vegetantion Sandstone dommer projection stabilisation Sandstone limited support blocks Sandstone limited support blocks Sandstone rack	West elevation - W5	loop defauition and standards. Rower large excitions of loops     and and an analysis of an analysis of an analysis of an analysis     replexement study to althouse and of a range or easy index     replexement study to althouse and of a range or easy index     and the analysis of an analysis of an analysis     analysis of anomaly and analysis of a range of	Inhumer regult		Entropy loop and/one & entropy surface     Freeholds, and an another     Freeholds, and an another     Cat back and neurophage area of vegatation from     all     Cat back and neurophage area of vegatation from     all     Cat back and neurophage     Cat back     Cat back and neurophage     Cat back     Cat back and neurophage     Cat back     Cat     Cat back     Cat	25 25 216 216 216 216 216 216 216 216 216 216	22 22 22 23 24 24 24 24 24 24 24 24 24 24	60.00 1100 1500 1500 1500 1500 1500 1500 1500 1500 1500 1500 1500 2500 2500 2500 2500	40.00 2.100.00 3.340.00 3.240.00 3.240.00 3.240.00 3.240.00 4.00.00 4.00.00 4.00.00 1.00.00 1.00.00 1.00.00 2.00.00	20% 20% 20% 20% 20% 20% 20% 20% 20% 20%	ε         4000           ε         4320,           ε         4400,           ε         440,           ε         452,           ε         452,           ε         452,           ε         452,           ε         452,           ε         452,           ε         500,           ε         400,           ε         400,           ε         400,           ε         100,           ε         100,           ε         100,           ε         100,           ε         200,0           ε         200,0           ε         200,0           ε         200,0           ε         200,0	

			remove gutters and assess for reuse. Gutters in suitable	- Say 50% gutters to be repainted									
2.3.33	Gutters	West elevation - W6	condition to be blast cleaned and repainted before refitting to building. Unsuitable gutters to be replaced with new cast iron	- Say 50% gutters will require	refer 01_E1_typical gutter.								
			gutters to match existing.	replacement		· · ·							
						Remove existing autters Blast / clean & paint gutters retained	59 59	m	20.00	1.180.00 1.062.00	100%	£ 1.180.00 £ 531.00	
						Skips	1	nr	300.00	300.00	100%	£ 300.00	
						Material; replacement guttering	59	m	50.00	2,950.00	50%	£ 1,475.00	https://www.drainageonline.co.uk/above-ground-drainage/guttering/cast-iron-gutter/notts-ogee- cast-iron-gutter
						Replace autters: Labour	59	m	26.00	1.534.00	100%	£ 1.534.00	cast-iron-putter
				- Say 25% downpipes to be reused									
2.3.34	Downpipes	West elevation - W6	Assess downpipes for reuse. Downpipes in suitable condition to be blast cleaned and repainted. Unsuitable downpipes to be	- Say 75% downpipes will require replacement	refer 02 E1 typical downpipe.								
1.3.34	bownpipes	Hex ciclation no	replaced with new cast iron downpipes to match existing.	All downpipes will require new	rector_cs_capion downpipe.								
				connection brackets to building									
						Remove existing Downpipes	98	m	20.00	1.950.00	100%	£ 1.950.00	7 Nr @ 14m
						Blast / clean & paint downpipes retained	98	m	18.00	1.764.00 300.00	25% 100%	£ 441.00 £ 300.00	
						Material: replacement downpipes	98	m	140.00	13,720.00	75%	£ 10,290.00	Spons (p.568) includes fittings and brackets
						Replace downpipes: Labour	98	m	26.00	2.548.00	100%	£ 2.548.00	
-													
			Timber window framing to be assessed for reuse. Where suitable for reuse framing to be sanded to good surface and	- say 50% of window frames an W6 suitable for reuse									
2.3.35	Window framing	West elevation - W6	repointed. Where unsuitable for reuse framing to be removed	- say 50% of window frames an W6	refer 03_E1_timber framing								
			and replaced with new sash & case windows to match exisitng	to be replaced									
						Remove defective windows	49	nr	75.00	3.675.00	50%	£ 1.837.50	Spons p. 217
		<u> </u>				Allow 1 repair per window Operational repairs to windows retained	49	nr m	50.00 100.00	2.450.00 216.00	50% 50%	£ 1.225.00 £ 108.00	Allow for 1 nr. conservation repair per retained window frame. TKA rate Ease frames, check correct operation
						Clean & paint windows retained	49	m	90.00	4.410.00	50%	£ 2.205.00	Clean. undercoat & top coat - 1 man 6hrs @ £15.00 per hour
						Skips Material; replacement windows	1 49	or nr	300.00	300.00 29,400.00	100%	£ 300.00 £ 14,700.00	Purpose made double hung sash windows treated wrought softwood (Spons p. 438)
						Install replacement windows	49	m	120.00	5.880.00	100%	£ 5.880.00	Assumed frames delivered painted & glazed
											_		
2.3.36	Window panes	West elevation - W6	Assess glazing panels for suitability for reuse. Where	- say 15% of window panes on W6 to									
	a construction of the second sec		unsuitable/missing/broken replace window glaxing with new.	be replaced									
-						Remove defective panes	98 98	nr	20.00	1,960.00	15% 15%	£ 294.00 £ 176.40	Based on retained frames above x 4 panes per frame. Remove glass and clean frame
-						Material; replacement glazing Replace glazing: Labour	98 98	nr m	20.00	1,176.00	15%	E 176.40 E 294.00	E12.00 per pane allowance (inc. putty)
2.3.37	Sandstone wall face - missing pointing	West elevation - W6	Repoint sandstane joint - rake out existing loose mortar,	- Say 10% of sandstone on face W6									11
2.3.37	sandstone wan take - missing pointing	west elevation - we	prepare joint, repoint with lime mortar to match existing.	will require repainting									
						Rake out mortar joints	792	m2	12.00	9.504.00	10%		45m x 14m = 630m2 + 9m x 18m = 162m2 = 792m2 total
						point mortar joints	792	m2	15.00	11,880.00	10%	£ 1,188.00	
2.3.38	Sandstone wall face - loose blocks	West elevation - W6	Reseat sandstane blocks. Remortar jaints	- sav 10 No. blocks overW6 face									
						Remove blocks / clear existing mortar Rebed block in lime mortar	10	Nr	45.00	450.00	100%	£ 450.00 £ 150.00	Blocks are within courses hence increase in rate for removal
						Rebed DIOCK IN time mortar point / flaunching mortar joints	10	Nr Nr	15.00	100.00	100%		
			Assess condition of feature pleces/cornices for										11
			loose/delaminated sandstane. Remove large sections of loose sandstone and repair or clean surfaces to provide sound edge.	- say 5m2 of sandstone to W6face for lithomes main									
2.3.39	Sandstone wall face - delaminated sandstone	West elevation - W6	Where large scale delamination has occurred use mortar replacement such as lithomex and for larger areas indent	- say 2m2 of sandstone to W6face for									
			replacement such as lithornex and for larger areas indent	indent repair									
-			replacement sandstone into block.			a	7		40.00	280.00	10	f 280.00	
-						Remove loose sandstone & prepare surface Finish flush in Lithomex lime mortar	7	m2 m2	40.00	280.00 420.00	100%		Inc. materials
-													
2.3.40	Sandstone wall face - vegetation	West elevation - W6	Remove vegetation growth/staining from building face/joints. Clean surface to remove all plant growth/mass/staining.	say 10% of W6 face									11
10/40	versesting wan rate - vegetation	new elevation - 410	Clean surface to remove all plant growth/mass/staining.	2019 2019 0J WOJUCE									
						Cut back and remove larger areas of vegetation from	792						
						wall Rake out roots from mortar joints	792 792	m2 m2	10.00	7,920.00	10% 10%	£ 792.00 £ 1,188.00	
						Treat with biocidal agent (spray)	792	m2	15.00	11,880.00	10%	£ 1,188.00	Inc. materials
						Steam wash affected area	792	m2	10.00	7,920.00	10%	£ 792.00	
						Repoint joints with lime mortar to match existing	792	m2	15.00	11,880.00	10%	£ 1,188.00	11
			Assess existingsandstone dormer projections for integrity.	- say 8140. Im long threaded				T					
	Contractor de la contra	West elevation - W6	Reseat and mortar blocks. Drill and install threaded stainless	stainless steel rods resin fixedto	refer 03 W4 dormer projection								
2.3.41	Sandstone dormer projection stabilisation	west erevation - W6	steel bars resin fixed into the dormer projection sandstane blocks and tie back into main roaf structure by fixing into		reter us_we_dormer projection								
			timber rafters by drilling/using fixing plate.	per dormer on W6 face									
						Rebate / cut-out for threaded bar	8	Nr	25.00	200.00	100%	£ 200.00	Blocks are within courses hence increase in rate for removal
-						Affix bar and resin Finish flush in Lithomex lime mortar	8	Nr	70.00	560.00 160.00	100%	£ 560.00	Inc. materials Inc. materials
		<u> </u>				Reseat existing block	8	Nr Nr	20.00	160.00	100%	E 160.00 E 560.00	IR, INTERNOIS
						Point around block with lime mortar	8	Nr	8.00	64.00	100%	£ 64.00	Inc. materials
			Replace spalled sandstone blocks (where support has been										
2.3.42	Sandstone lintel support blocks	West elevation - W6	last/reduced due to spalled sandstane)	Say 4No. Across W6 face									
-						Support lintel	4	Nr Nr	15.00	60.00 100.00	100%	£ 50.00 £ 100.00	
						Remove damaged stone block New dressed block: Materials	4	Nr	25.00 30.00	100.00	100%	E 100.00 E 120.00	Inc. materials
						New dressed block: bed and point	4	Nr	25.00	100.00	100%	£ 100.00	Inc. materials
			Minor conditione concise. Sanditione to be solvered to allow								_		1
2.3.43	Sandstone crack	West elevation - W6	Minor sandstone cracks. Sandstone to be saw cut to allow installation of threaded stainless steel bars resin fixed across	- say 20 No. x 300mm cracks	refer 07 E1 typical sandstone blocks								11
4.5.43	ANT NATION CONTRACTOR	www.wevacion - Wb	crack at 150mm centres. Surface to be made good to match	- suy zu No. x soumm cracks	rerer or _c.s_typical sandstone brooks								11
-			1002009			Rebate / cut-out for threaded bar	20	Nr	25.00	500.00	100%	£ 500.00	Blocks are within courses hence increase in rate for removal
						Affix bar and resin	20	Nr	25.00	500.00	100%	£ 500.00	Inc. materials
						Finish flush in Lithomex lime mortar	20	Nr	20.00	400.00	100%	£ 400.00	Inc. materials
						rinish nush in Utnomex lime mortar	20	NC	20.00	400.00	100%	£ 400.00	Inc. Instellars
			Blast clean and repaint steel fire escape stair with corrosion	- say 100% steel stair to be cleaned									
2.3.44	Corrosion to external steel fire escape stair	West elevation - W6	protection paint system. Assess connections to building and	and repainted. - say 15No. Plates will require	refer 05_W6_fire escape stair								
			replace balts and connection plates where necessary	replacement and 50No. Bolts									
-						Remove and replace steel plates Blast clean existing platforms & stairway	15	Nr	250.00	3.750.00	100%	£ 3.750.00 £ 5.000.00	Assumed open mesh panels 1.0m x 1.0m (edeed) aalvanised and painted Assumed dustless or wet abrasive blasting (dust control)
						Blast clean existing platforms & stairway Benaint: include primer undercoat & finish coat	1	item	1,800.00	1,800.00	100%	E 5,00000	Assumed dustess of wet abrasive diasting (dust control) Brush applied - unlikely to soray (inc. materials)
						Repaint: include primer undercoat & finish coat	1	item	1,800.00	1,800.00	100%	E 1,800.00	prusn appried - uniticely to spray (inc. materials)
		1											

2.3.45												
2.3.45			remove gutters and assess for reuse. Gutters in suitable	- Say 50% gutters to be repainted								
	Gutters	West elevation - W7	condition to be blast cleaned and repainted before refitting to building. Unsuitable gutters to be replaced with new cast iron	- Say 50% gutters will require								
			gutters to match existing.	replacement	Remove existing autters	-			160.00		£ 160.00	
					Remove existing gutters Blast / clean & paint gutters retained	8	 	18.00		100%	£ 160.00 £ 72.00	
					Skips	1	nr	300.00	300.00	100%	£ 300.00	
					Material; replacement guttering	8	m	50.00	400.00	50%	£ 200.00	https://www.drainageonline.co.uk/above-ground-drainage/guttering/cast-iron-gutter/notts-ogee- cast-iron-gutter
					Replace autters: Labour	8	m	26.00	208.00	100%	£ 208.00	
			Assess downplaces for reuse. Downplaces in suitable condition to	Say 25% downpipes to be reused     Say 75% downpipes will require								
2.3.46	Downpipes	West elevation - W7	be blast cleaned and repainted. Unsuitable downpipes to be replaced with new cast iran downpipes to match existing.	replacement.								
			replaced with new cast iron downpipes to match existing.	All downpipes will require new connection brackets to building								
				conceptor to deness to domainly	Remove existing Downpipes	28	m	20.00	550.00	100%	£ 560.00	2 Nr @ 14m
					Blast / clean & paint downpipes retained	28	m	18.00 300.00	504.00	25%	E 126.00	A N U AND
			1		Skips Material: replacement downpipes	1 28	nr	300.00	300.00	100%	£ 300.00 £ 2,940.00	Spons (p.568) includes fittings and brackets
					Replace downpipes: Labour	28	m	26.00	728.00	100%	£ 2,540.00 £ 728.00	Spons (p. 508) includes rittings and prackets
			Timber window framing to be assessed for reuse. Where	- say 75% of window frames an W7 switchle for reuse								
2.3.47	Window framing	West elevation - W7	suitable far reuse framing to be sanded to good surface and repainted. Where unsuitable for reuse framing to be removed	- say 25% of window frames on W7								
			and replaced with new sash & case windows to match exisitng	to be replaced								
					Remove defective windows	2	nr	75.00	150.00	25%	£ 37.50	Spons p. 217
					Allow 1 repair per window Operational repairs to windows retained	2	nr m	50.00 100.00	100.00 216.00	75% 75%	f 75.00 £ 108.00	Allow for 1 nr. conservation repair per retained window frame. TKA rate Ease frames, check correct operation
-		1			Clean & paint windows retained	2	m	90.00	180.00	75%	£ 135.00	Clean. undercoat & top coat - 1 man 6hrs @ £15.00 per hour
	1				Skips Material: replacement windows	2	0.C	300.00	300.00	100%	£ 300.00 £ 300.00	Purpose made double hung sash windows treated wrought softwood (Spons p. 438)
					Install replacement windows	2	m	120.00	240.00	100%	£ 240.00	Assumed frames delivered painted & plazed
	4	-								_		
2.3.48	Window panes	West elevation - W7	Assess glazing panels for suitability for reuse. Where unsuitable/missing/broken replace window glaving with new.	<ul> <li>say 15% of window panes on W7 to be replaced</li> </ul>								
	4	1	ansatuster/maxing/anowen/eplace window graving with new.	se reproteu	Remove defective panes	(		20.07		15**	¢	Based on retained frames above x 4 panes per frame. Remove plass and clean frame
	1	1			Remove defective panes Material; replacement glazing	6	nr	20.00 12.00	120.00 72.00	15% 15%	€ 18.00 € 10.80	Based on retained frames above x 4 panes per frame. Remove glass and clean frame £12.00 per pane allowance (inc. putty)
					Replace glazing: Labour	6	m	20.00	120.00	15%	£ 18.00	
	1	1								_		
2.3.49	spalled sandstone to feature edges	West elevation - W7	Assess sandstane feature edges for loose/delaminated sandstane. Where conditions is brittle/or risk then sandstane	- say 2.5% of feature edges/cornice								
			sandstane. Where sandstane is brittle/at risk then sandstane edge to be removed and refarmed with appropriate mortar	to require remedial work								
					Remove loose sandstone & prepare surface	9	m	40.00	360.00	3%	£ 9.00	
	4	-			Finish flush in Lithomex lime mortar	9	m	120.00	1,080.00	3%	£ 27.00	Inc. materials
			Repoint sandstone joint - rake out existing loose mortar,	- Say 10% of sandstane on face W7								
2.3.50	Sandstone wall face - missing pointing	West elevation - W7	prepare joint, repaint with lime martar to match existing.	will require repointing								
					Rake out mortar joints	79	m2	12.00	948.00	10%	£ 94.80	7.25m x 8m = 58m2 + 2m x 8m = 16m2 = 74m2 total
					point mortar joints	79	m2	15.00	1,185.00	10%	£ 118.50	
			Assess condition of feature pieces/cornices for loose/delaminated sandstane. Remove large sections of loose									
2.3.51	Sandstone wall face - delaminated sandstone	West elevation - W7	sandstone and repair or clean surfaces to provide sound edge.	- say 2m2 of sandstone to W7face for lithomex repair								
			sandstane and repair or clean surfaces to provide sound edge. Where large scale delamination has occurred use mortor replacement such as lithomex and for larger areas indent									
			replacement sandstone into black.									
