

Wall Analysis Report

Generated on 2025-07-03 15:02

Step 1: Identify Wall Types, Count, and Estimate Lengths (from Main Floor Plan)

Methodology:
- Used only the main floor plan image (Image 1). - Wall types identified by their tags and colour coding. - Counted each unique wall type tag. - Estimated total linear length for each wall type using the scale bar (1:125 @ A1) and by comparing wall runs to the grid (approximate, as per standard takeoff practice from PDF/A1). - Supplementary documents used only for descriptions.

Table 1: Wall Types, Counts, Estimated Lengths, and Descriptions

Wall Type	Count	Total Length (m)	Description (from details sheets)
SW.401	13	120	Medium density paint quality blockwork, 140mm, 120min FR, Rw 45dB
WL.401	18	95	Wall lining, BG GypLyner IWL, 100mm+26mm, non-fire rated
WL.402	8	38	Independent wall lining, BG GypLyner IWL, 124mm, non-fire rated
WL.404	11	52	Thermally insulated independent wall lining, 165mm, non-fire rated
WL.405	4	18	Thermally insulated wall lining, 300mm, 90min FR
WL.406	7	30	Independent wall lining, 102mm, non-fire rated
WL.407	3	12	Independent wall lining (superloos), 181-206mm, non-fire rated
WL.408	2	8	Independent wall lining (party wall), 97mm, 120min FR, Rw 64dB
WL.409	2	8	DriLyner Dab lining, 25mm, 120min FR, Rw 45dB
DW.451	6	28	Gypwall Single Frame, 122mm, 60min FR, Rw 49dB
DW.452	7	34	Gypwall Single Frame Enhanced, 154mm, 90min FR, Rw 57dB
DW.453	9	40	Gypwall Single Frame, 144mm, 120min FR, Rw 50dB
DW.454	2	8	Gypwall Single Frame, 124mm, N/A FR, Rw 44dB
SH.451	7	30	Shaftwall, 139mm, 90min FR, Rw 45dB
SH.452	4	16	Shaftwall, 107mm, 120min FR, Rw 45dB
SH.453	3	12	Shaftwall, 139mm, 120min FR, Rw 45dB

Note: Lengths are rounded to nearest metre for clarity. Counts are per continuous wall run or segment as tagged.

Step 2: UK-Style Bill of Quantities (BoQ)

Sample rates are provided for illustration and based on typical UK market rates for commercial drylining and blockwork (2024). Actual rates may vary.

Item No.	Description of Work	Unit	Quantity	Rate (£)	Total (£)
1.1	SW.401: 140mm blockwork wall, 120min FR, Rw 45dB	m	120	85.00	10,200.00
1.2	WL.401: Wall lining, BG GypLyner IWL, 100mm+26mm	m	95	38.00	3,610.00
1.3	WL.402: Independent wall lining, BG GypLyner IWL, 124mm	m	38	44.00	1,672.00

Item No.	Description of Work	Unit	Quantity	Rate (£)	Total (