					Remove loose sandstone & prepare surface	2	m2	40.00	80.00	100%	£ 80.00	
					Finish flush in Lithomex lime mortar	2	m2	60.00	120.00	100%	£ 120.00	Inc. materials
2.3.52												
	Sandstone wall face - vegetation	West elevation - W7	Remove vegetation growth/staining from building face/joints. Clean surface to remove all plant growth/mass/staining.	say 10% of W7 face								
	Sandstone wall face - vegetation	West elevation - W7	Remove vegetation growth/staining from building face/joints. Clean surface to remove all plant growth/mass/staining.	say 10% of W7 face	Cut back and remove larger areas of vegetation from							
	Sandstone wall face - vegetation	West elevation - W7	Remove vegetation growth/staining from building face/joints. Clean surface to remove all plant growth/mass/staining.	say 10% of W7 face	 Cut back and remove larger areas of vegetation from wall	79	m2	10.00	790.00	10%	£ 79.00	
	Sandstone wall face - vegetation	West elevation - W7	Remore vegetation grawth/staining/fram building/face/joints. Clean surface to remove all plant growth/mass/staining.	say 10% of W7 face	wall Rake out roots from mortar joints Treat with blocidal agent (spray)	79 79	m2 m2	15.00	1,185.00	10%	É 118.50 É 118.50	inc. materials
	Sandstone wall face - vegetation	West elevation - W7	Remove vegetation growth/staining from building face/joints. Clean surface to remove all plant growth/mass/staining.	say 10% of W7 face	wall Rake out roots from mortar joints	79 79 79	m2 m2 m2	15.00 15.00 10.00	1,185.00 1,185.00 790.00	10% 10% 10%	£ 118.50 £ 118.50 £ 79.00	inc, materials
	Sandstone wall face - vegetation	West elevation - W7	Remove vegetation growth/staning from building face/joints. Clean surface to remove all plant growth/mass/staining.	say 10% of W7 face	wall Rake out roots from mortar joints Treat with blocidal agent (spray)	79 79	m2 m2	15.00	1,185.00	10%	É 118.50 É 118.50	Inc. mutadak
	Sandstone wall face - vegetation	West elevation - W7			wall Rake out roots from mortar joints Treat with blocidal agent (spray) Steam wash affected area	79 79 79	m2 m2 m2	15.00 15.00 10.00	1,185.00 1,185.00 790.00	10% 10% 10%	£ 118.50 £ 118.50 £ 79.00	Inc. materials
	Sandstone wall face - vegetation			- Say 75% gutters to be repainted	wall Rake out roots from mortar joints Treat with blocidal agent (spray) Steam wash affected area	79 79 79	m2 m2 m2	15.00 15.00 10.00	1,185.00 1,185.00 790.00	10% 10% 10%	£ 118.50 £ 118.50 £ 79.00	Pc. myndali
2.3.53	Sandstone wall face - vegetation	West elevation - W7	Remore patters and assess for trace. Cutture in samble constitute to be blant Grand and reported before reflecting to administrational statutes to be revised and the next at trace		wall Rake out roots from mortar joints Treat with blocidal agent (spray) Steam wash affected area	79 79 79	m2 m2 m2	15.00 15.00 10.00	1,185.00 1,185.00 790.00	10% 10% 10%	£ 118.50 £ 118.50 £ 79.00	Inc. materials
2.3.53	Sindition will face - vegetation			- Say 75% gutters to be repointed - Say 25% gutters will require	well and extra tests from mortar icents Treat with bicked al agent (grey) Seam wish affected area Registic joints with line mortar to match existing	79 79 79 79	m2 m2 m2 m2	15.00 15.00 10.00 15.00	1,185.00 1,185.00 790.00 1,185.00	10% 10% 10%	<u>ε</u> 11850 <u>ε</u> 11850 <u>ε</u> 79.00 <u>ε</u> 11850	
2.3.53	Sinditore will face vegetation		Remore patters and assess for trace. Cutture in samble constitute to be blant Grand and reported before reflecting to administrational statutes to be revised and the next at trace	- Say 75% gutters to be repointed - Say 25% gutters will require	wall Rake out roots from mortar joints Treat with blocidal agent (spray) Steam wash affected area	79 79 79	m2 m2 m2	15.00 15.00 10.00 15.00 20.00 18.00	1,185.00 1,185.00 7930.00 1,185.00 200.00 180.00	10% 10% 10% 10%	€ 118.50 € 118.50 € 79.00 € 118.50 € 118.50	Inc. mutatata
2.3.53	Saddtoe will face vegetation		Remore patters and assess for trace. Cutture in samble constitute to be blant Grand and reported before reflecting to administrational statutes to be revised and the next at trace	- Say 75% gutters to be repointed - Say 25% gutters will require	well well the out reacts from marker lobrits Threat with biocodia gene (server) Threat with biocodia gene (server) Regionic points with lime montrar to match existing Regionic points with Regionic points with Regionic points and Regionic Regionic points and Regionic Regionic points and Reg	79 79 79 79 79 10 10 10	m2 m2 m2 m2 m2 m2 m2 m2 m2 m2 m2 m2 m2 m	15.00 15.00 10.00 15.00 20.00 18.00 300.00	1,185.00 1,185.00 793.00 1,185.00 200.00 180.00 300.00	10% 10% 10% 10% 10% 100%	€ 11850 € 11850 € 7800 € 11850 € 11850 € 11850 € 200,00 € 200,00 € 200,00	
2.3.53	Suddote will fac - wystation		Remore patters and assess for trace. Cutture in samble constitute to be blant Grand and reported before reflecting to administrational statutes to be revised and the next at trace	- Say 75% gutters to be repointed - Say 25% gutters will require	Annu and a second from marker biots.  Annu and web bioted area  Annu and web bioted area  Annu and a second area  Annu and a second area  Annu and a second area  Annu and Ann	79 79 79 79 79 10 10 10 10	m2 m2 m2 m2 m2 m m m	15.00 15.00 15.00 15.00 20.00 18.00 300.00 50.00	1,185.00 1,185.00 790.00 1,185.00 200.00 180.00 300.00 500.00	10% 10% 10% 10% 10% 50% 50% 50% 50%	€ 11850 € 11850 € 79.00 € 118.50 € 118.50 € 200.00 € 200.00 € 250.00	be, muturlak
2.3.53	Subtree will face waystrike		Remore patters and assess for trace. Cutture in samble constitute to be blant Grand and reported before reflecting to administrational statutes to be revised and the next at trace	- Say 75% gutters to be repointed - Say 25% gutters will require	well well the out reacts from marker lobrits Threat with biocodia gene (server) Threat with biocodia gene (server) Regionic points with lime montrar to match existing Regionic points with Regionic points with Regionic points and Regionic Regionic points and Regionic Regionic points and Reg	79 79 79 79 79 10 10 10	m2 m2 m2 m2 m2 m2 m2 m2 m2 m2 m2 m2 m2 m	15.00 15.00 10.00 15.00 20.00 18.00 300.00	1,185.00 1,185.00 793.00 1,185.00 200.00 180.00 300.00	10% 10% 10% 10% 10% 100%	€ 11850 € 11850 € 7800 € 11850 € 11850 € 11850 € 200,00 € 200,00 € 200,00	
2.3.53	Suddtee will face vegetation		Remore patters and assess for trace. Cutture in samble constitute to be blant Grand and reported before reflecting to administrational statutes to be revised and the next at trace	- Say 71% gatters to be resoluted - Say 22% gatters will require replacement	Annu and a second from marker biots.  Annu and web bioted area  Annu and web bioted area  Annu and a second area  Annu and a second area  Annu and a second area  Annu and Ann	79 79 79 79 79 10 10 10 10	m2 m2 m2 m2 m2 m m m	15.00 15.00 15.00 15.00 20.00 18.00 300.00 50.00	1,185.00 1,185.00 790.00 1,185.00 200.00 180.00 300.00 500.00	10% 10% 10% 10% 10% 50% 50% 50% 50%	€ 11850 € 11850 € 79.00 € 118.50 € 118.50 € 200.00 € 200.00 € 250.00	
	Suddres will fac - wystrien	West elevation - W8	Premier putting and science for reaso. Durities in suitable inconstruint to all beam closed and regionised reform officing to building. Domulable puttiens to be replaced with new cast inon autors to motify existing.	- Say 73% gatters to be regulated     - Say 73% gatters till regule     - Say 73% gatters till regule     - Say 73% gatters till regule	Annu and a second from marker biots.  Annu and web bioted area  Annu and web bioted area  Annu and a second area  Annu and a second area  Annu and a second area  Annu and Ann	79 79 79 79 79 10 10 10 10	m2 m2 m2 m2 m2 m m m	15.00 15.00 15.00 15.00 20.00 18.00 300.00 50.00	1,185.00 1,185.00 790.00 1,185.00 200.00 180.00 300.00 500.00	10% 10% 10% 10% 10% 50% 50% 50% 50%	€ 11850 € 11850 € 79.00 € 118.50 € 118.50 € 200.00 € 200.00 € 250.00	
2.3.53	Sindhore will face wystation		Interview operators and many for mane contrast in network and the black cleaner for the contrast of the operating for building. Onumbrie gatters to be replaced with new cost inor matters to motifs existing. A spars description for many Downspipel in which contrasts A spars description of por many Downspipel in which contrasts building and against Lower Downspipel in the shall downspipel to be	Say 25% gutters to be required     say 25% gutters will require     relationed     say 25% gutters will require     relationed     say 25% gutters will require     - Say 25% gluonappes to be requered     - Say 25% gluonappes to require	Annu and a second from marker biots.  Annu and web bioted area  Annu and web bioted area  Annu and a second area  Annu and a second area  Annu and a second area  Annu and Ann	79 79 79 79 79 10 10 10 10	m2 m2 m2 m2 m2 m m m	15.00 15.00 15.00 15.00 20.00 18.00 300.00 50.00	1,185.00 1,185.00 790.00 1,185.00 200.00 180.00 300.00 500.00	10% 10% 10% 10% 10% 50% 50% 50% 50%	€ 11850 € 11850 € 79.00 € 118.50 € 118.50 € 200.00 € 200.00 € 250.00	
	Gutten	West elevation - W8	Premier putting and science for reaso. Durities in suitable inconstruint to all beam closed and regionised reform officing to building. Domulable puttiens to be replaced with new cast inon autors to motify existing.	- Say 73% gatters to be reported - Say 73% gatters all reporte replacement - Say 23% downpares to be reused - Say 23% downpares to be reused	Annu and a second from marker biots.  Annu and web bioted area  Annu and web bioted area  Annu and a second area  Annu and a second area  Annu and a second area  Annu and Ann	79 79 79 79 79 10 10 10 10	m2 m2 m2 m2 m2 m m m	15.00 15.00 15.00 15.00 20.00 18.00 300.00 50.00	1,185.00 1,185.00 790.00 1,185.00 200.00 180.00 300.00 500.00	10% 10% 10% 10% 10% 50% 50% 50% 50%	€ 11850 € 11850 € 79.00 € 118.50 € 118.50 € 200.00 € 200.00 € 250.00	
	Gutten	West elevation - W8	Interview operators and many for mane contrast in network and the black cleaner for the contrast of the operating for building. Onumbrie gatters to be replaced with new cost inor matters to motifs existing. A spars description for many Downspipel in which contrasts A spars description of por many Downspipel in which contrasts building and against Lower Downspipel in the shall downspipel to be	Say 25% gutters to be required     say 25% gutters will require     relationed     say 25% gutters will require     relationed     say 25% gutters will require     - Say 25% gluonappes to be requered     - Say 25% gluonappes to require	and and a second from the laborst and the second formation of the second forma	79 79 79 79 79 10 10 10 10 10 10 10 24	m2 m2 m2 m2 m2 m m m	15:00 15:00 10:00 15:00 20:00 18:00 18:00 20:00 20:00 20:00	1,185.00 1,185.00 790.00 1,185.00 1,185.00 1,185.00 190.00 300.00 500.00 260.00	10% 10% 10% 10% 10% 10% 50% 50% 100%	ξ         11850           ξ         11850           ξ         7300           ξ         11850           ξ         20000	
	Gutten	West elevation - W8	Interview operators and many for mane contrast in network and the black cleaner for the contrast of the operating for building. Onumbrie gatters to be replaced with new cost inor matters to motifs existing. A spars description for many Downspipel in which contrasts A spars description of por many Downspipel in which contrasts building and against Lower Downspipel in the shall downspipel to be	Say 25% gutters to be required     say 25% gutters will require     relationed     say 25% gutters will require     relationed     say 25% gutters will require     - Say 25% gluonappes to be requered     - Say 25% gluonappes to require	And a set of the second	79 79 79 79 79 10 10 10 10	m2 m2 m2 m2 m2 m2 m2 m m m m	1500 1500 1000 15.00 18.00 18.00 18.00 50.00 26.00 26.00 28.00 18.00	1,185.00 1,185.00 750.00 1,185.00 1,185.00 190.00 9000.00 9000.00 9000.00 9000.00 9000.00 9000.00 90000 9000.000 900000000	10% 10% 10% 10% 10% 10% 50% 100% 50% 100%	ϵ         11850           ϵ         11850           ϵ         79.00           ϵ         11850           ϵ         11850           ϵ         200.00           ϵ         200.00           ϵ         200.00           ϵ         200.00           ϵ         200.00           ϵ         490.00           ϵ         490.00           ϵ         490.00	Mtts://www.domogenilies.co.uk/blowe.gound.dvalnage/gottoring/cetiliene_exter/notts-egen- exteriors.ant/or
	Gutten	West elevation - W8	Interview operators and many for mane contrast in network and the black cleaner for the contrast of the operating for building. Onumbrie gatters to be replaced with new cost inor matters to motifs existing. A spars description for many Downspipel in which contrasts A spars description of por many Downspipel in which contrasts building and against Lower Downspipel in the shall downspipel to be	Say 25% gutters to be required     say 25% gutters will require     relationed     say 25% gutters will require     relationed     say 25% gutters will require     - Say 25% gluonappes to be requered     - Say 25% gluonappes to require	And a second from marker birth Torst with binding and markersh areas Anatomical affected area Region points with line montar to match existing the second s	79 79 79 79 79 10 10 10 10 10 10 10 24 24	m2 m2 m2 m2 m2 m2 m2 m2 m m m m m m m m	15.00 15.00 10.00 15.00 20.00 18.00 380.00 26.00 26.00 28.00 18.00 18.00 38.00 28.00 28.00 39.00 30.00	1,185.00 1,185.00 790.00 1,185.00 1,185.00 1,185.00 190.00 300.00 200.000 200.00 200.000 200.000 200.00000000	10% 10% 10% 10% 10% 10% 50% 100% 50% 100%	ϵ         11850           ϵ         11850           ϵ         79.00           ϵ         11850           ϵ         11850           ϵ         200.00           ϵ         200.00           ϵ         200.00           ϵ         200.00           ϵ         200.00           ϵ         490.00           ϵ         490.00           ϵ         490.00	Http://www.diverappointe.co.uk/doore.ground-divaloup/gritering/out-true gater/rotts-ege- east/auto-anter.
	Gutten	West elevation - W8	Interview operators and many for mane contrast in network and the black cleaner for the contrast of the operating for building. Onumbrie gatters to be replaced with new cost inor matters to motifs existing. A spars description for many Downspipel in which contrasts A spars description of por many Downspipel in which contrasts building and against Lower Downspipel in the shall downspipel to be	Say 25% gutters to be required     say 25% gutters will require     relationed     say 25% gutters will require     relationed     say 25% gutters will require     - Say 25% gluonappes to be requered     - Say 25% gluonappes to require	and and a second from the laborst and the second formation of the second forma	79 79 79 79 79 10 10 10 10 10 10 10 24	m2 m2 m2 m2 m2 m2 m2 m2 m m m m m m m	1500 1500 1000 15.00 18.00 18.00 18.00 50.00 26.00 26.00 28.00 18.00	1,185.00 1,185.00 795.00 1,185.00 1,185.00 1,185.00 900.00 900.00 260.00 260.00 260.00 480.00 480.00 480.00 480.00 300.00	10% 10% 10% 10% 10% 10% 50% 50% 100%	ϵ         11850           ϵ         11850           ϵ         79.00           ϵ         11850           ϵ         11850           ϵ         200.00           ϵ         200.00           ϵ         200.00           ϵ         200.00           ϵ         200.00           ϵ         490.00           ϵ         490.00           ϵ         490.00	Mtts://www.domogenilies.co.uk/blowe.gound.dvalnage/gottoring/cetiliene_exter/notts-egen- exteriors.ant/or
	Gutten	West elevation - W8	Internant gutters and savers for resule. Gutters in suitable conditions to be blast closed and regardined before optimize to auding. Constraining autors to be reglected with new cast inco- sations to motify existing.	Say 25% gatters to be reposited     Say 25% gatters in the reposited     Say 25% gatters in largeite     say 25% downpaper to be reused     - Say 25% downpaper to be reused	And and an analysis of the second sec	79 79 79 79 79 79 10 10 10 10 10 10 10 24 24 24 1 24	m2 m2 m2 m2 m2 m2 m2 m2 m m m m m m m m	15:00 15:00 10:00 10:00 18:00 18:00 26:00 26:00 26:00 18:00 18:00 18:00 18:00	1,185.00 1,185.00 795.00 1,185.00 1,185.00 1,185.00 900.00 900.00 260.00 260.00 260.00 480.00 480.00 480.00 480.00 300.00	10% 10% 10% 10% 10% 50% 50% 100% 50% 100%	ε         11850           ε         11850           ε         7900           ε         11850           ε         20000           ε         9000           ε         9000           ε         20000	Http://www.diverappointe.co.uk/doore.ground-divaloup/gritering/out-true gater/rotts-ege- east/auto-anter.
2.3.54	Gutters Gutter	Image: state of the state o	Internant gutters and savers for resule. Gutters in suitable conditions to be blast closed and regardined before optimize to auding. Constraining autors to be reglected with new cast inco- sations to motify existing.	Say 73% gathers to be required     Say 73% gathers to be required     Say 23% gathers will require     replacement	And and an analysis of the second sec	79 79 79 79 79 79 10 10 10 10 10 10 10 24 24 24 1 24	m2 m2 m2 m2 m2 m2 m2 m2 m m m m m m m m	15:00 15:00 10:00 10:00 18:00 18:00 26:00 26:00 26:00 18:00 18:00 18:00 18:00	1,185.00 1,185.00 795.00 1,185.00 1,185.00 1,185.00 900.00 900.00 260.00 260.00 260.00 480.00 480.00 480.00 480.00 300.00	10% 10% 10% 10% 10% 50% 50% 100% 50% 100%	ε         11850           ε         11850           ε         7900           ε         11850           ε         20000           ε         9000           ε         9000           ε         20000	Http://www.diverappointe.co.uk/doore.ground-divaloup/gritering/out-true gater/rotts-ege- east/auto-anter.
	Gutten	West elevation - W8	remove gutters and saves for resule. Gutters in suitable     remove gutters and saves for resule. Gutters in suitable     building. Journalistic gutters to be registed with new cast inon     waters to model available     remove gutters and the suitable     remove gutters     Assert diversigned for result. Downspiper is in withold readfills to     remove gutters and the suitable     remove gutters     Tomber variable for more forming to be assessed for result. Where     watelshiely for more forming to be assessed for results. Where     watelshiely for more forming to be assessed for results.	Say 73% gatters to be reported     Say 73% gatters to be reported     Say 23% gatters will report     Say 23% gatters will report     Say 23% gatters will report     Say 23% gatters to be received     Say 75% downpapers     Say 75% downpapers     Say 75% downpapers     Say 75% downpapers	And and an anti-provide bioty in the second	79 79 79 79 79 79 10 10 10 10 10 10 10 24 24 24 1 24	m2 m2 m2 m2 m2 m2 m2 m2 m m m m m m m m	15:00 15:00 10:00 10:00 18:00 18:00 26:00 26:00 26:00 18:00 18:00 18:00 18:00	1,185.00 1,185.00 795.00 1,185.00 1,185.00 1,185.00 900.00 900.00 260.00 260.00 260.00 480.00 480.00 480.00 480.00 300.00	10% 10% 10% 10% 10% 50% 50% 100% 50% 100%	ε         11850           ε         11850           ε         7900           ε         11850           ε         20000           ε         9000           ε         9000           ε         20000	Http://www.diverappointe.co.uk/doore.ground-divaloup/gritering/out-true gater/rotts-ege- east/auto-anter.
2.3.54	Gutters Gutter	Image: state of the state o	Intervençuetras and susrez for neuro. Guetras in sustabile constituin to se biast desand que regulares de la forma de la forma de building. Consultabile guetras to de reglacora with new cast i non autors to moltó neutros.	Say 25% gatters to be reposited     - Say 25% gatters will report     - Say 25% gatters will report     reportered      - Say 25% dampages to be received	And a set of the set o	79 79 79 79 79 10 10 10 10 10 10 10 10 10 10 24 24 24 24 24 24 24	m2 m2 m2 m2 m2 m2 m2 m2 m2 m m m m m m	15:00 15:00 10:00 10:00 10:00 18:00 18:00 28:00 28:00 28:00 18:00 28:00 28:00 28:00 28:00 28:00 28:00 28:00 28:00 28:00 28:00 28:00 28:00 29:00 20:000	1185.00 11.86.00 78.00 11.85.00 78.00 7	10% 10% 10% 10% 50% 50% 100% 50% 100% 10	£         118.00           £         118.00           £         73.00           £         73.00           £         118.00           £         118.00           £         200.00           £         200.00           £         200.00           £         200.00           £         200.00           £         200.00           £         200.00           £         200.00           £         200.00           £         200.00           £         200.00           £         200.00           £         200.00           £         200.00	Http://www.divinageontine.co.uk/Johone.ground-divinage/grittering/cent-iron-gatter/hotts-eque- cata/con-enter-
2.3.54	Gutters Gutter	Image: state of the state o	remove gutters and saves for resule. Gutters in suitable     remove gutters and saves for resule. Gutters in suitable     building. Journalistic gutters to be registed with new cast inon     waters to model available     remove gutters and the suitable     remove gutters     Assert diversigned for result. Downspiper is in withold readfills to     remove gutters and the suitable     remove gutters     Tomber variable for more forming to be assessed for reque. Where     watelshiely for more forming to be assessed for reque. Where     watelshiely for more forming to be assessed for reque. Where     watelshiely for more forming to be assessed for reque. Where     watelshiely for more forming to be assessed for reque. Where     watelshiely for more forming to be assessed for reque.	Say 73% gatters to be reported     Say 73% gatters to be reported     Say 23% gatters will report     Say 23% gatters will report     Say 23% gatters will report     Say 23% gatters to be received     Say 75% downpapers     Say 75% downpapers     Say 75% downpapers     Say 75% downpapers	and and the metale libros.  A start with librost and the metale librost.  Seem with inflected area  Papolet joints with line metale to match existing  Papolet joints with line metale to match existing  Panone existing and the metale to match existing and the metale to match existing  Panone existing and existing and the metale to match existing	79 79 79 79 79 79 10 10 10 10 10 10 10 10 10 10 10 10 24 1 1 24 24 24 4	m2 m2 m2 m2 m2 m2 m2 m2 m2 m2 m2 m2 m2 m	1500 1500 1500 1500 1500 1500 1500 1000 2600 2600 1800 1800 1800 1800 1800 1800	135.00 1,155.00 2,000 1,155.00 2,000 2,	10% 10% 10% 10% 10% 50% 100% 50% 100% 10	£         11850           £         11840           £         7500           £         7500           £         11850           £         11800           £         11800           £         11800           £         0000           £         20000           £         20000           £         20000           £         20000           £         20000           £         20000           £         20000           £         20000           £         20000           £         20000           £         20000           £         20000           £         20000           £         20000           £         20000	
2.3.54	Gutters Gutter	Image: state of the state o	remove gutters and saves for resule. Gutters in suitable     remove gutters and saves for resule. Gutters in suitable     building. Journalistic gutters to be registed with new cast inon     waters to model available     remove gutters and the suitable     remove gutters     Assert diversigned for result. Downspiper is in withold readfills to     remove gutters and the suitable     remove gutters     Tomber variable for more forming to be assessed for reque. Where     watelshiely for more forming to be assessed for reque. Where     watelshiely for more forming to be assessed for reque. Where     watelshiely for more forming to be assessed for reque. Where     watelshiely for more forming to be assessed for reque. Where     watelshiely for more forming to be assessed for reque.	Say 73% gatters to be reported     Say 73% gatters to be reported     Say 23% gatters will report     Say 23% gatters will report     Say 23% gatters will report     Say 23% gatters to be received     Say 75% downpapers     Say 75% downpapers     Say 75% downpapers     Say 75% downpapers	And a second framework from metryle (identify a second framework of the second	79 79 79 79 79 10 10 10 10 10 10 10 10 24 24 24 24 24 24 24 4 4	m2           m2           m2           m	1500 1500 1000 1000 1000 1000 1000 1000	1185.00 1185.00 790.00 1185.00 200	10% 10% 10% 10% 50% 50% 100% 50% 100% 10	£         118.00           £         118.00           £         118.00           £         118.00           £         118.00           £         118.00           £         118.00           £         100.00           £         200.00      £         7500.00 <td>Mitsufare duringentine as uk/shave ground drainage/gataring/anti-ing/anti-ing-anti-inva-gen- ant invasion autor     Mitsufare duringentine as uk/shave ground drainage/gataring/anti-ing/anti-ing-anti-ing- anti-invasion autor     Mitsufare duringentine as uk/shave ground drainage/gataring/anti-ing/anti-ing-anti-ing- Second D-201     Mitsufare fitting, and locates     Second D-201</td>	Mitsufare duringentine as uk/shave ground drainage/gataring/anti-ing/anti-ing-anti-inva-gen- ant invasion autor     Mitsufare duringentine as uk/shave ground drainage/gataring/anti-ing/anti-ing-anti-ing- anti-invasion autor     Mitsufare duringentine as uk/shave ground drainage/gataring/anti-ing/anti-ing-anti-ing- Second D-201     Mitsufare fitting, and locates     Second D-201
2.3.54	Gutters Gutter	Image: state of the state o	remove gutters and saves for resule. Gutters in suitable     remove gutters and saves for resule. Gutters in suitable     building. Journalistic gutters to be registed with new cast inon     waters to model available     remove gutters and the suitable     remove gutters     Assert diversigned for result. Downspiper is in withold readfills to     remove gutters and the suitable     remove gutters     Tomber variable for more forming to be assessed for reque. Where     watelshiely for more forming to be assessed for reque. Where     watelshiely for more forming to be assessed for reque. Where     watelshiely for more forming to be assessed for reque. Where     watelshiely for more forming to be assessed for reque. Where     watelshiely for more forming to be assessed for reque.	Say 73% gatters to be reported     Say 73% gatters to be reported     Say 23% gatters will report     Say 23% gatters will report     Say 23% gatters will report     Say 23% gatters to be received     Say 75% downpapers     Say 75% downpapers     Say 75% downpapers     Say 75% downpapers	And a second from tendra libros.  And a second from tendra libros.  Steam web kindle area  Angeleti joints with line montar to match existing  Angeleti joints with line montar to the second existing  Angeleti joints with line montar to the second existing  Angeleti joints with line montar to the second existing  Angeleti joints with line montar to the second existing  Angeleti joints with line montar to the second existing  Angeleti joints with line montar to the second existing  Angeleti joints with line montar to the second existing  Angeleti joints with line montar to the second existing  Angeleti joints with line montar to the second existing  Angeleti joints with line montar to the second existing  Angeleti joints with line montar to the second existing  Angeleti joints with line montar to the second existing  Angeleti joints with line montar to the second existence  Angeleti joints with line montar to the second existence  Angeleti joints with line montar to the second existence  Angeleti joints with line montar to the second existence  Angeleti joints with line montar to the second existence  Angeleti joints with line montar to the second existence  Angeleti joints with line montar to the second existence  Angeleti joints with line montar to be second existence  Angeleti joints with line montar to be second existence  Angeleti joints with line montar to be second existence  Angeleti joints with line montar to be second existence  Angeleti joints with line montar to be second existence  Angeleti joints with line montar to be second existence  Angeleti joints with line montar to be second existence	79 79 79 79 79 10 10 10 10 10 10 10 10 10 24 24 24 24 24 24 4 4 4 4	m2           m2           m2           m2           m2           m2           m3           m	1500 1500 1500 1500 1500 1500 1800 1800	1185.00 1185.00 200.	10% 10% 10% 10% 10% 10% 50% 100% 100% 10	£         118.00           £         118.00           £         77.00           £         77.00           £         118.00           £         118.00           £         100.00           £         500.00           £         200.00	
2.3.54	Gutters Gutter	Image: state of the state o	remove gutters and saves for resule. Gutters in suitable     remove gutters and saves for resule. Gutters in suitable     building. Journalistic gutters to be registed with new cast inon     waters to model available     remove gutters and the suitable     remove gutters     Assert diversigned for result. Downspiper is in withold readfills to     remove gutters and the suitable     remove gutters     Tomber variable for more forming to be assessed for reque. Where     watelshiely for more forming to be assessed for reque. Where     watelshiely for more forming to be assessed for reque. Where     watelshiely for more forming to be assessed for reque. Where     watelshiely for more forming to be assessed for reque. Where     watelshiely for more forming to be assessed for reque.	Say 73% gatters to be reported     Say 73% gatters to be reported     Say 23% gatters will report     Say 23% gatters will report     Say 23% gatters will report     Say 23% gatters to be received     Say 75% downpapers     Say 75% downpapers     Say 75% downpapers     Say 75% downpapers	And a set of the second	79 79 79 79 79 79 10 10 10 10 10 10 10 10 10 10 10 10 4 4 4 4	m2           m2           m2           m2           m2           m2           m	1500 1500 1500 1500 1500 1500 1500 1800 2600 2600 2800 2800 2800 2800 2800 2	1185.00 1185.00 1185.00 200	100% 10% 10% 10% 10% 50% 50% 50% 100% 50% 100% 10	£         118.00           £         118.00           £         73.00           £         73.00           £         118.00           £         118.00           £         118.00           £         200.00           £         200.00           £         200.00           £         200.00           £         200.00           £         200.00           £         200.00           £         200.00           £         200.00           £         200.00           £         200.00           £         200.00           £         200.00           £         200.00           £         200.00           £         200.00           £         200.00           £         540.00           £         1000.00           £         200.00	
2.3.54	Gutters Gutter	Image: state of the state o	remove gutters and saves for resule. Gutters in suitable     remove gutters and saves for resule. Gutters in suitable     building. Journalistic gutters to be registed with new cast inon     waters to model available     remove gutters and the suitable     remove gutters     Assert diversigned for result. Downspiper is in withold readfills to     remove gutters and the suitable     remove gutters     Tomber variable for more forming to be assessed for reque. Where     watelshiely for more forming to be assessed for reque. Where     watelshiely for more forming to be assessed for reque. Where     watelshiely for more forming to be assessed for reque. Where     watelshiely for more forming to be assessed for reque. Where     watelshiely for more forming to be assessed for reque.	Say 73% gatters to be reported     Say 73% gatters to be reported     Say 23% gatters will report     Say 23% gatters will report     Say 23% gatters will report     Say 23% gatters to be received     Say 75% downpapers     Say 75% downpapers     Say 75% downpapers     Say 75% downpapers	And a second from tendra libros.  And a second from tendra libros.  Steam web kindle area  Angeleti joints with line montar to match existing  Angeleti joints with line montar to the second existing  Angeleti joints with line montar to the second existing  Angeleti joints with line montar to the second existing  Angeleti joints with line montar to the second existing  Angeleti joints with line montar to the second existing  Angeleti joints with line montar to the second existing  Angeleti joints with line montar to the second existing  Angeleti joints with line montar to the second existing  Angeleti joints with line montar to the second existing  Angeleti joints with line montar to the second existing  Angeleti joints with line montar to the second existing  Angeleti joints with line montar to the second existing  Angeleti joints with line montar to the second existence  Angeleti joints with line montar to the second existence  Angeleti joints with line montar to the second existence  Angeleti joints with line montar to the second existence  Angeleti joints with line montar to the second existence  Angeleti joints with line montar to the second existence  Angeleti joints with line montar to the second existence  Angeleti joints with line montar to be second existence  Angeleti joints with line montar to be second existence  Angeleti joints with line montar to be second existence  Angeleti joints with line montar to be second existence  Angeleti joints with line montar to be second existence  Angeleti joints with line montar to be second existence  Angeleti joints with line montar to be second existence	79 79 79 79 79 10 10 10 10 10 10 10 10 10 24 24 24 24 24 24 4 4 4 4	m2           m2           m2           m2           m2           m2           m3           m	1500 1500 1500 1500 1500 1500 1800 1800	1185.00 1185.00 200.	10% 10% 10% 10% 10% 10% 50% 100% 100% 10	£         118.00           £         118.00           £         77.00           £         77.00           £         118.00           £         118.00           £         100.00           £         500.00           £         200.00	
2.3.54	Gutters Gutter	Image: state of the state o	Internant gutters and savers for resuse. Gutters in suttable conditions to be blast cleaned and regardined before optimized subling. Constraining sutters to be registered with new cast inco- sultant to month existing.	- Say 25% gatters to be reposited     - Say 25% gatters to be reposited     - Say 25% gatters till report     reposed     - Say 25% downplayes to be reused     - Say 25% downplaye	and and the second seco	79 79 79 79 79 79 79 79 79 79 70 10 10 10 10 10 10 10 10 10 10 24 24 24 24 24 24 4 4 4 4 4 4	m2           m3           m4           m6           m7           m8           m8           m9           m1           m2           m3           m4           m6           m7           m8           m6           m7           m8           m6           m7           m7           m8           m7           m8           m7           m8           m7           m7	1500 1500 1500 1500 2000 1800 200 2000 2	1185.00 1186.00 2006 2006 2006 2000 2000 400 4000 4	10% 10% 10% 10% 10% 10% 10% 10% 10% 10%	£         118.00           £         118.00           £         138.00           £         130.00           £         130.00           £         300.00           £         300.00           £         300.00           £         300.00           £         300.00           £         200.00	
2.3.54	Gutters Gutter	Image: state of the state o	Internant gutters and savers for resuse. Gutters in suttable conditions to be blast cleaned and regardined before optimized subling. Constraining sutters to be registered with new cast inco- sultant to month existing.	Say 73% gathers to be required     Say 73% gathers to be required     Say 73% gathers will require     replacement     Say 73% gathers will require     Say 73% gathers will require mer     Say 73% gather	and and the second seco	79 79 79 79 79 79 79 79 79 79 70 10 10 10 10 10 10 10 10 10 10 24 24 24 24 24 24 4 4 4 4 4 4	m2           m3           m4           m6           m7           m8           m8           m9           m1           m2           m3           m4           m6           m7           m8           m6           m7           m8           m6           m7           m7           m8           m7           m8           m7           m8           m7           m7	1500 1500 1500 1500 2000 1800 200 2000 2	1185.00 1186.00 2006 2006 2006 2000 2000 400 4000 4	10% 10% 10% 10% 10% 10% 10% 10% 10% 10%	£         118.00           £         118.00           £         138.00           £         130.00           £         130.00           £         300.00           £         300.00           £         300.00           £         300.00           £         300.00           £         200.00	
2.3.54	Guters Gu	West clearation - WB	remove gutters and saves for resule. Gutters in suitable     remove gutters and saves for resule. Gutters in suitable     building. Journalistic gutters to be registed with new cast inon     waters to model available     remove gutters and the suitable     remove gutters     Assert diversigned for result. Downspiper is in withold readfills to     remove gutters and the suitable     remove gutters     Tomber variable for more forming to be assessed for reque. Where     watelshiely for more forming to be assessed for reque. Where     watelshiely for more forming to be assessed for reque. Where     watelshiely for more forming to be assessed for reque. Where     watelshiely for more forming to be assessed for reque. Where     watelshiely for more forming to be assessed for reque.	- Say 25% gatters to be reposited     - Say 25% gatters to be reposited     - Say 25% gatters till report     reposed     - Say 25% downplayes to be reused     - Say 25% downplaye	And a set of the set o	77 77 77 77 77 77 77 77 77 77 77 77 77		15.00 16.00 16.00 16.00 16.00 16.00 16.00 16.00 16.00 26	1185.00 1185.00 700.00 100.00 200.	10% 10% 10% 10% 10% 10% 50% 50% 50% 100% 10	£         11850           £         11840           £         11800           £         11800           £         11800           £         11800           £         11800           £         2000 <td></td>	
2.3.54	Guters Gu	West clearation - WB	Internant gutters and savers for resuse. Gutters in suttable conditions to be blast cleaned and regardined before optimized subling. Constraining sutters to be registered with new cast inco- sultant to month existing.	Say 73% gathers to be required     Say 73% gathers to be required     Say 73% gathers will require     replacement     Say 73% gathers will require     Say 73% gathers will require mer     Say 73% gather	and a second for a	77 79 79 79 79 79 79 79 79 79 70 10 10 10 10 10 10 10 10 10 10 10 10 10	m2           m3           m4           m6           m7           m8           m8           m9           m1           m2           m3           m4           m6           m7           m8           m6           m7           m8           m6           m7           m7           m8           m7           m8           m7           m8           m7           m7	1500 1500 1500 1500 2000 1800 200 2000 2	135.00 1,165.00 78.000 78.0000 78.00000 78.00000 78.00000 78.00000 78.000000 78.000000000000000000000000000000000000	100% 100% 100% 100% 100% 100% 100% 100%	£         118.00           £         118.00           £         118.00           £         7.00           £         118.00           £         118.00           £         118.00           £         200.00           £         200.00           £         200.00           £         200.00           £         200.00           £         200.00           £         200.00           £         200.00           £         200.00           £         200.00           £         200.00           £         200.00           £         200.00           £         200.00           £         200.00           £         200.00           £         200.00           £         200.00           £         200.00           £         400.00           £         400.00           £         400.00           £         400.00           £         7.00	
2.3.54	Guters Gu	West clearation - WB	Internant gutters and savers for resuse. Gutters in suttable conditions to be blast cleaned and regardined before optimized subling. Constraining sutters to be registered with new cast inco- sultant to month existing.	Say 73% gathers to be required     Say 73% gathers to be required     Say 73% gathers will require     replacement     Say 73% gathers will require     Say 73% gathers will require mer     Say 73% gather	and and a second framework from the registering of the second and week biological second framework with the second perpendicular second framework with the second perpendicular second framework with the second second framework second framework with the second second framework second framework with the second Second framework second framework with the second framework with the second framework second framework with the second	77 77 77 77 77 77 77 77 77 77 77 77 77		15.00 15.00 10.00 10.00 10.00 10.00 10.00 10.00 10.00 20	1,155.00 1,165.00 200	10% 10% 10% 10% 10% 10% 50% 50% 50% 50% 50% 50% 100% 10	£         118.00           £         118.00           £         118.00           £         118.00           £         118.00           £         118.00           £         100.00           £         200.00           £         200.00           £         200.00           £         200.00           £         200.00           £         200.00           £         200.00           £         200.00           £         200.00           £         200.00           £         109.00           £         109.00           £         200.00           £         200.00           £         200.00           £         200.00           £         200.00           £         200.00           £         200.00           £         200.00           £         200.00           £         200.00           £         200.00           £         200.00           £         200.00      £         200.00	

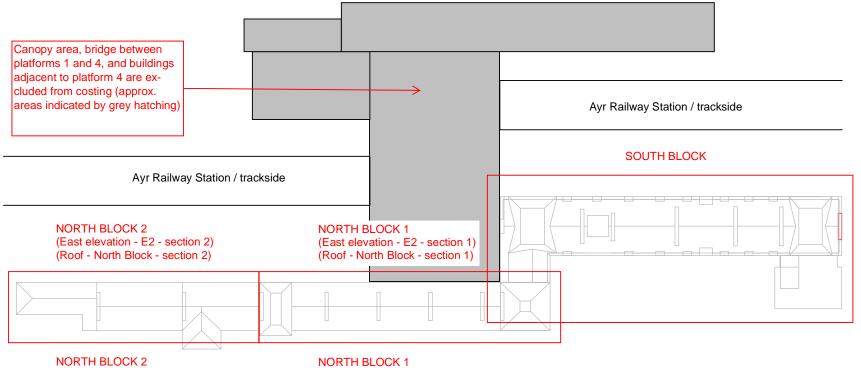
			Assess sandstone feature edges for loose/delaminated									
2.3.57	spalled sandstone to feature edges	West elevation - W8	sandstone. Where sandstone is brittle/at risk then sandstone	- say 1% of feature edges/cornice to require remedial work								
			edge to be removed and reformed with appropriate mortar	require remediar work								
					Remove loose sandstone & prepare surface	14.5	m	40.00	580.00	1%	£ 5.80	
					Finish flush in Lithomex lime mortar	14.5	m	120.00	1,740.00	1%	£ 17.40	Inc. materials
2.3.58	Sandstone wall face - missing pointing	West elevation - W8	Repoint sandstane joint - rake out existing loose mortar,	- Say 5% of sandstane on face W8								
			prepare jaint, repaint with lime martar to match existing.	will require repointing								
					Rake out mortar joints	168	m2	12.00	2.016.00	5%	£ 100.80	14.5m x 8m = 116m2 + 6.5m x 8m = 52m2 = 168m2 total
					point mortar joints	168	m2	15.00	2.520.00	5%	£ 126.00	
			Assess condition of feature pieces/cornices for loose/delaminated sandstane. Remove large sections of loose									
2.3.59	Sandstone wall face - delaminated sandstone	West elevation - W8	sandstone and repair or clean surfaces to provide sound edge.	- say 2m2 of sandstone to W8 face for lithomex repair								
2.3.33			Where large scale delamination has occurred use mortar	ja andrex repair								
			replacement such as lithomex and for larger areas indent replacement sandstone into block.									
					Remove loose sandstone & prepare surface	2	m2	40.00	00.00	100%	£ 80.00	
					Finish flush in Lithomex lime mortar	2	m2 m2	60.00	120.00	100%	£ 30.00	Inc. materials
			Remove vegetation growth/staining from building face/joints.									
2.3.60	Sandstone wall face - vegetation	West elevation - W8	Remove vegetation growth/staining from building face/joints. Clean surface to remove all plant growth/mass/staining.	say 10% of W8 face								
					Cut back and remove larger areas of vegetation from							
					wall	168	m2	10.00	1.680.00	10%	£ 168.00	
					Rake out roots from mortar joints	168 168	m2 m2	15.00	2,520.00	10%	£ 252.00 £ 252.00	Inc. materials
		1			Treat with biocidal agent (sprav) Steam wash affected area	168	m2 m2	15.00	1,680.00	10%	E 252.00 E 168.00	
		1				168		15.00	2,520.00		E 252.00	
	-	1			Repoint joints with lime mortar to match existing	168	m2	15.00	2,520.00	10%	E 252.00	
-		1										
		L	remove gutters and assess for reuse. Gutters in suitable condition to be blast cleaned and repainted before refitting to	- Say 75% gutters to be repainted								
2.3.61	Gutters	West elevation - W10	building. Unsuitable gutters to be replaced with new cast iron	- Say 25% gutters will require		_						
			autters to match exist/na.	replacement								
		-			Remove existing gutters	31 31	m	20.00	620.00	100%	£ 620.00	
		1			Blast / clean & paint gutters retained Skins	31	m	18.00	558.00 300.00	50% 100%	E 279.00 E 300.00	
		1			Material: replacement suttering	31	m	50.00	1,550.00	50%	£ 775.00	https://www.drainageonline.co.uk/above-ground-drainage/guttering/cast-iron-gutter/notts-ogee-
		+			Matenai; replacement guttering Replace gutters: Labour	31			806.00	100%	£ 806.00	cast-iron-autter
					Replace gutters: Labour	31	m	26.00	806.00	100%	£ 806.00	
			Access downnings for source. Downnings is suitable condition to	Say 75% downpipes to be reused     Say 25% downpipes will require								
2.3.62	Downpipes	West elevation - W10	Assess downpipes for reuse. Downpipes in suitable condition to be blast cleaned and repainted. Unsuitable downpipes to be	replacement.								
			replaced with new cast iron downpipes to match existing.	All downpipes will require new								
				connection brackets to building								
					Remove existing Downpipes	12	m	20.00	240.00	100%	£ 240.00	1 Nr @ 6m + 2 Nr @ 3m
					Blast / clean & paint downpipes retained	12	m Dr	18.00	216.00	75% 100%	£ 162.00 £ 300.00	
					3505		m	140.00	1,680.00		£ 420.00	Spons (p.568) includes fittings and brackets
					Material: replacement downpipes	12						
					Material: replacement downpipes Replace downpipes: Labour	12	m	26.00	312.00	100%	£ 312.00	
							m					
			Timber window framing to be assessed for reuse. Where	- say 75% of window frames on W10			m					
2.3.63	Window framing	West elevation - W10	suitable for reuse framing to be sanded to good surface and	suitable for reuse			m					
2.3.63	Window framing	West elevation - W10	Timber window framing to be assessed for reuse. Where switable for reuse framing to be sanded to good surface and repainted. Where annutable for rouse framing to be removed and replaced with new soft & acce windows to match existing	- say 75% of window frames on W10 suitable for reuse - say 25% of window frames on W10 to be replaced			m					
2.3.63	Window framing	West elevation - W10	suitable for reuse framing to be sanded to good surface and repointed. Where unsuitable for reuse framing to be removed	suitable for reuse - say 25% of window frames on W10	Reelare downploes: Labour	12	m	26.00	312.00	100%	£ 312.00	
2.3.63	Window framing	West elevation - W10	suitable for reuse framing to be sanded to good surface and repointed. Where unsuitable for reuse framing to be removed	suitable for reuse - say 25% of window frames on W10			m m nr	26.00 75.00 50.00	312.00 525.00 350.00	100% 25% 75%	£ 312.00	Sons 6 217 Notes 1 c commuten read ser retained window frame. TA rete
2.3.63	Window framing	West elevation - W10	suitable for reuse framing to be sanded to good surface and repointed. Where unsuitable for reuse framing to be removed	suitable for reuse - say 25% of window frames on W10	Beelane downoloos: Labour	22 7 7 7 7	m nr nr	26.00 75.00 50.00 100.00	312.00 525.00 350.00 216.00	100% 25% 75% 7%	£ 312.00 £ 131.25 £ 262.50 £ 106.00	Sonica 217 Marco 1: La companio popo per retained airologis from: TAR size Tara formes, chai correct constrain
2.3.63	Window framing	West elevation - W10	suitable for reuse framing to be sanded to good surface and repointed. Where unsuitable for reuse framing to be removed	suitable for reuse - say 25% of window frames on W10	Replace downologies: Labour	12 7 7 7 7 7	nr nr nr m	26.00 75.00 50.00 100.00 90.00	312.00 525.00 350.00 216.00 630.00	100% 25% 75% 75%	£ 312.00 f 181.25 f 265.50 f 100.60 f 472.50	5001 6 217
2.3.63	Window framing	West elevation - W10	suitable for reuse framing to be sanded to good surface and repointed. Where unsuitable for reuse framing to be removed	suitable for reuse - say 25% of window frames on W10	Replace downpiper: Labour	22 7 7 7 7	m nr nr	26.00 75.00 50.00 100.00	312.00 525.00 350.00 216.00 630.00 300.00	25% 75% 75% 75% 10%	€ 312.00 € 131.25 € 262.50 € 108.00 € 477.50 € 900.00	Soons 277 Alles for 1 no conservation most or retained ainclus fram. TA rate Fair forus, table control controlles. Table sous, table control controlles.
2.3.63	Window framing	West elevation - W10	suitable for reuse framing to be sanded to good surface and repointed. Where unsuitable for reuse framing to be removed	suitable for reuse - say 25% of window frames on W10	Realises dearnables: Labour Exercise Advances Allows I main consistence Allows I main consistence Dearnafication and exercises Allows I main consistence Allows I main consistence Allows Allow	12 7 7 7 7 7	nr nr nr m	25.00 75.00 50.00 100.00 300.00	312.00 525.00 350.00 216.00 300.00 300.00 4,200.00	25% 75% 75% 75% 100% 25%	£ 312.00 £ 131.25 £ 262.50 £ 100.00 £ 472.50 £ 300.00 £ 1,050.00	Scott 6-217 Allow for 1 constraints made an extension anodow fame. TA rate Saw fames, their correct scottarian Cases, understark kine cost - 1 minute, net 11:00 per hour Physics made colorized kine gas hundrises that schemat taffwood Scotta 6-281
2.3.63	Window framing	West elevation - W10	suitable for reuse framing to be sanded to good surface and repointed. Where unsuitable for reuse framing to be removed	suitable for reuse - say 25% of window frames on W10	Replace downpiper: Labour	12 7 7 7 7 7 7 7 7 7	nr nr m m nr nr	26.00 75.00 50.00 100.00 300.00 600.00	312.00 525.00 350.00 216.00 630.00 300.00	25% 75% 75% 75% 100% 25%	£ 312.00 £ 131.25 £ 262.50 £ 100.00 £ 472.50 £ 300.00 £ 1,050.00	Soonis 207 Alles for 1 no consequent mean per retained sinders fram. TA rate Fair forus, table control constants for forus, table control constants
			Autholity for mouse framing to be accorded to good surghest and and register with mean staff & cores windows to marticle noticity and register with mean staff & cores windows to marticle noticity and the staff of the staff of the staff of the staff of the staff according to the staff of the staff of the staff of the staff of the Assess splasting powers for windows for staff.	svitable for reuse - say 25% of window frames on W10 to be replaced say 25% of window pones on W10 to	Realises dearnables: Labour Exercise Advances Allows I main consistence Allows I main consistence Dearnafication and exercises Allows I main consistence Allows I main consistence Allows Allow	12 7 7 7 7 7 7 7 7 7	nr nr m m nr nr	26.00 75.00 50.00 100.00 300.00 600.00	312.00 525.00 350.00 216.00 300.00 300.00 4,200.00	25% 75% 75% 75% 100% 25%	£ 312.00 £ 131.25 £ 262.50 £ 100.00 £ 472.50 £ 300.00 £ 1,050.00	Scott 6-217 Allow for 1 constraints made an extension anodow fame. TA rate Saw fames, their correct scottarian Cases, understark kine cost - 1 minute, net 11:00 per hour Physics made colorized kine gas hundrises that schemat taffwood Scotta 6-281
2.3.63	Window faming	West devation - W10	Autholi (be rouse) framing to be sounded to good supplies and supplies (b)	svitable for reuse - sny 25% of window frames on W10 to be replaced	Bealan Samoon Iskou Bealan Samoon Advertise Handson Alives Transformer Hindes Alives Transformer Hindes Chen & Bealand Handson Chen & Bealand Handson Chen & Bealand Handson Handle realizement winders Install realizement winders	12 7 7 7 7 7 7 7 7 7 7 7 7	nr nr m m nr nr	25.00 75.00 50.00 90.00 600.00 120.00	332.00 555.00 355.00 550.00 550.00 4,200.00 860.00 860.00	25% 75% 75% 75% 100% 25%	£ 312.00 ξ 131.25 ξ 262.50 ξ 1080.00 ξ 380.00 ξ 860.00	Scons o. 217. Alless for La consequence many are retained window frame. TA net East function consequences and the second secon
			Autholity for mouse framing to be accorded to good surghest and and register with mean staff & cores windows to marticle noticity and register with mean staff & cores windows to marticle noticity and the staff of the staff of the staff of the staff of the staff according to the staff of the staff of the staff of the staff of the Assess splasting powers for windows for staff.	svitable for reuse - say 25% of window frames on W10 to be replaced say 25% of window pones on W10 to	Bealare dearnoon: Labour  Bealare dearnoon isloou  Alloos Inner ere salidou  Alloos Inner ere salidou  Alloos Inner ere salidou  Material realization et earland  Material realization et earland  Bealare  Bealare  Bealare B	12 7 7 7 7 7 7 7 7 7 7 7 7 7 21	m nr nr nr nr m nr	26.00 75.00 100.00 30.00 600.00 120.00 20.00	332.00 535.00 350.00 216.00 500.00 4,000.00 850.00 850.00 4,200.00	100% 25% 75% 75% 100% 25% 100%	£         312.00           ℓ         131.25           £         262.50           ℓ         130.77           ℓ         3000           €         3000           €         860.00           €         21.00	Scores 217 Alles for 1 no conservation most per retained skindow frame. TA tate Earls forum, shak correct control no. 2006 second second state of 1 most and 1 11.00 per hose Answer and scolable how as all invitation trade second to diversion 5 and 10 Answer frames deterred astimuted a stated score of the second score of agains get frame. Remove gios and dean frame Based on retained frames above a 4 gains get frame. Remove gios and dean frame
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2.3.65	Window panes  Window panes  u u u u u u u u u u u u u u u u u u	West elevation - W10	Authorize for neural priming to be sounded to good audioe and under an and registered with mer south & core windows to march existing and registered with mer south & core windows to march existing and the source of the source of the source of the source and the source of the source of the source of the source and the source of the source of the source of the source and the source of the source of the source of the source and the source of the source of the source of the source and the source of the source of the source of the source and the source of the source of the source of the source and the source of the source of the source of the source and the source of the source of the source of the source and the source of the source of the source of the source and the source of the source of the source of the source and the source of the source of the source of the source and the source of the source of the source of the source and the source of the source of the source of the source and the source of the source of the source of the source and the source of the source of the source of the source and the source of the source of the source of the source and the source of the source of the source of the source of the source and the source of the source of the source of the source of the source and the source of the source of the source of the source of the source and the source of the source of the source of the source and the source of the source of the source of the source and the source source of the source of the source of the source and the source of the source of the source of the source of the source and the source of the source of the source of the source of the source and the source of the sou	satistic prese sup 25:5 df addition plannes on W2D to be replaced - any 25:6 df addition - any 25:	Bealan damose iskou Remose defective sindows Allow Translation same in which we defect Allow Translation same in which we defect Margania residences with a same in a same Margania residences with a same Margania residences wi	12 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7	m nr nr m nr m m m m m m m m m m m m m m	28.00 75.00 100,00 100,00 100,00 120,00 10,00 10,00 10,00 10,00 10,00 10,00 10,0000 10,0000 10,00000000	312.00 075.00 350.00 350.00 450.00 450.00 450.00 450.00 1800.00 18	100% 70% 75% 75% 75% 100% 55% 55% 55% 55% 55% 55% 55%	£         31200           ℓ         31270           ℓ         32500           ℓ         13500           ℓ         13200           ℓ         3260           ℓ         3260	Soons 6-277 Allow for 1 nr. conneration mosi per retained another frame. TVA stet East forms, their correct constrain Calibus understand its and an instance of 15.00 per hour Process method doctored its that can be also be able of the state August of terms delivered existence for target exacutit antifected Boorn 0.481 August forms delivered existence frame. Remore gives and doos frame 122.00 are same alloware (a states) are frame. Remore gives and doos frame 122.00 are same alloware (a states) are 122.00 are same alloware (a states) be materials. Soon sing - Story + Story 4 me - 60x3 - 156x2 target
2.3.64	Window panes	West elevation - W10	Authorize for neural priming to be sounded to good audioe and under an and registered with mer south & core windows to march existing and registered with mer south & core windows to march existing and the source of the source of the source of the source and the source of the source of the source of the source and the source of the source of the source of the source and the source of the source of the source of the source and the source of the source of the source of the source and the source of the source of the source of the source and the source of the source of the source of the source and the source of the source of the source of the source and the source of the source of the source of the source and the source of the source of the source of the source and the source of the source of the source of the source and the source of the source of the source of the source and the source of the source of the source of the source and the source of the source of the source of the source and the source of the source of the source of the source and the source of the source of the source of the source and the source of the source of the source of the source and the source of the source of the source of the source of the source and the source of the source of the source of the source of the source and the source of the source of the source of the source of the source and the source of the source of the source of the source and the source of the source of the source of the source and the source source of the source of the source of the source and the source of the source of the source of the source of the source and the source of the source of the source of the source of the source and the source of the sou	satisfield person say 255 of violation permes on W210 to be replaced - any 556 of violation permes on W210 to - any 556 of violation permes on W210 to be replaced - any 156 of person edge-(Larrow edge- replaced accts) - any 156 of person edge-(Larrow edge- replaced accts) - any 156 of person edge-(Larrow edge- replaced accts) - any 156 of person edge-(Larrow edge- - any 156 of person	Bealan damose iskou Remose defective sindows Allow Translation same in which we defect Allow Translation same in which we defect Margania residences with a same in a same Margania residences with a same Margania residences wi	12 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7	m nr nr m nr m m m m m m m m m m m m m m	28.00 75.00 100,00 100,00 100,00 120,00 10,00 10,00 10,00 10,00 10,00 10,00 10,0000 10,0000 10,00000000	312.00 075.00 350.00 350.00 450.00 450.00 450.00 450.00 1800.00 18	100% 70% 75% 75% 75% 100% 55% 55% 55% 55% 55% 55% 55%	£         31200           ℓ         31270           ℓ         32500           ℓ         13500           ℓ         13200           ℓ         3260           ℓ         3260	Soons 6-277 Allow for 1 n. consention prairie are retained aindow from: TKA nete- East funces, their devices (consention). Calibus understand it and all their B-12500 per hour Annoem method solutions of the second sufficiency (Soons 6-488). Annored frames delivered suited & desert Annoem for the second sufficiency (Soons 6-488). Annored frames delivered suited & desert Soon for certained frames above at 4 parts per frame. Benore glus and dear frame 122 M are pare allemants (or parts). Soon for certained frames above at 4 parts per frame. Benore glus and dear frame 122 M are pare allemants (or parts). Soon for certained frames above at 4 parts per frame. Benore glus and dear frame 123 M are pare allemants (or parts). Soon for certained frames above at 4 parts per frame. Benore glus and dear frame 123 M are pare allemants (or parts). Soon for certained frames above at 4 parts per frame. Benore glus and dear frame 124 M are parts at the second of the second
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2.4 - South Eleve													
	ation	1	1										
				- 2No. downpipes to be cleaned,									
			Assess downpipes for reuse. Downpipes in suitable condition to be blast cleaned and repainted. Unsuitable downpipes to be	painted and reused. 1 section to be									
2.4.1	Downpipes	South elevation - S1	be blast cleaned and repainted. Unsuitable downpipes to be	replaced (say 4m long section)	refer 01_S1_downpipe.								
			replaced with new cast iron downpipes to match existing.	downpipe will require new connection brackets to building									
				connection brackets to building									
						Remove existing Downpipes	32	m	20.00	640.00	100%	£ 640.0	0 1 Nr @ 18m + 1 Nr @ 14m
	t				1	Blast / clean & paint downpipes retained Skips	32	m	18.00 300.00	576.00 300.00	87% 100%	€ 501.1 € 300.0	
				-		Skips Material: replacement downpipes	32	m	300.00	300.00 4,480.00	100%	£ 300.0 £ 582.4	0 Spons (p.568) includes fittings and brackets
						Replace downpipes: Labour	32	m	26.00	832.00	100%	£ 832.0	
			Repoint sandstone joint - rake out existing loose mortar.	- Say 30% of sandstone faces will									
2.4.2	Sandstone wall face - missing pointing	South elevation - S1	prepare joint, repoint with lime mortar to match existing.	require repainting									
-						Rake out mortar joints							0 11m x 14m = 224m2 + 10m x 8m = 80m2 = 308m2 total
				-		Rake out mortar joints point mortar joints	308 308	m2 m2	12.00	3.695.00	70% 70%	£ 2.587.2 £ 3.234.0	0 11m x 14m = 224m2 + 10m x 8m = 80m2 = 308m2 total
						point insiter femore				4.040.00	101		
2.4.3	Sandstone wall face - loose blocks	South elevation - S1	Reseat sandstane blocks. Remortar jaints	- say 15 No. blocks over SI face	refer 04_E1_typical loose block								
			· ·										
						Remove blocks / clear existing mortar	20	Nr	45.00	900.00	100%	£ 900.0	Blocks are within courses bence increase in rate for removal
						Rebed block in lime mortar	20	Nr	15.00	300.00	100%	£ 300.0	
						point / flaunchine mortar joints	20	Nr	10.00	200.00	100%	£ 200.0	0.
			Assess condition of feature pieces/cornices for										
			Jaose/delaminated sandstane. Remove large sections of laase	- say 5% of sandstone to east									
2.4.4	Sandstone wall face - delaminated sandstone	South elevation - S1	loose/delaminated sandstane. Remove large sections of loose sandstone and repair or clean surfaces to provide sound edge.	elevation face for lithomex repair									
6.0.0	same and the second second second second	STATE OF THE STATE	Where lorge scale delamination has occurred use mortar	- say 1% of sandstone east elevation									
	1		replacement such as lithomex and for larger areas indent replacement sandstone into black.	face for indent repair	1								
	4		representation admissioner mice endere.										
						Remove loose sandstone & prepare surface	154	m2	40.00	6.160.00	20%	£ 1.232.0	0
						Finish flush in Lithomex lime mortar	154	m2	60.00	9,240.00	20%	£ 1,848.0	D Inc. materials
	l												
2.4.5	Sandstone wall face - vegetation	South elevation - S1	Remove vegeation growth from building face/joints. Clean surface to remove all plant growth/moss.	say 20% east elevation building face	1								
2.4.5	samustome wall face - Vegetation	source elevation - 51	surface to remove all plant growth/mass.	suy 20% east elevation building face									
	1				1								
						Cut back and remove larger areas of vegetation from							
						wall	154	m2	10.00	1,540.00	20%	£ 308.0	9
						Rake out roots from mortar joints	154	m2	15.00	2,310.00	20% 20%	£ 462.0	D
						Treat with biocidal agent (spray)	154	m2	15.00	2,310.00	20%	£ 462.0	0 Inc. materials
						Steam wash affected area	154	m2	10.00	1,540.00	20%	£ 308.0	D
	1				1	Repoint joints with lime mortar to match existing	154	m2	15.00	2,310.00	20%	£ 462.0	D I
	t				1								
		i											
246	damage to sandstone blocks	South elevation - S1	Replace spalled sandstone blocks where sandstone integrity is	Say 10No. Across east elevation	refer 02_51_damaged block								
2.4.0	damage to sandstone blocks	South elevation - S1	comprised	Say 10%0. Across east evevation	refer 02_51_damaged block								
						-			25.00	250.00		£ 250.0	
						Remove existing block Replacment block: materials	10 10	Nr Nr	100.00	1,000.00	100%	E 2500 E 1,000.0	0 Inc. materials
						Bed new block into wall using lime mortar	10	Nr	20.00	200.00	100%	£ 200.0	0 Inc. materials
						Point around block with lime mortar	10	Nr	8.00	80.00	100%	E 80.0	D Inc. materials
			Minor sandstone cracks. Sandstone to be saw cut to allow										
2.4.7	Sandstone crack	South elevation - S1	installation of threaded stainless steel bars resin fixed across crack at 150mm centres. Surface to be made good to match	- say 15 No. x 300mm cracks	refer 03_51_cracks								
2.00.7	admustorile crack	3000166480011-31	crack at 150mm centres. Surface to be made good to match	- 30y 15 No. X 300000 Crocks	Telef 05_31_Cracks								
-			existing										
			existing			Rebate / cut-out for threaded bar	15	Nr	25.00	375.00	100%	£ 375.0	0
			existing										
			exacting			Rebate / cut-out for threaded bar Affix bar and resin	15 15	Nr Nr	25.00	375.00	100%	<u>е 375.0</u> е 375.0	0 Inc. materials
			(Wooding			Affix bar and resin	15	Nr	25.00	375.00	100%	£ 375.0	0 Inc. materials
													0 Inc. materials
			ios.ny			Affix bar and resin	15	Nr	25.00	375.00	100%	£ 375.0	0 Inc. materials
			exany			Affix bar and resin	15	Nr	25.00	375.00	100%	£ 375.0	0 Inc. materials
						Affix bar and resin	15	Nr	25.00	375.00	100%	£ 375.0	0 Inc. materials
2.4.8	Sandstone crack	South elevation - 51	Sandstone to be saw cast to allow installation of threaded tables and the same cast to allow installation of threaded tables at the law resis field across crack at 150mm centres.	- say 5000mm (ang crack	refers to defect 33.39	Affix bar and resin	15	Nr	25.00	375.00	100%	£ 375.0	0 Inc. materials
2.4.8	Sandstone crack	South elevation - S1	Sondstone to be saw cut to allow installation of threaded	- say 5000mm (ong crack	refers to defect \$1.59	Affix bar and resin	15	Nr	25.00	375.00	100%	£ 375.0	0 Inc. materials
2.4.8	Sandstone track	South elevation - S1	Sandstone to be saw cast to allow installation of threaded tables and the same cast to allow installation of threaded tables at the law resis field across crack at 150mm centres.	- say 5000mm (ong crack	refers to defect \$1.39	Affix bar and resin	15	Nr	25.00	375.00	100%	£ 375.0	0 Inc. materials
2.4.8	Sandstone crack	South elevation - S1	Sandstone to be saw cast to allow installation of threaded tables and the same cast to allow installation of threaded tables at the law resis field across crack at 150mm centres.	- say 5000mm (ong crack	refers to defect \$1.59	Affle bar and resin Freide fluch in Lithomes line motar	15	Nr Nr	25.00	375.00	100%	е 375.0 <u>е 300.0</u>	Inc. materials
2.4.8	Sandstone crack	South elevation - S1	Sandstone to be saw cast to allow installation of threaded tables and the same cast to allow installation of threaded tables at the law resis field across crack at 150mm centres.	- say 5000mm long crack	refers to defect \$1.59	Affix bar and resin	15	Nr	25.00	375.00	100%	E 375.0 E 300.0	Inc. materials
2.4.8	Sanditione track	South elevation - 51	Sandstone to be saw cast to allow installation of threaded tables and the same cast to allow installation of threaded tables at the law resis field across crack at 150mm centres.	- say 5000mm long crack	refers to defect \$1.59	Affle bar and resin Freide fluch in Lithomes line motar	15	Nr Nr	25.00	375.00	100%	е 375.0 <u>е 300.0</u>	Inc. materials
248	Senditione crack	South elevation - 51	Sandstone to be saw cast to allow installation of threaded tables and the same cast to allow installation of threaded tables at the law resis field across crack at 150mm centres.	- say 5000mm long crack	refers to defect \$1.59	Affit bar and rasin Innoh fluch in Laboreu line mortar Debate / on our for threaded har	15	Nr Nr	25.00	375.00 300.00 850.00	100%	E 375.0 E 300.0	Inc. materials
248	Sinditione truck	South elevation - 51	Sandstone to be saw cast to allow installation of threaded tables and the same cast to allow installation of threaded tables at the law resis field across crack at 150mm centres.	- Lay 5000mm long crack	refers to defect \$1.59	Affit bar and rasin Innoh fluch in Laboreu line mortar Debate / on our for threaded har	15	Nr Nr	25.00	375.00 300.00 850.00	100%	E 375.0 E 300.0	Inc. materials     Inc. materials     Inc. materials     Inc. materials     Inc. materials     Inc. materials
2.4.8	Senditore track	South elevation - S1	Sandstone to be saw cast to allow installation of threaded tables and the same cast to allow installation of threaded tables at the law resis field across crack at 150mm centres.	- say 3000mm long crack	refers to defect \$1.59	Affle bar and resin Ernab fluch in Lithomes lime mortar Anthe Frank and the fluctuation of the fluctuation of the Relative Frank and the fluctuation of the fluctuation of the Affle bar and resin	15 15 34 34	Nr Nr Nr Nr	25.00 20.00 25.00 25.00	375.00 300.00 #40.00 850.00	100% 100% 100% 100%	E 375.0 E 300.0 E 850.0	Inc. materials     Inc. materials     Inc. materials     Inc. materials     Inc. materials     Inc. materials
2.4.8	Senditore cock	South elevation - 51	Sandstone to be saw cast to allow installation of threaded tables and the same cast to allow installation of threaded tables at the law resis field across crack at 150mm centres.	- say 5000mm long crack	refers to defect \$1.59	Affle bar and resin Ernab fluch in Lithomes lime mortar Anthe Frank and the fluctuation of the fluctuation of the Relative Frank and the fluctuation of the fluctuation of the Affle bar and resin	15 15 34 34	Nr Nr Nr Nr	25.00 20.00 25.00 25.00	375.00 300.00 #40.00 850.00	100% 100% 100% 100%	E 375.0 E 300.0 E 850.0	Inc. materials     Inc. materials     Inc. materials     Inc. materials     Inc. materials     Inc. materials
2.4.8	Sinditione track	South elevation - 51	Sombtone to be saw cut to allow installation of threaded atomics and box read for across cock at 150mm centres. Sorfact to be made good to mitch existing		refers to defect \$1.59	Affle bar and resin Ernab fluch in Lithomes lime mortar Anthe Frank and the fluctuation of the fluctuation of the Relative Frank and the fluctuation of the fluctuation of the Affle bar and resin	15 15 34 34	Nr Nr Nr Nr	25.00 20.00 25.00 25.00	375.00 300.00 #40.00 850.00	100% 100% 100% 100%	E 375.0 E 300.0 E 850.0	Inc. materials     Inc. materials     Inc. materials     Inc. materials     Inc. materials     Inc. materials
2.4.8		South elevation - 51	Sombtone to be saw cut to allow installation of threaded atomics and box read for across cock at 150mm centres. Sorfact to be made good to mitch existing	- say 3% of feature edges/corrice to	refers to defect \$1.59	Affle bar and resin Ernab fluch in Lithomes lime mortar Anthe Frank and the fluctuation of the fluctuation of the Relative Frank and the fluctuation of the fluctuation of the Affle bar and resin	15 15 34 34	Nr Nr Nr Nr	25.00 20.00 25.00 25.00	375.00 300.00 #40.00 850.00	100% 100% 100% 100%	E 375.0 E 300.0 E 850.0	Inc. materials     Inc. materials     Inc. materials     Inc. materials     Inc. materials     Inc. materials
	Sandstone track		Sandstore to be saw out to allow installation of therapied stainlings afted boar nearly field areas cook at 120mm centres. Surface to be mode good to match existing		refers to defect \$1.59	Affle bar and resin Ernah fluch in Lithomes lime mortar Anthe Frank and the fluctuation of the fluctuation of the Anthe Frank and the fluctuation of the fluctuation of the Affle bar and resin	15 15 34 34	Nr Nr Nr Nr	25.00 20.00 25.00 25.00	375.00 300.00 #40.00 850.00	100% 100% 100% 100%	E 375.0 E 300.0 E 850.0	Inc. materials     Inc. materials     Inc. materials     Inc. materials     Inc. materials     Inc. materials
			Sombtone to be saw cut to allow installation of threaded atomics and box read for across cock at 150mm centres. Sorfact to be made good to mitch existing	- say 3% of feature edges/corrice to	refers to defect \$1.59	Affle bar and resin Ernah fluch in Lithomes lime mortar Anthe Frank and the fluctuation of the fluctuation of the Anthe Frank and the fluctuation of the fluctuation of the Affle bar and resin	15 15 34 34	Nr Nr Nr Nr	25.00 20.00 25.00 25.00	375.00 300.00 #40.00 850.00	100% 100% 100% 100%	E 375.0 E 300.0 E 850.0	Inc. materials     Inc. materials     Inc. materials     Inc. materials     Inc. materials     Inc. materials
			Sombtone to be saw cut to allow installation of threaded atomics and box read for across cock at 150mm centres. Sorfact to be made good to mitch existing	- say 3% of feature edges/corrice to	refers to defect \$1.59	Affic bar and resin Inside flugh in Libbores line mostar Exhanse / nutwork flugh in Libbores line mostar Affic bar and resin Inside flugh in Libbores line mostar	15 15 34 34 34	Nr Nr Nr Nr Nr	25.00 20.00 24.00 25.00 25.00	375.00 300.00 #40.00 850.00 680.00	100% 100% 100% 100%	ε 375.0 <u>ε 300.0</u> ε 850.0 ε 850.0 ε 680.0	Inc. materials
			Sombtone to be saw cut to allow installation of threaded atomics and box read for across cock at 150mm centres. Sorfact to be made good to mitch existing	- say 3% of feature edges/corrice to	refers to defect \$1.59	Affic bar and nexis Intois from in Libbanes time motar Intois from in Libbanes time motar Intois from the threaded bar Affic bar and nexis Intois from in Libbanes time motar Intois from in Libbanes time motar Bake out motar juits.	15 15 15 34 34 34	Nr Nr Nr Nr Nr m2	25.00 20:00 25:00 25:00 20:00 20:00	375.00 300.00 850.00 680.00 680.00	100% 100% 100% 100% 100% 5%	E 375.0 E 300.0 E 850.0	b Inc. materials concentration
			Sombtone to be saw cut to allow installation of threaded atomics and box read for across cock at 150mm centres. Sorfact to be made good to mitch existing	- say 3% of feature edges/corrice to	refers to defect \$1.59	Affic bar and resin Inside flugh in Libbores line mostar Exhanse / nutwork flugh in Libbores line mostar Affic bar and resin Inside flugh in Libbores line mostar	15 15 34 34 34	Nr Nr Nr Nr Nr	25.00 20.00 24.00 25.00 25.00	375.00 300.00 #40.00 850.00 680.00	100% 100% 100% 100%	<ul> <li>ε 375.0</li> <li>ε 300.0</li> <li>ε 850.0</li> <li>ε 880.0</li> <li>ε 680.0</li> <li>ε 680.0</li> </ul>	Inc. materials
			Sombtone to be saw cut to allow installation of theorded atomics and box reach flow areas cook at 150mm centres. Sorfact to be made good to much existing Assess sondatione feature edges for loose/deleminated sondatore. Where sandatione is brittly for its then sondatore edge to be removed and reference with agerganiste motor	- say SN of feature edges/conice to require remedial work	refers to defect \$1.59	Affic bar and nexis Intois from in Libbanes time motar Intois from in Libbanes time motar Intois from the threaded bar Affic bar and nexis Intois from in Libbanes time motar Intois from in Libbanes time motar Bake out motar juits.	15 15 15 34 34 34	Nr Nr Nr Nr Nr m2	25.00 20:00 25:00 25:00 20:00 20:00	375.00 300.00 850.00 680.00 680.00	100% 100% 100% 100% 100% 5%	<ul> <li>ε 375.0</li> <li>ε 300.0</li> <li>ε 850.0</li> <li>ε 880.0</li> <li>ε 680.0</li> <li>ε 680.0</li> </ul>	Inc. materials
2.49	palled anddone to foture edges	South elevation - 51	Sorohom to be say out to allow installation of the coded sorehom to be any out to allow installation of the coded soreface to be repair good to match existing Characterized and the code of the co	- say 3% of feature edges/comice to require remedial work		Affic bar and nexis Intois from in Libbanes time motar Intois from in Libbanes time motar Intois from the threaded bar Affic bar and nexis Intois from in Libbanes time motar Intois from in Libbanes time motar Bake out motar juits.	15 15 15 34 34 34	Nr Nr Nr Nr Nr m2	25.00 20:00 25:00 25:00 20:00 20:00	375.00 300.00 850.00 680.00 680.00	100% 100% 100% 100% 100% 5%	<ul> <li>ε 375.0</li> <li>ε 300.0</li> <li>ε 850.0</li> <li>ε 880.0</li> <li>ε 680.0</li> <li>ε 680.0</li> </ul>	Inc. materials
	palled anddone to foture edges		Sorohom to be say out to allow installation of the coded sorehom to be any out to allow installation of the coded soreface to be repair good to match existing Characterized and the code of the co	- say 55 of feature edge/comice to reguine remedial work	refers to defect \$1.59	Affic bar and nexis Intois from in Libbanes time motar Intois from in Libbanes time motar Intois from the threaded bar Affic bar and nexis Intois from in Libbanes time motar Intois from in Libbanes time motar Bake out motar juits.	15 15 15 34 34 34	Nr Nr Nr Nr Nr m2	25.00 20:00 25:00 25:00 20:00 20:00	375.00 300.00 850.00 680.00 680.00	100% 100% 100% 100% 100% 5%	<ul> <li>ε 375.0</li> <li>ε 300.0</li> <li>ε 850.0</li> <li>ε 880.0</li> <li>ε 680.0</li> <li>ε 680.0</li> </ul>	Inc. materials
2.49	palled anddone to foture edges	South elevation - 51	Sombtone to be saw cut to allow installation of theorded atomics and box reach flow areas cook at 150mm centres. Sorfact to be made good to much existing Assess sondatione feature edges for loose/deleminated sondatore. Where sandatione is brittly for its then sondatore edge to be removed and reference with agergenite motor	- say 3% of feature edges/comice to require remedial work		Affic bar and nexis Intois from in Libbanes time motar Intois from in Libbanes time motar Intois from the threaded bar Affic bar and nexis Intois from in Libbanes time motar Intois from in Libbanes time motar Bake out motar juits.	15 15 15 34 34 34	Nr Nr Nr Nr Nr m2	25.00 20:00 25:00 25:00 20:00 20:00	375.00 300.00 850.00 680.00 680.00	100% 100% 100% 100% 100% 5%	<ul> <li>ε 375.0</li> <li>ε 300.0</li> <li>ε 850.0</li> <li>ε 880.0</li> <li>ε 680.0</li> <li>ε 680.0</li> </ul>	Inc. materials
2.49	palled anddone to foture edges	South elevation - 51	Sorohom to be say out to allow installation of the coded sorehom to be any out to allow installation of the coded soreface to be reading and to match existing Characteristics and the code of the	- say 55 of feature edge/comice to reguine remedial work		Affic bar and resin frozh fuch in Ubbones time mortar frozh fuch in Ubbones time mortar ficture of the thereafed har ficture of the the thereafed har ficture of thereafed har ficture of the	15 15 34 34 34 31 11 11 12	Nr Nr Nr Nr Nr Nr Mr	25.00 20.00 25.00 20.00 20.00 15.00	375.00 300.00 800.00 680.00 680.00 112.00 1155.00	100% 100% 100% 100% 100% 100% 5% 5%	ε 375.0 ε 300.0 ε 800.0 ε 800.0 ε 680.0 ε 680.0 ε 680.0 ε 680.0 ε 680.0 ε 680.0 ε 80.0 ε 8	
2.49	palled anddone to foture edges	South elevation - 51	Sorohom to be say out to allow installation of the coded sorehom to be any out to allow installation of the coded soreface to be reading and to match existing Characteristics and the code of the	- say 55 of feature edge/comice to reguine remedial work		Affic bar and nexin fields fluck in Libbarres line motor fluck fluck in Libbarres line motor fluck fluck in Libbarres line motor fluck bar and nexin fluck bar and nexin fluck bar and nexin fluck in Libbarres line motor fluck in Libbarres line mot	15 15 34 34 34 11 11 11 11	Nr Nr Nr Nr Mr m2 m2 m3	25.00 20.00 25.00 25.00 20.00 15.00 15.00 20.00	375.00 300.00 850.00 580.00 132.00 132.00 132.00	100% 100% 100% 100% 100% 100% 100% 100%	ε 375.0 ε 300.0 ε 400.0 ε 400.0 ε 500.0 ε	Inc. material:       Inc. mat
2.49	palled anddone to foture edges	South elevation - 51	Sorohom to be say out to allow installation of the coded sorehom to be any out to allow installation of the coded soreface to be reading and to match existing Characteristics and the code of the	- say 55 of feature edge/comice to reguine remedial work		Affic bar and nesis Incide from in Libbones time mostar Incide from in Libbones time mostar Incide from in Libbones time mostar Affic bar and nesis Incide from in Libbones time mostar Incide from in Libbones time mostar Incide mostar alonts celest mostar a	15 15 34 34 34 11 11 11 11 11 11 11 11 11 11 11 11 11	Nr Nr Nr Nr m2 m2 m3 Nr	25.00 20.00 25.00 25.00 20.00 15.00 15.00 15.00	375.00 900.00 800.00 680.00 680.00 132.00 132.00 132.00 1,800.00	100% 100% 100% 100% 100% 100% 100%	<ul> <li>ε 375.00</li> <li>ε 800.00</li> <li>ε 800.00</li></ul>	Inc. material:       Inc. mat
2.49	palled anddone to foture edges	South elevation - 51	Sorohom to be say out to allow installation of the coded sorehom to be any out to allow installation of the coded soreface to be reading and to match existing Characteristics and the code of the	- say 55 of feature edge/comice to reguine remedial work		Affic bar and nexis Into fush in Lithenee line motor Into fush Into f	15 15 34 34 34 11 11 11 11 11 11 11 11 11 11 11 11 11	Nr Nr Nr Nr m2 m3 Nr Nr	25.00 20.00 25.00 25.00 20.00 15.00 15.00 20.00 15.00 15.00 20.00 15.00 15.00 20.00 15.00 15.00 20.00 15.00 15.00 20.00 15.00 15.00 20	375.00 300.00 800.00 480.00 1122.00 1122.00 1.220.00 1.220.00 2.200.00	100% 100% 100% 100% 100%	<ul> <li>ε 375.0 c</li> <li>ε 300.0 c</li> <li>ε 800.0 c</li> <li>ε 800.0</li></ul>	Inc. material:       Inc. mat
2.49	palled anddone to foture edges	South elevation - 51	Sorohom to be say out to allow installation of the coded sorehom to be any out to allow installation of the coded soreface to be reading and to match existing Characteristics and the code of the	- say 55 of feature edge/comice to reguine remedial work		Affic bar and resin Insole flight in Libbores time mostar Insole fligh	15 15 15 34 34 34 34 34 34 34 34 34 34 34 34 34	Nr Nr Nr Nr Nr m2 m2 m2 m2 m2 Nr Nr Nr	25.00 20.00 25.00 25.00 25.00 20.00 13.00 13.00 20	375.00 300.00 800.00 600.00 132.00 122.00 122.00 1200.00 1200.00 1200.00	100% 100% 100% 100% 100% 100% 100%	ε 375.00 ε 300.0 ε 800.0 ε	Inc. materials       Inc. mat
249	palled anddone to foture edges	South elevation - 51	Sorohom to be say out to allow installation of the coded sorehom to be any out to allow installation of the coded soreface to be reading and to match existing Characteristics and the code of the	- say 55 of feature edge/comice to reguine remedial work		Affit bar and nexis Incide flogh in Utilitances lines mostar Incide flogh in Utilitances Incide flogh in Utilitances lines mostar Incide flogh in Utilitances Incide flogentees Incid	15 15 34 34 34 11 11 11 11 11 11 11 11 11 11 11 11 11	Nr Nr Nr Nr m2 m2 m2 m3 Mr Nr Nr Mr Nr Mr Mr	25.00 20.00 25.00 25.00 25.00 25.00 25.00 25.00 15.00 15.00 26.00 150.00 26.000 26.000 26.000 26.000 26.00000 26.000 26.000 26.0000000000	375.00 300.00 80.00 600.00 1122.00 145.00 1.85.00	100% 100% 100% 100% 100% 100% 100% 100%	ε         375.0           ε         300.0           ε         300.0           ε         800.0           ε         800.0           ε         600.0           ε         320.0           ε         320.0           ε         320.0           ε         3.200.0	Inc. materials       Inc. mat
249	palled anddone to foture edges	South elevation - 51	Sorohom to be say out to allow installation of the coded sorehom to be any out to allow installation of the coded soreface to be reading and to match existing Characteristics and the code of the	- say 55 of feature edge/comice to reguine remedial work		Affe bar and nexis Into fight in Ubhanes line motor Into fight int	15 15 15 34 34 34 34 34 34 34 34 22 12 12 12 12 12 12 12	Nr Nr Nr Nr Nr Mr Mr Mr Mr Mr Nr Mr	25.00 20.00 25.00 25.00 20.00 15	375.00 200.00 800.00 560.00 103.60 165.00 1.55	100% 100% 100% 100% 100% 100% 100% 100%	ε         375.0           Ξ         200.0           ε         200.0           ε         800.0           δ         600.0           δ         500.0           ξ         3.200.0           ξ         3.00.0	Inc. materials       Inc. mat
249	palled anddone to foture edges	South elevation - 51	Sorohom to be say out to allow installation of the coded sorehom to be any out to allow installation of the coded soreface to be reading and to match existing Characteristics and the code of the	- say 55 of feature edge/comice to reguine remedial work		Affit bar and nexis Into from in Litheree time motar Into from in Litheree time motar Into from and for thoseboth har Affit bar and nexis Into from a softer thoseboth har Into from a softer thoseboth Into from a softer those both Into from a softer	15 15 34 34 34 34 34 34 34 34 34 34 34 34 34	Nr Nr Nr Nr Mr m2 m2 m2 m2 m2 m3 Mr Mr Mr Mr m3 Mr	25.00 20.00 25.00 25.00 25.00 25.00 15	375.00 	100% 100% 100% 100% 100% 100% 100% 100%	<ul> <li>ξ 375.0</li> <li>ξ 300.0</li> <li>ξ 800.0</li> <li>ξ 800.0</li> <li>ξ 800.0</li> <li>ξ 800.0</li> <li>ξ 800.0</li> <li>ξ 800.0</li> <li>ξ 1,280.0</li> <li>ξ</li></ul>	Inc. materials
249	palled anddone to foture edges	South elevation - 51	Sorohom to be say out to allow installation of the coded sorehom to be any out to allow installation of the coded soreface to be reading and to match existing Characteristics and the code of the	- say 55 of feature edge/comice to reguine remedial work		Affe bar and nexis Into fight in Ubhanes line motor Into fight int	15 15 15 34 34 34 34 34 34 34 34 22 12 12 12 12 12 12 12	Nr Nr Nr Nr Nr Mr Mr Mr Mr Mr Nr Mr	25.00 20.00 25.00 25.00 20.00 15	375.00 200.00 800.00 580.00 103.60 165.00 155.00 1,800.00	100% 100% 100% 100% 100% 100% 100% 100%	ε         375.0           Ξ         200.0           ε         200.0           ε         850.0           δ         600.0           δ         500.0           ξ         3.200.0           ξ         3.00.0	Inc. materials

-													
2.5 - North Elev	ation	1		1	1								
2.5.1	spalled sandstone to feature edges	North elevation - N1	Assess sandstone feature edges for loose/delaminated sandstone. Where sandstone is brittle/at risk then sandstone	- say 2.5% of feature edges/comice									
2.5.1	spalled sandstone to reature edges	North elevation - N1	edae to be removed and reformed with appropriate mortar	to require remedial work									
-		1	and the second			Rake out mortar joints	11	m2	12.00	132.00	3%	£ 3	0 16m x 6m = 96m2 + 15m x 4m = 60m2 = 156m2 total
						point mortar joints	11	m2	15.00	165.00	3%	E 4	3
			semance written and access for some Critten in writeble										
			remove gutters and assess for reuse. Gutters in suitable condition to be blast cleaned and repainted before relitting to	- Say 50% gutters to be repainted									
2.5.2	Gutters	North elevation - N1	building. Unsuitable gutters to be replaced with new cast iron	- Say 50% gutters will require	refer 01_E1_typical gutter.								
			gutters to match existing.	replacement									
						Remove existing autters	16	m	20.00	320.00	100%	£ 320	
						Blast / clean & paint eutters retained	16	m	18.00	288.00	50%	<u>e 30</u> E 144	
						Skips	1	nr	300.00	300.00	100%	£ 300	
						Material: replacement guttering	16	m	50.00	800.00	50%	E 400	https://www.drainageonline.co.uk/above-ground-drainage/guttering/cast-iron-gutter/notts-ogeo
													cast-iron-suffer
						Replace gutters: Labour	16	m	26.00	416.00	100%	£ 416	0
				- Say 25% downpipes to be reused									
			Assess downpipes for reuse. Downpipes in suitable condition to	- Say 75% downpipes will require									
2.5.3	Downpipes	North elevation - N1	be blast cleaned and repainted. Unsuitable downpipes to be replaced with new cast iron downpipes to match existing.	replacement.	refer 03_E1_timber framing								
			replaced with new case into adwinpipes to match existing.	All downpipes will require new connection brackets to building									
				contection buckets to containly									
						Remove existing Downpipes	46	m	20.00	920.00	100%	£ 920	0. 1 Nr @ 18m + 2 Nr @ 14m
						Blast / clean & paint downpipes retained	46	m	18.00	828.00	25%	£ 207	0
						SKIDS	1 46	nr	300.00	300.00 6,440.00	100%	f 300 E 4,830	
		1				Material: replacement downpipes Replace downpipes: Labour	46 46	m	140.00 26.00	1.196.00	100%	E 4,89. F 1.19/	A starts to good micidoes littings and prackets
-		1				Instance wawfibilities: Labour	an	m	26.00	1.1565.00	10075	- 1.198	**************************************
			Timber window framing to be assessed for reuse. Where	- say 50% of window frames an N1									
2.5.4	Window framing	North elevation - N1	suitable for reuse framing to be sanded to good surface and	suitable for reuse									
		+	repointed. Where unsuitable for reuse framina to be removed	- say 50% of window frames on N2 to									
						Remove defective windows	12	nr	75.00	900.00	50%	£ 450	0 Spons p. 217
-						Allow 1 repair per window Operational repairs to windows retained	12	nr m	50.00	600.00 216.00	50%	E 300 F 102	Allow for 1 nr. conservation repair per retained window frame. TKA rate     Ease frames, check correct operation
							12		90.00		50%	E 108 E 540	
-		1		1		Clean & paint windows retained Skins	12	m	90.00	1,080.00	50%	E 540 E 300	erean, endercoat extop coat - 1 man onis @ 115.00 per nour
		1				Material; replacement windows	12	nr	603.00	7,200.00	50%	£ 3,600	0 Purpose made double hung sash windows treated wrought softwood (Spons p. 438)
						Install replacement windows	12	m	120.00	1,440.00	100%	E 1.440	Assumed frames delivered painted & glazed
			Assess glazing panels for suitability for reuse. Where	- say 40% of window panes on N1 to									
2.5.5	Window panes	North elevation - N1	unsuitable/missing/broken replace window glaving with new.	be replaced									
-						Remove defective panes	24		20.00	480.00	40%	£ 193	0 Based on retained frames above x 4 panes per frame. Remove plass and clean frame
						Material: replacement glazing	24	nr	12.00	288.00	40%	£ 115	
						Replace glazing: Labour	24	m	20.00	480.00	40%	£ 193	0
			Repolat conditions joint take out existing loose mester	- Say 30% of sandstane on face N1									
2.5.6	Sandstone wall face - missing pointing	North elevation - N1	Repoint sandstane joint - rake out existing loose mortar, prepare joint, repoint with lime mortar to match existing.	<ul> <li>Say solve by satisficate on face with will require repointing</li> </ul>									
-						Rake out mortar joints	224	m2	12.00	2.688.00	30%	£ 800	0 16m x 14m = 224m2
									12.00				
						point mortar joints	224	m2					
						point mortar joints	224	m2	15.00	3.360.00	30%	£ 1.008	
2.5.7	Sandstone wall face - loose blocks	North elevation - N1	Reseat sandstone blocks. Remortar joints	- say 20 No. blocks overN1 face		point mortar joints	224	m2	15.00	3.360.00		e 1.068	
2.5.7	Sandstone wall face - loose blocks	North elevation - N1	Reseat sandstone blocks. Remortar joints	- sav 20 No. blocks overN1 face		Remove blocks / clear existing mortar	20	Nr	45.00	900.00	100%	£ 900	0 Blocks are within courses hence increase in rate for removal
2.5.7	Sandstone wall face - loose blocks	North elevation - N1	Reseat sandstone blocks. Remartar joints	- sav 20 No. blocks over141 face		Remove blocks / clear existing mortar Rebed block in lime mortar	20 20	Nr Nr	15.00	900.00	100%	E 900 E 300	0 Blocks are within courses hence increase in rate for removal
2.5.7	Sandstone wall face - loose blocks	North elevation - N1	Reseat sandstane blocks. Remartar joints	- sav 20 No. blocks overN1 face		Remove blocks / clear existing mortar	20	Nr		900.00	100%	£ 900	0 Blocks are within courses hence increase in rate for removal
2.5.7	Sancistone wall face - loose blocks	North elevation - N1		- sav 20 No. blocks overN1 face		Remove blocks / clear existing mortar Rebed block in lime mortar	20 20	Nr Nr	15.00	900.00	100%	E 900 E 300	0 Blocks are within courses hence increase in rate for removal
2.5.7	Sandstone wall face - icose blocks	North elevation - N1	Assess condition of feature pieces/cornices for	I           I           I           I           I           I		Remove blocks / clear existing mortar Rebed block in lime mortar	20 20	Nr Nr	15.00	900.00	100%	E 900 E 300	0 Blocks are within courses hence increase in rate for removal
			Assess condition of feature pieces/cornices for loose/defaminated sandstone. Remove large sections of loose	- sav 20 No. blocks overN1 face - sav 10 No. blocks overN1 face - say 1% of sandstone to N1 face for		Remove blocks / clear existing mortar Rebed block in lime mortar	20 20	Nr Nr	15.00	900.00	100%	E 900 E 300	0 Blocks are within courses hence increase in rate for removal
2.5.7	Sandstone wall face - leose blocks	North elevation - N1	Assess condition of feature pieces/cornices for loage/defaminated sandstone. Remove large sections of loage andstone and reador or clean artifacts to provide cound edge.	- say 1% of sandstone to NI face for lithomex repair		Remove blocks / clear existing mortar Rebed block in lime mortar	20 20	Nr Nr	15.00	900.00	100%	E 900 E 300	0 Blocks are within courses hence increase in rate for removal
			Assess condition of feature pieces/comices for loose/defaminated sandstone. Remove large sections of losse sandstore and regards reclans sufface to provide sound regard Where loogs scale detaimination has accurred use montar realiscement such as linknems and for almaer areas indent	I           I           I           I           I           I		Remove blocks / clear existing mortar Rebed block in lime mortar	20 20	Nr Nr	15.00	900.00	100%	E 900 E 300	0 Blocks are within courses hence increase in rate for removal
			Assess condition of feature pieces/cornices for loage/defaminated sandstone. Remove large sections of loage andstone and reador or clean artifacts to provide cound edge.	- say 1% of sondstone to NI face for lithomex repair - say 0.5% of sandstone to NI face		Remove blocks / clear existing mortar Rebed block in lime mortar	20 20	Nr Nr	15.00	900.00	100%	E 900 E 300	0 Blocks are within courses hence increase in rate for removal
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2.5.8	Sandstone wall face - delaminated sandstone	North elevation - N1	Assess condition of feature procedurates for another and the second owners of losses another and require or does workers to provide lossed requi- tion and the second require and the second requi- plements and the theore and for larger areas ident replecements and theore and the larger areas ident replecements and theore and the larger areas ident replecements and the larger areas ident.	- say 1% of sondstore to N1 foce for lithaness regain - say 0.5% of undetente to N1 face for indent regain		Annore Model / dear relation monter Added block in line monter prof. / Secondroce menter linets 	20 20 20 20	Nr Nr Nr nr	15.00	900.00 300.00 200.00 6.160.00	100% / / 100% / / 100% / /	<u>ε 900</u> <u>ε 300</u> <u>ε 200</u> <u>ε</u> 200	Ilicia are within success hence increase in rote for removal
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2.5.8	Sandstone wall face - delaminated sandstone	North elevation - N1	Assess condition of feature procedurates for another and the second context of losses another and require or does workers to provide lossed requi- tive and require or does workers to provide lossed requi- plements and work homes and for larger areas ident replacement and another and the larger areas ident replacement and another into black.	- say 1% of sondstore to N1 foce for lithaness regain - say 0.5% of sandstone to N1 face for indent regain		Antenne Mode / drag relation motors Robel Bolds I lime motor anter / fissendore survar a limits Antenne lines another a survar surface Antenne lines another & antenne surface Antenne lines another and antenne surface Col back and remmy larger areas of vegetation from suff	20 20 20 154 154 154 224	m2 m2 m2	15.00 10.00 40.00 60.00 10.00	900.00 200.00 200.00 6.160.00 9,240.00 2,240.00	100% i 100% i 10	<u>ε 900</u> <u>ε 300</u> <u>ε 200</u> <u>ε 200</u> <u>ε 138</u> <u>ε 449</u>	Alloka ara settila cauras hence increase in rate for control      Alloka ara settila cauras hence increase in rate for control      Alloka ara settila cauras hence increase in rate for control      Alloka ara settila cauras hence increase in rate for control      Alloka ara settila cauras hence increase in rate for control      Alloka ara settila cauras hence increase in rate for control      Alloka ara settila cauras hence increase in rate for control      Alloka ara settila cauras hence increase in rate for control      Alloka ara settila cauras hence increase in rate for control      Alloka ara settila cauras hence increase in rate for control      Alloka ara settila cauras hence increase in rate for control      Alloka ara settila cauras hence increase in rate for control      Alloka ara settila cauras hence increase in rate for control      Alloka ara settila cauras hence increase in rate for control      Alloka ara settila cauras hence increase in rate for control      Alloka ara settila cauras hence increase in rate for control      Alloka ara settila cauras hence increase in rate for control      Alloka ara settila cauras hence increase in rate for control      Alloka ara settila cauras hence increase in rate for control      Alloka ara settila cauras hence increase in rate for control      Alloka ara settila cauras hence increase in rate for control      Alloka ara settila cauras hence increase in rate for control      Alloka ara settila cauras hence increase increase in rate for control      Alloka ara settila cauras hence increase incre
2.5.8	Sandstone wall face - delaminated sandstone	North elevation - N1	Assess condition of feature procedurates for another and the second context of losses another and require or does workers to provide lossed requi- tive and require or does workers to provide lossed requi- plements and work homes and for larger areas ident replacement and another and the larger areas ident replacement and another into black.	- say 1% of sondstore to N1 foce for lithaness regain - say 0.5% of sandstone to N1 face for indent regain		Remove block / star resting moster Related Block / star resting moster Related Block in line moster part / Banchone moster inten Bentone Income sandstore & pressure surface Deschadues and started and the st	20 20 20 154 154 254 224	Mr	15.00 10.00 40.00 60.00 10.00 15.00	900.00 300.00 200.00 6.160.00 9.240.00 2.240.00 3.360.00	100% i 100% i 100% i 100% i 20% i 20% i 20% i	<u>ξ</u> 900 <u>ξ</u> 300 <u>ξ</u> 200 <u>ξ</u> 133 <u>ξ</u> 444 ξ 677	Exclusion antibio course bases income for resonal     Exclusion     Exclusion     Exclusion     Exclusion
2.5.8	Sandstone wall face - delaminated sandstone	North elevation - N1	Assess condition of feature procedurates for another and the second context of losses another and require or does workers to provide lossed requi- tive and require or does workers to provide lossed requi- plements and work homes and for larger areas ident replacement and another and the larger areas ident replacement and another into black.	- say 1% of sondstore to N1 foce for lithaness regain - say 0.5% of sandstone to N1 face for indent regain		Antenne Mode / drag relation motors Robel Bolds I lime motor anter / fissendore survar a limits Antenne lines another a survar surface Antenne lines another & antenne surface Antenne lines another and antenne surface Col back and remmy larger areas of vegetation from suff	20 20 20 154 154 154 224	m2 m2 m2	15.00 10.00 40.00 60.00 10.00	900.00 200.00 200.00 6.160.00 9,240.00 2,240.00	100% i 100% i 10	<u>ε 900</u> <u>ε 300</u> <u>ε 200</u> <u>ε 200</u> <u>ε 138</u> <u>ε 449</u>	Allois ar within ourna here increase in role for centerel     Allois ar within ourna here increase increase in role for centerel     Allois ar within ourna here increase incr
2.5.8	Sandstone wall face - delaminated sandstone	North elevation - N1	Assess condition of feature procedurates for another and the second context of losses another and require or does workers to provide lossed requi- tive and require or does workers to provide lossed requi- plements and work homes and for larger areas ident replacement and another and the larger areas ident replacement and another into black.	- say 1% of sondstore to N1 foce for lithaness regain - say 0.5% of sandstone to N1 face for indent regain		Remove block / star resisting moster Related Block / star resisting moster Related Block in limit morter pater / Banchone morter inten Remove lances sandstore & present surface Remove lances and star and star surface Remove lances and star and star surface Remove lances and star	20 20 20 154 154 254 254 224 224 224	m2 m2 m2 m2 m3 m3 m3 m3 m3	15.00 10.00 40.00 60.00 10.00 15.00 15.00 10.00	900.00 300.00 200.00 6.160.00 9,240.00 3,360.00 3,360.00 2,240.00	100% / 1 100% / 1 100% / 1 100% / 1 20% / 1 20% / 1 20% / 1 20% / 1 20% / 1	£         900 ±           4         300 ±           ε         300 ±           δ         200 ±           δ         400 ±           δ         400 ±           δ         6           δ         600 ±	Elista an artitic connections in case for nontrol      Elista an artitic connection in case for n
2.5.8	Sandstone wall face - delaminated sandstone	North elevation - N1	Assess condition of feature procedurates for another and the second context of losses another and require or does workers to provide lossed requi- tive and require or does workers to provide lossed requi- plements and work homes and for larger areas ident replacement and another and the larger areas ident replacement and another into black.	- say 1% of sondstore to N1 foce for lithaness regain - say 0.5% of sandstone to N1 face for indent regain		Antenne Model / drag resisting motors Relate Bolek III men morter anist / flaunching murtar laints Antenne Inose sachtore & annuars surface Resist Bole in Luthoree III me morter Cal bole in Luthoree III me morter Cal bole in mentor larger areas of regetation from Ball. Relate to forte more Larger areas of segetation from Tata with Model Sachtoree III forters	20 20 20 20 154 154 224 224 224	m2 m2 m2 m2 m2 m2 m2 m2 m2 m2 m2 m2 m2 m	15.00 10.00 40.00 60.00 10.00 15.00	900.00 300.00 200.00 6.160.00 9.240.00 9.240.00 3.360.00	100% / 1 100% / 1 100% / 1 100% / 1 20% / 1 20% / 1 20% / 1 20% / 1	£ 900 £ 300 £ 200 £ 138 £ 138 £ 445 £ 677 £ 677	Elista an artitic connections in case for nontrol      Elista an artitic connection in case for n
2.5.8	Sandstone wall face - delaminated sandstone	North elevation - N1	Assess condition of feature procedurates for another and the second context of losses another and require or does workers to provide lossed requi- tive and require or does workers to provide lossed requi- plements and work homes and for larger areas ident replacement and another and the larger areas ident replacement and another into black.	- say 1% of sondstore to N1 foce for lithaness regain - say 0.5% of sandstone to N1 face for indent regain		Remove block / star resisting moster Related Block / star resisting moster Related Block in limit morter pater / Banchone morter inten Remove lances sandstore & present surface Remove lances and star and star surface Remove lances and star and star surface Remove lances and star	20 20 20 154 154 254 254 224 224 224	m2 m2 m2 m2 m3 m3 m3 m3 m3	15.00 10.00 40.00 60.00 10.00 15.00 15.00 10.00	900.00 300.00 200.00 6.160.00 9,240.00 3,360.00 3,360.00 2,240.00	100% / 1 100% / 1 100% / 1 100% / 1 20% / 1 20% / 1 20% / 1 20% / 1 20% / 1	£         900 ±           4         300 ±           ε         300 ±           δ         200 ±           δ         400 ±           δ         400 ±           δ         6           δ         600 ±	Elista an artitic connections in case for nontrol      Elista an artitic connection in case for n
2.5.8	Sandstone wall face - delaminated sandstone	North elevation - N1	A case confition of feature pieces/contest for location of the second contest of the second contest of the location of the second contest of the second conter of the Where long a case of determination has a counted are morter epiacement as also before, and for they are areas indext epiacement as also below. A second contest epiacement and the second contest	- say 1% of sondstore to N1 foce for lithaness regain - say 0.5% of sandstone to N1 face for indent regain		Remove block / star resisting moster Related Block / star resisting moster Related Block in limit morter pater / Banchone morter inten Remove lances sandstore & present surface Remove lances and star and star surface Remove lances and star and star surface Remove lances and star	20 20 20 154 154 254 254 224 224 224	m2 m2 m2 m2 m3 m3 m3 m3 m3	15.00 10.00 40.00 60.00 10.00 15.00 15.00 10.00	900.00 300.00 200.00 6.160.00 9,240.00 3,360.00 3,360.00 2,240.00	100% / 1 100% / 1 100% / 1 100% / 1 20% / 1 20% / 1 20% / 1 20% / 1 20% / 1	£         900 ±           4         300 ±           ε         300 ±           δ         200 ±           δ         400 ±           δ         400 ±           δ         6           δ         600 ±	Elista an artitic connections in case for nontrol      Elista an artitic connection in case for n
2.5.8	Sandstone wall face - delaminated sandstone	North elevation - N1	Assess condition of failure places/consists for     locations and the second rules research mass.  Insert sequels find a last second second rules research second second rules research second second rules research second second rules research second second rules rules research second second rules rules rules rules second second rules rules rules rules second second rules rule	- say 1% of sondstore to N1 foce for lithaness regain - say 0.5% of sandstone to N1 face for indent regain		Remove block / star resisting moster Related Block / star resisting moster Related Block in limit morter pater / Banchone morter inten Remove lances sandstore & present surface Remove lances and star and star surface Remove lances and star and star surface Remove lances and star	20 20 20 154 154 254 254 224 224 224	m2 m2 m2 m2 m3 m3 m3 m3 m3	15.00 10.00 40.00 60.00 10.00 15.00 15.00 10.00	900.00 300.00 200.00 6.160.00 9,240.00 3,360.00 3,360.00 2,240.00	100% / 1 100% / 1 100% / 1 100% / 1 20% / 1 20% / 1 20% / 1 20% / 1 20% / 1	£         900 ±           4         300 ±           ε         300 ±           δ         200 ±           δ         400 ±           δ         400 ±           δ         6           δ         600 ±	Elista an artitic connections in case for nontrol      Elista an artitic connection in case for n
2.5.8	Sandstone will face - detaminated sandstone Sandstone will face - vegetation Sandstone will face - vegetation	North elevation - N1 North elevation - N1 North elevation - N1 North elevation - N1	Access continent of feature preceduration for     Assess continent for     Assess continent of feature precedurations for     Assess continent of the second segment of the second segment     Assess continues of the second segment of the second segment     Assess continues and feature second segment     Assess continues and feature second second segment     Assess continues and second segment     Assess continues and second second second segment     Assess continues and second second second second     Assess continues and second se	- say 1% of southtone to NL face for - say 1% of southtone to NL face for - say 13% of southtone to NL face for down regars - say 20% of NL face 	nfer de El topical cracket linet	Remove block / star resisting moster Related Block / star resisting moster Related Block in limit morter pater / Banchone morter inten Remove lances sandstore & present surface Remove lances and star and star surface Remove lances and star and star surface Remove lances and star	20 20 20 154 154 254 254 224 224 224	m2 m2 m2 m2 m3 m3 m3 m3 m3	15.00 10.00 40.00 60.00 10.00 15.00 15.00 10.00	900.00 300.00 200.00 6.160.00 9,240.00 3,360.00 3,360.00 2,240.00	100% / 1 100% / 1 100% / 1 100% / 1 20% / 1 20% / 1 20% / 1 20% / 1 20% / 1	£         900 ±           4         300 ±           ε         300 ±           δ         200 ±           δ         400 ±           δ         400 ±           δ         6           δ         600 ±	Elista an artitic connections in case for nontrol      Elista an artitic connection in case for n
2.5.8	Sandstone wall face - delaminated sandstone	North elevation - N1 North elevation - N1 North elevation - N1 North elevation - N1	Assess consilion of feature places/consists for hases/determined audions. Renove large actions of onse nationary and any action of the second edge. Where large used attimination has accurred are increa- ation of the second edge. Second edge and the second edge and edge and accurred and accurred are increa- ation of the second edge and the second edge. Remove segacition growth from building face/conts. Clean writee to remove at a clean growth froms. Second edge and the second edge and the second edge and the second edge and the second edge. Remove segacition growth from building face/conts. Clean writee to remove at a clean growth froms. steel angle linet to be inserted under the existing cracked linet. Linet to be program, window familia growth down and write marks grouped on existing from to be added and interest sequence of the second on existing from to be added and interest sequence of the second on existing from to be added write sequence of the second on existing from the second of the s	- say 1% of sondstore to N1 foce for lithaness regain - say 0.5% of sandstone to N1 face for indent regain	nfer Gl. EL typical cacked lintel	Remove block / star resisting moster Related Block / star resisting moster Related Block in limit morter pater / Banchone morter inten Remove lances sandstore & present surface Remove lances and star and star surface Remove lances and star and star surface Remove lances and star	20 20 20 154 154 254 254 224 224 224	m2 m2 m2 m2 m3 m3 m3 m3 m3	15.00 10.00 40.00 60.00 10.00 15.00 15.00 10.00	900.00 300.00 200.00 6.160.00 9,240.00 3,360.00 3,360.00 2,240.00	100% / 1 100% / 1 100% / 1 100% / 1 20% / 1 20% / 1 20% / 1 20% / 1 20% / 1	£         900 ±           4         300 ±           ε         300 ±           δ         200 ±           δ         400 ±           δ         400 ±           δ         6           δ         600 ±	Elista an artitic connections in case for nontrol      Elista an artitic connection in case for n
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2.5.9	Sandstone wall face - detaminated sandstone Sandstone wall face - vegetation Sandstone wall face - vegetation Sandstone erack to listed and surrounding blocks	North elevation - N1 North elevation - N1 North elevation - N1 North elevation - N1	A same condition of feature places (consists for hose) defauture places (consists) (consists) where the places (consists) (consists) (consists) and (consists) (consists) (consists) (consists) defauture substitution (consists) (consists) (consists) (consists) defauture substitution (consists) (consists) (consists) (consists) defauture substitution (consists) (co	- say 1% of sandtone to NL foce for - say 1% of sandtone to NL foce for - say 2% of sandtone to NL foce for focus of the same set of the same set of the same set of the same - say 2% of NL foce			20 20 20 20 20 20 20 20 20 224 224 224 2	Nr         Nr           Mr         Nr           Mr         Nr           m2         nn2           m3         nn3           m3         nn4           Nr         Nr	15.00 13.00 10.00 10.00 15	90000 90000 20000 6,165,00 9,246,00 2,260,00 3,360,00 3,360,00 3,360,00 3,360,00 3,360,00 3,360,00 3,360,00 3,360,00 3,360,00	100% i 100% i 100% i 2% i 100% i 100% i 2% i 100% i	<u>ε</u> 900 τ΄ 500 <u>ε</u> 200 <u>ε</u> 200 <u>ε</u> 400 <u>ε</u> 444 <u>ε</u> 677 <u>ε</u> 444 <u>ε</u> 677 <u>ε</u> 444 <u>ε</u> 677 <u>ε</u> 444 <u>ε</u> 677 <u>ε</u> 306 <u>ε</u> 444 <u>ε</u> 677 <u>ε</u> 306 <u>ε</u> 444 <u>ε</u> 677 <u>ε</u> 777 <u>ε</u> 7777 <u>ε</u> 7777 <u>ε</u> 77777 <u>ε</u> 777777777777777777777777777777777777	Extration     Extratorial     Extratori     Extratori     Extratorial     Extratorial     Extratorial
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2.5.9	Sandstone wall face - detaminated sandstone Sandstone wall face - vegetation Sandstone wall face - vegetation Sandstone erack to listed and surrounding blocks	North elevation - N1 North elevation - N1 North elevation - N1 North elevation - N1	A same condition of feature places (consists for hose) defauture places (consists) (consists) where the places (consists) (consists) (consists) and (consists) (consists) (consists) (consists) defauture substitution (consists) (consists) (consists) (consists) defauture substitution (consists) (consists) (consists) (consists) defauture substitution (consists) (co	- say 1% of sandtone to NL foce for - say 1% of sandtone to NL foce for - say 2% of sandtone to NL foce for focus of the same set of the same set of the same set of the same - say 2% of NL foce		Entrope block //dat resisting moster     Ended Block //dat resisting moster     Ended Block //data resister     Entrope locor another electronic states     Entrope locor another electronic states     Entrope locor another electronic states     Doublings in submone larger areas of vegetation from     Entrope locor another electronic states     Corbodio definition electronic states     Entrope locor another electronic states	20 20 20 20 20 20 20 224 224 224 224 224	Nr         Nr           Nr         Nr           Nr         Nr           m2         nm2           m3         nm2           m3         nm2           m4         nm2           m5         nm2           m2         nm2           m3         nm2           m4         Nr           Nr         Nr	1000 1000 1000 1000 1000 1000 1000 1000 1000 1000 1000 1000 1000 1000 1000 1000 1000 1000	900.00 900.00 200.00 200.00 9,460.00 2,260.00 3,360.00 3,	100% 1 100% 1 100% 1 100% 1 20% 100% 100 20% 100% 100% 100% 100% 100% 100% 100% 1	$\frac{\epsilon}{\epsilon}$ 300 $\frac{\epsilon}{\epsilon}$ 300 $\frac{\epsilon}{\epsilon}$ 300 $\frac{\epsilon}{\epsilon}$ 300 $\frac{\epsilon}{\epsilon}$ 3138 $\frac{\epsilon}{\epsilon}$ 4545 $\frac{\epsilon}{\epsilon}$ 677 $\frac{\epsilon}{\epsilon}$ 454 $\frac{\epsilon}{\epsilon}$ 677 $\frac{\epsilon}{\epsilon}$ 454 $\frac{\epsilon}{\epsilon}$ 677 $\frac{\epsilon}{\epsilon}$ 454 $\frac{\epsilon}{\epsilon}$ 572 $\frac{\epsilon}{\epsilon}$ 300 $\frac{\epsilon}{\epsilon}$ 300 	Example and the second base is not be reasonal
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2.5.8	Sandstone wall face - detaminated sandstone Sandstone wall face - vegetation Sandstone vall face - vegetation Sandstone erack to listed and surrounding blocks	North elevation - N1 North elevation - N1 North elevation - N1 North elevation - N1	A same condition of feature places (consists for hose) defauture places (consists) (consists) where the places (consists) (consists) (consists) and (consists) (consists) (consists) (consists) defauture substitution (consists) (consists) (consists) (consists) defauture substitution (consists) (consists) (consists) (consists) defauture substitution (consists) (co	- say 1% of sandtone to NL foce for - say 1% of sandtone to NL foce for - say 2% of sandtone to NL foce for focus of the same set of the same set of the same set of the same - say 2% of NL foce			20 20 20 20 20 20 20 20 20 20 20 224 224	Mr         -           Mr         -           Mr         -           Mr         -           m2         -           m3         -           m4         -           Mr         -           Nr         -           Nr         -           Nr         -           Nr         -	15.00 10.00 40.00 60.00 10.00 10.00 10.00 15	200.00 200.00 200.00 200.00 2450.00 2450.00 3.36		$\frac{\epsilon}{\epsilon} = 300 \frac{\epsilon}{\epsilon} = 300 \frac{\epsilon}{\epsilon} = 200 \frac{\epsilon}{\epsilon} = 100 \frac{\epsilon}{\epsilon} = 100 \frac{\epsilon}{\epsilon} = 100 \frac{\epsilon}{\epsilon} = 400 $	Elicita an artible convert lesses in rate for restored     Elicita and articles convert lesses in rate for restored     Elicita and articles convert lesses in rate for restored     Elicita and articles convert lesses in rate for restored     Elicita and articles convert lesses in rate for restored     Elicita and articles convert lesses in rate for restored
2.5.8	Sandstone wall face - detaminated sandstone Sandstone wall face - vegetation Sandstone vall face - vegetation Sandstone erack to listed and surrounding blocks	North elevation - N1 North elevation - N1 North elevation - N1 North elevation - N1	A same condition of feature places (consists for hose) defauture places (consists) (consists) where the places (consists) (consists) (consists) and (consists) (consists) (consists) (consists) defauture substitution (consists) (consists) (consists) (consists) defauture substitution (consists) (consists) (consists) (consists) defauture substitution (consists) (co	- say 1% of sandtone to NL foce for - say 1% of sandtone to NL foce for - say 2% of sandtone to NL foce for focus of the same set of the same set of the same set of the same - say 2% of NL foce		Entrope block //dat resisting moster     Ended Block //dat resisting moster     Ended Block //data resister     Entrope locor another electronic states     Entrope locor another electronic states     Entrope locor another electronic states     Doublings in submone larger aness of vegetation from     Entrope locor another electronic states     Corbodio difference larger aness of vegetation from     Entrope locor another electronic states	20 20 20 20 20 20 20 224 224 224 224 224	Nr         Nr           Nr         Nr           Nr         Nr           m2         nm2           m3         nm2           m3         nm2           m4         nm2           m5         nm2           m2         nm2           m3         nm2           m4         Nr           Nr         Nr	1000 1000 1000 1000 1000 1000 1000 1000 1000 1000 1000 1000 1000 1000 1000 1000 1000 1000	900.00 900.00 200.00 200.00 9,460.00 2,260.00 3,360.00 3,	100% 1 100% 1 100% 1 100% 1 20% 100% 100 20% 100% 100% 100% 100% 100% 100% 100% 1	$\frac{\epsilon}{\epsilon}$ 300 $\frac{\epsilon}{\epsilon}$ 300 $\frac{\epsilon}{\epsilon}$ 300 $\frac{\epsilon}{\epsilon}$ 300 $\frac{\epsilon}{\epsilon}$ 3138 $\frac{\epsilon}{\epsilon}$ 4545 $\frac{\epsilon}{\epsilon}$ 677 $\frac{\epsilon}{\epsilon}$ 454 $\frac{\epsilon}{\epsilon}$ 677 $\frac{\epsilon}{\epsilon}$ 454 $\frac{\epsilon}{\epsilon}$ 677 $\frac{\epsilon}{\epsilon}$ 454 $\frac{\epsilon}{\epsilon}$ 572 $\frac{\epsilon}{\epsilon}$ 300 $\frac{\epsilon}{\epsilon}$ 300 	Elicita an artible convert lesses in rate for restored     Elicita and articles convert lesses in rate for restored     Elicita and articles convert lesses in rate for restored     Elicita and articles convert lesses in rate for restored     Elicita and articles convert lesses in rate for restored     Elicita and articles convert lesses in rate for restored
2.5.8	Sandstone wall face - detaminated sandstone Sandstone wall face - vegetation Sandstone vall face - vegetation Sandstone erack to listed and surrounding blocks	North elevation - N1 North elevation - N1 North elevation - N1 North elevation - N1	A same condition of feature places (consists for hospediatementaria auditors, Renove large activity (consist hospediatementaria auditors), Renove large activity (consist hospediatementaria auditors) and the second and auditors and request constraints and the second auditors and activity of the second and activity and activity of the second activity of the second activity of the second activity of the second activity and activity of the second activity of the second activity and activity of the second activity of the second activity and activity of the second activity activity of the second activity of the second activity of the second activity activity of the second activity activit	- say 1% of sandtone to NL foce for - say 1% of sandtone to NL foce for - say 2% of sandtone to NL foce for focus of the same set of the same set of the same set of the same - say 2% of NL foce		Amount block / that resisting montar Reader Block / that resisting montar Reader Block in lines morter and if Reactions matter initis and if Reactions matter initis Amount of Reactions and an experiment initia Amount of the morter initia Amount of the morter initia Cat back and remove larget areas of variation from and amount of them morter initia Cat back and remove larget areas of variation from and amount of them morter initia Cat back and remove larget areas of variation and amount of them morter initia Cat back and remove larget areas of variation and amount from morter initia Cat back and remove larget areas of variation and amount of them morter initia Cat back and remove larget areas of variation and amount of the morter initia Cat back and amount of the mo	20 20 20 20 20 20 20 224 224 224 224 224	Mr         -           ML         -           m2         -           m2         -           m2         -           m2         -           m2         -           ML         -           NL         -	100 300 4000 4000 4000 4000 10	900.00 900.00 200.00 9.200.00 9.260.00 9.260.00 3.360.00 3.00		ξ         300 ξ           ξ         300 ξ           ξ         200 ξ           ξ         300 ξ           ξ         300 ξ           ξ         40 ξ           ξ         40 ξ           ξ         46 ξ           δ         46 ξ <td>Exch and article increase in rate for method     Exc materials     Exc materials     Exc materials     Exc materials</td>	Exch and article increase in rate for method     Exc materials     Exc materials     Exc materials     Exc materials
2.5.8	Sandstone wall face - detaminated sandstone Sandstone wall face - vegetation Sandstone vall face - vegetation Sandstone erack to listed and surrounding blocks	North elevation - N1 North elevation - N1 North elevation - N1 North elevation - N1	A same condition of feature places (consists for hospediatementaria auditors, Renove large activity (consist hospediatementaria auditors), Renove large activity (consist hospediatementaria auditors) and the second and auditors and request constraints and the second auditors and activity of the second and activity and activity of the second activity of the second activity of the second activity of the second activity and activity of the second activity of the second activity and activity of the second activity of the second activity and activity of the second activity activity of the second activity of the second activity of the second activity activity of the second activity activit	- say 1% of sandtone to NL foce for - say 1% of sandtone to NL foce for - say 2% of sandtone to NL foce for focus of the same set of the same set of the same set of the same - say 2% of NL foce			20 20 20 20 20 20 20 20 20 20 20 224 224	Mr         -           Mr         -           Mr         -           Mr         -           m2         -           m3         -           m4         -           Mr         -           Nr         -           Nr         -           Nr         -           Nr         -	15.00 10.00 40.00 60.00 10.00 10.00 10.00 15	200.00 200.00 200.00 200.00 2450.00 2450.00 3.36		$\frac{\epsilon}{\epsilon} = 300 \frac{\epsilon}{\epsilon} = 300 \frac{\epsilon}{\epsilon} = 200 \frac{\epsilon}{\epsilon} = 100 \frac{\epsilon}{\epsilon} = 100 \frac{\epsilon}{\epsilon} = 100 \frac{\epsilon}{\epsilon} = 400 $	Elicita an artible convert lesses in rate for restored     Elicita and articles convert lesses in rate for restored     Elicita and articles convert lesses in rate for restored     Elicita and articles convert lesses in rate for restored     Elicita and articles convert lesses in rate for restored     Elicita and articles convert lesses in rate for restored
2.5.8	Sandstone wall face - detaminated sandstone Sandstone wall face - vegetation Sandstone vall face - vegetation Sandstone erack to listed and surrounding blocks	North elevation - N1 North elevation - N1 North elevation - N1 North elevation - N1	Assess condition of feature pieces/consists of for     hosp-determined is and/one intervention for     hosp-determined is and/one interventions in the intervention     hosp-determined is and/one intervention     hosp-determined     hosp-determi			Amount block / that resisting montar Reader Block / that resisting montar Reader Block in lines morter and if Reactions matter initis and if Reactions matter initis Amount of Reactions and an experiment initia Amount of the morter initia Amount of the morter initia Cat back and remove larget areas of variation from and amount of them morter initia Cat back and remove larget areas of variation from and amount of them morter initia Cat back and remove larget areas of variation and amount of them morter initia Cat back and remove larget areas of variation and amount from morter initia Cat back and remove larget areas of variation and amount of them morter initia Cat back and remove larget areas of variation and amount of the morter initia Cat back and amount of the mo	20 20 20 20 20 20 20 224 224 224 224 224	Mr         -           ML         -           m2         -           m2         -           m2         -           m2         -           m2         -           ML         -           NL         -	100 300 4000 4000 4000 4000 10	900.00 900.00 200.00 9.200.00 9.260.00 9.260.00 3.360.00 3.00		ξ         300 ξ           ξ         300 ξ           ξ         200 ξ           ξ         300 ξ           ξ         300 ξ           ξ         40 ξ           ξ         40 ξ           ξ         46 ξ           δ         46 ξ <td>Exch and article increase in rate for method     Exc materials     Exc materials     Exc materials     Exc materials</td>	Exch and article increase in rate for method     Exc materials     Exc materials     Exc materials     Exc materials
258	Sandstone wall face - detaminated sandstone Sandstone wall face - vegetation Sandstone wall face - vegetation Sandstone track to linter and summunding blocks Sandstone track to linter and summunding blocks Sandstone track	Image: second	Assess condition of feature places (consists for     hospitalementation and feature places) (consists for     hospitalementation and the one of the o	- say 1% of samplices to NL foce for - say 1% of samplices to NL foce for - say 1% of samplices to NL foce for to say 2% of NL foce - say 3% of NL foce - say 3% of Location - say 1% of NL foce - say 1% of Location - say 1% of Location - say 1% of Location - say 1% of Location		Amount block / that resisting montar Reader Block / that resisting montar Reader Block in lines morter and if Reactions matter initis and if Reactions matter initis Amount of Reactions and an experiment initia Amount of the morter initia Amount of the morter initia Cat back and remove larget areas of variation from and amount of them morter initia Cat back and remove larget areas of variation from and amount of them morter initia Cat back and remove larget areas of variation and amount of them morter initia Cat back and remove larget areas of variation and amount from morter initia Cat back and remove larget areas of variation and amount of them morter initia Cat back and remove larget areas of variation and amount of the morter initia Cat back and amount of the mo	20 20 20 20 20 20 20 224 224 224 224 224	Mr         -           ML         -           m2         -           m2         -           m2         -           m2         -           m2         -           ML         -           NL         -	100 300 4000 4000 4000 4000 10	900.00 900.00 200.00 9.200.00 9.260.00 9.260.00 3.360.00 3.00		ξ         300 ξ           ξ         300 ξ           ξ         200 ξ           ξ         300 ξ           ξ         300 ξ           ξ         40 ξ           ξ         40 ξ           ξ         46 ξ           δ         46 ξ <td>Exch and article increase in rate for method     Exc materials     Exc materials     Exc materials     Exc materials</td>	Exch and article increase in rate for method     Exc materials     Exc materials     Exc materials     Exc materials
2.5.9	Sandstone wall face - detaminated sandstone Sandstone wall face - vegetation Sandstone vall face - vegetation Sandstone erack to listed and surrounding blocks	North elevation - N1 North elevation - N1 North elevation - N1 North elevation - N1	Assess condition of feature places (consists for     hospitalementation and feature places) (consists for     hospitalementation and the one of the o			Amount block / that resisting montar Reader Block / that resisting montar Reader Block in lines morter and if Reactions matter initis and if Reactions matter initis Amount of Reactions and an experiment initia Amount of the morter initia Amount of the morter initia Cat back and remove larget areas of variation from and amount of them morter initia Cat back and remove larget areas of variation from and amount of them morter initia Cat back and remove larget areas of variation and amount of them morter initia Cat back and remove larget areas of variation and amount from morter initia Cat back and remove larget areas of variation and amount of them morter initia Cat back and remove larget areas of variation and amount of the morter initia Cat back and amount of the mo	20 20 20 20 20 20 20 224 224 224 224 224	Mr         -           ML         -           m2         -           m2         -           m2         -           m2         -           m2         -           ML         -           NL         -	100 300 4000 4000 4000 4000 10	900.00 900.00 200.00 9.200.00 9.260.00 9.260.00 3.360.00 3.00		ξ         300 ξ           ξ         300 ξ           ξ         200 ξ           ξ         300 ξ           ξ         300 ξ           ξ         40 ξ           ξ         40 ξ           ξ         46 ξ           δ         46 ξ <td>Exch and article increase in rate for method     Exc materials     Exc materials     Exc materials     Exc materials</td>	Exch and article increase in rate for method     Exc materials     Exc materials     Exc materials     Exc materials
258	Sandstone wall face - detaminated sandstone Sandstone wall face - vegetation Sandstone wall face - vegetation Sandstone track to linter and summunding blocks Sandstone track to linter and summunding blocks Sandstone track	Image: second	Assess condition of failure places/consider for     locations of the second secon	- say 1% of samplices to NL foce for - say 1% of samplices to NL foce for - say 1% of samplices to NL foce for to say 2% of NL foce - say 3% of NL foce - say 3% of Location - say 1% of NL foce - say 1% of Location - say 1% of Location - say 1% of Location - say 1% of Location			20 20 20 20 20 20 20 224 224 224 224 224	Mr         -           Mr         -           Mr         -           Mr         -           m2         -           m3         -           m4         -           Mr         -           Mr         -           Mr         -           Mr         -           Mr         -           Mr         -	1000 1000 1000 1000 1000 1000 1000 1000 1500 1500 1500 1500 1500 1000 1500 1000 1500 1000 120 12	200.00 200.00 200.00 200.00 200.00 2,260.00 3,360.00 3,360.00 3,360.00 3,360.00 3,360.00 3,360.00 3,360.00 3,360.00 2,240.00 3,360.00 2,240.00 2,260.00 2,00.00 2,00.00		$\frac{\epsilon}{\epsilon} = 300$ $\epsilon = 300$ $\frac{\epsilon}{\epsilon} = 200$ $\frac{\epsilon}{\epsilon} = 100$ $\frac{\epsilon}{\epsilon} = 4646$ $\epsilon = 6777$ $\frac{\epsilon}{\epsilon} = 646$ $\epsilon = 677$ $\frac{\epsilon}{\epsilon} = 646$ $\epsilon = 677$ $\frac{\epsilon}{\epsilon} = 646$ $\epsilon = 677$ $\frac{\epsilon}{\epsilon} = 646$ $\frac{\epsilon}{\epsilon} = 672$ $\frac{\epsilon}{\epsilon} = 300$ $\frac{\epsilon}{\epsilon} = 300$	Elicita an artible course lesse incess for removal      Elicita an artible course here incess in rate for removal      Elicita an artible course here incess in rate for removal      Elicita an artible course here incess in rate for removal      Elicita an artible course here incess in rate for removal      Elicita an artible course here incess in rate for removal      Elicita an artible course here incess in rate for removal      Elicita an artible course here incess in rate for removal      Elicita an artible course here incess in rate for removal      Elicita an artible course here incess in rate for removal      Elicita an artible course here incess in rate for removal      Elicita an artible course here incess in rate for removal      Elicita an artible course here incess in rate for removal      Elicita an artible course here incess in rate for removal      Elicita an artible course here incess in rate for removal      Elicita an artible course here incess in rate for removal      Elicita an artible course here incess in rate for removal
258	Sandstone wall face - detaminated sandstone Sandstone wall face - vegetation Sandstone wall face - vegetation Sandstone track to linter and summunding blocks Sandstone track to linter and summunding blocks Sandstone track	Image: second	Assess condition of feature places (consists for     hospitalementation and feature places) (consists for     hospitalementation and the one of the o	- say 1% of samplices to NL foce for - say 1% of samplices to NL foce for - say 1% of samplices to NL foce for to say 2% of NL foce - say 3% of NL foce - say 3% of Location - say 1% of NL foce - say 1% of Location - say 1% of Location - say 1% of Location - say 1% of Location		Amount block / that resisting montar Reader Block / that resisting montar Reader Block in lines morter and if Reactions matter initis and if Reactions matter initis Amount of Reactions and an experiment initia Amount of the morter initia Amount of the morter initia Cat back and remove larget areas of variation from and amount of them morter initia Cat back and remove larget areas of variation from and amount of them morter initia Cat back and remove larget areas of variation and amount of them morter initia Cat back and remove larget areas of variation and amount from morter initia Cat back and remove larget areas of variation and amount of them morter initia Cat back and remove larget areas of variation and amount of the morter initia Cat back and amount of the mo	20 20 20 20 20 20 20 224 224 224 224 224	Mr         -           ML         -           m2         -           m2         -           m2         -           m2         -           m2         -           ML         -           NL         -	100 300 4000 4000 4000 4000 10	900.00 900.00 200.00 9.200.00 9.260.00 9.260.00 3.360.00 3.00		ξ         300 ξ           ξ         300 ξ           ξ         200 ξ           ξ         300 ξ           ξ         300 ξ           ξ         40 ξ           ξ         40 ξ           ξ         46 ξ           δ         46 ξ <td>Elista an antibia connectiona increase in rate for removal      Elista an antibia connection increase in rate for removal      Elista an antibia connection increase in rate for removal      Elista an antibia connection increase in rate for removal      Elista an antibia connection increase in rate for removal      Elista an antibia connection increase in rate for removal      Elista an antibia connection increase in rate for removal      Elista an antibia connection increase in rate for removal      Elista an antibia connection increase in rate for removal      Elista an antibia connection increase in rate for removal      Elista an antibia connection increase in rate for removal      Elista an antibia connection increase in rate for removal      Elista an antibia connection increase in rate for removal      Elista an antibia connection increase in rate for removal      Elista an antibia connection increase in rate for removal      Elista an antibia connection increase in rate for removal      Elista an antibia connection increase in rate for removal      Elista an antibia connection increase in rate for removal      Elista an antibia connection increase in rate for removal</td>	Elista an antibia connectiona increase in rate for removal      Elista an antibia connection increase in rate for removal      Elista an antibia connection increase in rate for removal      Elista an antibia connection increase in rate for removal      Elista an antibia connection increase in rate for removal      Elista an antibia connection increase in rate for removal      Elista an antibia connection increase in rate for removal      Elista an antibia connection increase in rate for removal      Elista an antibia connection increase in rate for removal      Elista an antibia connection increase in rate for removal      Elista an antibia connection increase in rate for removal      Elista an antibia connection increase in rate for removal      Elista an antibia connection increase in rate for removal      Elista an antibia connection increase in rate for removal      Elista an antibia connection increase in rate for removal      Elista an antibia connection increase in rate for removal      Elista an antibia connection increase in rate for removal      Elista an antibia connection increase in rate for removal      Elista an antibia connection increase in rate for removal
258	Sandstone wall face - detaminated sandstone Sandstone wall face - vegetation Sandstone wall face - vegetation Sandstone track to linter and summunding blocks Sandstone track to linter and summunding blocks Sandstone track	Image: second	Assess condition of feature places (consists for     hospitalementation and feature places) (consists for     hospitalementation and the one of the o	- say 1% of samplices to NL foce for - say 1% of samplices to NL foce for - say 2.5% of samplices to NL foce for to samplice to NL foce for - say 2.5% of NL foce for - say 3 No. Location - say 1 No. Location - say 1 No. Location - say 1.5% of feature adaptivencies		Entrope block / there resting moster     Ended Block / their resting moster     Ended Block / their resting moster     Ended Block in limit morter     Ended Ended Limit Morter     Ended Ended Limit Morter	20 20 20 20 20 20 20 224 224 224 224 224	Mr         -           Mr         -           Mr         -           Mr         -           m2         -           m3         -           m4         -           Mr         -           Mr         -           Mr         -           Mr         -           Mr         -           Mr         -	1000 1000 1000 1000 1000 1000 1000 1000 1500 1500 1500 1500 1500 1000 1500 1000 1500 1000 120 12	200.00 200.00 200.00 200.00 200.00 2,260.00 3,360.00 3,360.00 3,360.00 3,360.00 3,360.00 3,360.00 3,360.00 3,360.00 2,240.00 3,360.00 2,240.00 2,260.00 2,00.00 2,00.00		$\frac{\epsilon}{\epsilon} = 300$ $\epsilon = 300$ $\frac{\epsilon}{\epsilon} = 200$ $\frac{\epsilon}{\epsilon} = 100$ $\frac{\epsilon}{\epsilon} = 4646$ $\epsilon = 6777$ $\frac{\epsilon}{\epsilon} = 646$ $\epsilon = 677$ $\frac{\epsilon}{\epsilon} = 646$ $\epsilon = 677$ $\frac{\epsilon}{\epsilon} = 646$ $\epsilon = 677$ $\frac{\epsilon}{\epsilon} = 646$ $\frac{\epsilon}{\epsilon} = 672$ $\frac{\epsilon}{\epsilon} = 300$ $\frac{\epsilon}{\epsilon} = 300$	Elicita an artible course lesse incess for removal      Elicita an artible course here incess in rate for removal      Elicita an artible course here incess in rate for removal      Elicita an artible course here incess in rate for removal      Elicita an artible course here incess in rate for removal      Elicita an artible course here incess in rate for removal      Elicita an artible course here incess in rate for removal      Elicita an artible course here incess in rate for removal      Elicita an artible course here incess in rate for removal      Elicita an artible course here incess in rate for removal      Elicita an artible course here incess in rate for removal      Elicita an artible course here incess in rate for removal      Elicita an artible course here incess in rate for removal      Elicita an artible course here incess in rate for removal      Elicita an artible course here incess in rate for removal      Elicita an artible course here incess in rate for removal      Elicita an artible course here incess in rate for removal

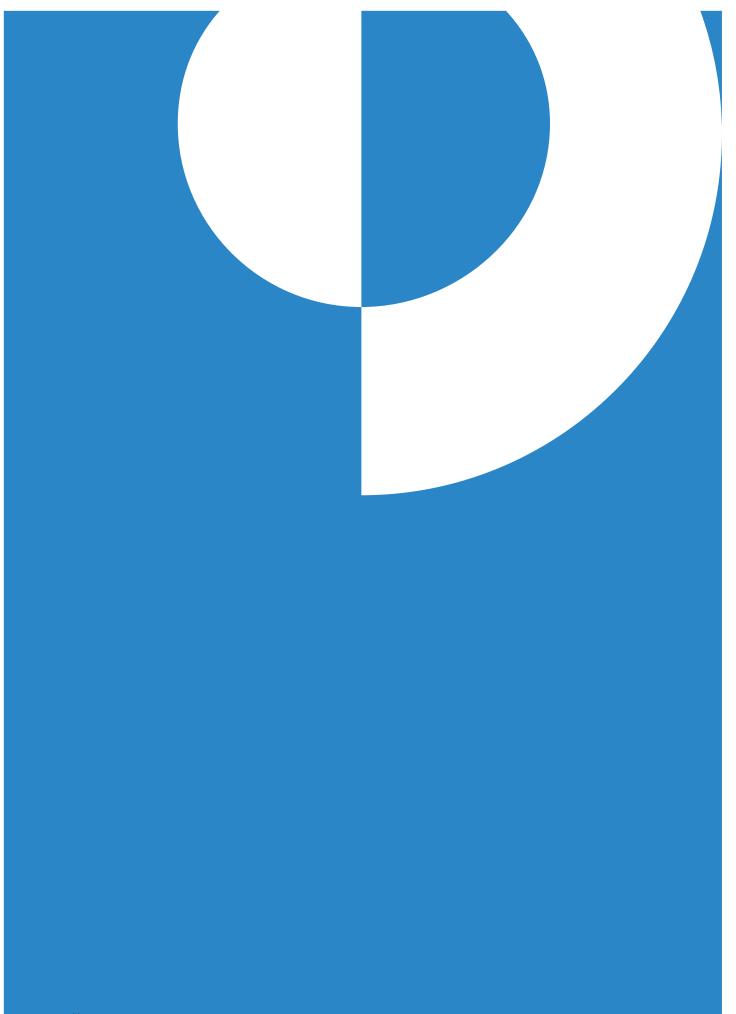
			remove gutters and assess for reuse. Gutters in suitable	- Say 50% gutters to be repainted									
2.5.13	Gutters	North elevation - N3	condition to be blast cleaned and repainted before refitting to building. Unsuitable gutters to be replaced with new cast iron	- Say 50% gutters will require	refer 01_E1_typical gutter.								
			gutters to match existing.	replacement									
						Remove existing gutters	9	m	20.00	180.00	100%	£ 180.00	
						Blast / clean & paint gutters retained Skins	9	m	18.00 300.00	162.00 300.00	50% 100%	£ 81.00 £ 300.00	
						Material; replacement guttering	9	m	50.00	450.00	50%	£ 225.00	https://www.drainageonline.co.uk/above-ground-drainage/guttering/cast-iron-gutter/notts-ogee-
						Replace gutters: Labour	9	m	26.00	234.00	100%	£ 234.00	cast-iron-gutter
						Replace gotters, caudai	,		28.00	254.00	100%	E 254.00	
				- Say 25% downpipes to be reused									
			Assess downpipes for reuse. Downpipes in suitable condition to	<ul> <li>Say 75% downp(pes will require</li> </ul>									
2.5.14	Downpipes	North elevation - N3	be blast cleaned and repainted. Unsuitable downpipes to be	replacement.	refer 03_E1_timber framing								
			replaced with new cast iron downpipes to match existing.	All downpipes will require new connection brackets to building									
						Remove existing Downpipes	28	m	20.00	560.00	100%	£ 560.00	2 Nr @ 14m
						Blast / clean & paint downpipes retained	28	m	18.00	504.00	25%	£ 126.00	214 @ 240
						Skips	1 28	nr	300.00	300.00	100%	£ 300.00	
						Material: replacement downpipes	28	m	140.00	3,920.00	75%	£ 2,940.00	Spons (p.568) includes fittings and brackets
						Replace downpipes: Labour	28	m	26.00	778.00	100%	£ 728.00	
			Repoint sandstane joint - rake out existing loose martar,	- Say 30% of sandstane on face N3									
2.5.15	Sandstone wall face - missing pointing	North elevation - N3	prepare jaint, repoint with lime mortar to match existing.	will require repointing									
-						Rake out mortar joints	36	m2	12.00	432.00	30%	£ 129.60	9m x 4m = 36m2
						point mortar joints	36	m2	15.00	540.00	30%	£ 162.00	Jan A A A A A A A A A A A A A A A A A A A
			Assess condition of feature pieces/cornices for										
			loose/delaminated sandstane. Remove large sections of loase sandstane and repair or clean surfaces to provide sound edge.										
2.5.16	Sandstone wall face - delaminated sandstone	North elevation - N3	summents and repair or clean surfaces to provide sound edge. Where large scale delamination has occurred use montor	- say 1% of sandstone to N3 face for lithomex repair									. 1
			Where large scale delamination has occurred use mortar replacement such as lithomex and for larger areas indent										
			replacement sandstone into block.										
						Remove loose sandstone & prepare surface	9	m m	40.00 60.00	360.00 540.00	1% 1%	£ 3.60	
-						Finish flush in Lithomex lime mortar	9	m	60.00	540.00	1%	£ 5.40	Inc. materials
		1	Remove vegeation growth from building face/joints. Clean										
2.5.17	Sandstone wall face - vegetation	North elevation - N3	surface to remove all plant growth/mass.	say 10% of N3 face									
						Cut back and remove larger areas of vegetation from							.
		1				wall Rake out roots from mortar joints	36	m2 m2	10.00 15.00	360.00 540.00	10%	£ 36.00 £ 54.00	
						Treat with biocidal agent (soray)	36	m2	15.00	540.00	10%	£ 54.00	Inc. materials
						Steam wash affected area	36	m2	10.00	360.00	10%	£ 36.00	
						Repoint joints with lime mortar to match existing	36	m2	15.00	540.00	10%	£ 54.00	
			Minor sandstone cracks. Sandstone to be saw cut to allow										
2.5.18	Sandstone crack	North elevation - N3	installation of threaded stainless steel bars resin fixed across	- say 5 No. x 300mm cracks									
			crack at 150mm centres. Surface to be made good to match										
			ARAVIE			Rebate / cut-out for threaded bar	s	Nr	25.00	125.00	100%	£ 125.00	Blocks are within courses hence increase in rate for removal
						Affix bar and resin	5	Nr	25.00	125.00	100%	£ 125.00	Inc. materials
							5	Nr	20.00	100.00	100%	£ 100.00	Inc. materials
						Finish flush in Lithomex lime mortar	5	Nr	20.00	100.00	100%	£ 100.00	Inc. materials
			Assess sandstone feature edges for loose/delaminated										
2.5.19	spalled sandstone to feature edges	North elevation - N3	sandstone. Where sandstone is brittle/at risk then sandstone edge to be removed and reformed with appropriate mortar	<ul> <li>say 2.5% of feature edges/cornice to require remedial work</li> </ul>									
			edge to be removed and reformed with appropriate mortar	to require remediar work									
						Rake out mortar joints	11	m2	12.00	132.00	3%	£ 3.30	16m x 6m = 96m2 + 15m x 4m = 60m2 = 156m2 total
						point mortar joints	11	m2	15.00	165.00	3%	£ 4.13	
			gutters to be assessed for reuse. In general gutters to this area										
2.5.20	Gutters	North elevation - N4	appear in fair condition. Gutters in suitable condition to be	- Say 100% gutters to be repainted	refer 01_E1_typical gutter.								
			repainted insitu						20.00			£ 180.00	
						Remove existing gutters Blast / clean & paint gutters retained	9	m	20.00	180.00	100%	£ 180.00 £ 81.00	
						Skips	1	nr	300.00	300.00	100%	£ 300.00	
						Material; replacement guttering	9	m	50.00	450.00	50%	£ 225.00	https://www.drainageonline.co.uk/above-ground-drainage/guttering/cast-iron-gutter/notts-ogee-
						Replace gutters: Labour	9	m	26.00	234.00		£ 234.00	cast-iron-gutter
						Contraction of the Contraction	,		2000	254.00	1997	234.00	
		1	Assess downpipes for reuse. Downpipes in suitable condition to										
2.5.21	Downpipes	North elevation - N4	be blast cleaned and repainted. Unsuitable downpipes to be replaced with new cast iron downpipes to match existing.	<ul> <li>say 100% downpipes to be repainted</li> </ul>									
			replaced with new cast iran downpipes to match existing.										
						Remove existing Downpipes	11	m	20.00	220.00	100%	£ 220.00	1 Nr @ 8m + 1 Nr @ 3m
		l				Blast / clean & paint downpipes retained	11	m	18.00	198.00 300.00	25%	£ 49.50 £ 300.00	
		1				Skips Material: replacement downpipes	1 11	m	300.00	300.00	100% 75%	£ 300.00 £ 1.155.00	Soons (p.568) includes fittines and brackets
						Replace downpipes: Labour	11	m	26.00	286.00	100%	£ 285.00	
2.5.22	Sandstone wall face - missing pointing	North elevation - N4	Repoint sandstone joint - rake out existing loose mortar, prepare joint, repoint with lime mortar to match existing.	- Say 30% of sandstone on face N4									
	second war are - unionity bounds	No. of Stevensor - Inv	prepare joint, repaint with lime mortar to match existing.	will require repointing									
						Rake out mortar joints	54	m2	12.00	648.00	30%	£ 194.40	9m x 6m =54m2
	-					point mortar joints	54	m2	15.00	810.00	30%	£ 243.00	
		1											
			Assess condition of feature pieces/cornices for laase/delaminated sandstane. Remove large sections of laase										
2.5.23	Sandstone wall face - delaminated sandstone	North elevation - N4	loose/delaminated sandstane. Remove large sections of loose sandstane and repair or clean surfaces to provide sound edge.	- say 1% of sondstone to N4 face for									
6.0.60	second se		Where large scale delamination has occurred use mortar replacement such as lithomex and for larger areas indent	lithomex repair									. 1
			replacement such as lithomex and for larger areas indent replacement sandstone into black.										
		L				Remove loose sandstone & prepare surface	22	m2	40.00	920.00	366	£ 13.80	
						Remove loose sandstone & prepare surface Finish flush in Lithomex lime mortar	23 23	m2 m2	40.00	1,380.00	2% 2%	£ 13.80 £ 20.70	Inc. materials
2.5.24	Sandstone wall face - vegetation	North elevation - N4	Remove vegeation growth from building face/joints. Clean	say 10% of N3 face									
			surface to remove all plant growth/mass.			Cut back and remove larger areas of vegetation from					_		
		L				wall	54	m2	10.00	540.00	10%	£ 54.00	
-						Rake out roots from mortar joints	54 54	m2	15.00	810.00 810.00	10%	£ 81.00	Inc. materials
		1				Treat with biocidal agent (spray) Steam wash affected area	54	m2 m2	15.00	810.00 540.00	10%	£ 81.00 £ 54.00	Inc. Indictions
		1	1									£ 81.00	
						Repoint joints with lime mortar to match existing	54	m2	15.00	810.00	10%	E 81.00	I

2.5.25	Sandstone crack		Minor sandstone cracks. Sandstone to be saw cut to allow installation of threaded stainless steel bars resin faced across crack at 150mm centres. Surface to be made good to match existing	- say 5 No. x 300mm cracks									
					Rebate / cut-out for threaded bar	5	Nr	25.00	125.00	100%	£	125.00	Blocks are within courses hence increase in rate for removal
					Afflix bar and resin	5	Nr	25.00	125.00	100%	£	125.00	Inc. materials
					Finish flush in Lithomex lime mortar	5	Nr	20.00	100.00	100%	£	100.00	Inc. materials
2.5.26	movement to chimney stack	North elevation - N4	chimney to be assessed for movement. Noted that chimney currently has metal strapping. Strapping to be assessed for conintued suitability and reinforced/replaced as required	- 1140. Chimney									
					Survey only	1	nr	500.00	500.00	100%	£	500.00	Allowance
												220,656.00	
					Scaffold linc. Alimak hoist!	1	item	280.000.00				280.000.00	
					Network rail liason	1	item	50.000.00				50.000.00	
					Temporary works	10	%	1.500.656.00				150.065.60	
					Adjustment for small quantities/ downtime	S	%	1.700.721.59			£	85.036.08	
											6 1	785,757.67	



(West elevation - W8, W9 and W10)

(West elevation - W6 and W7)



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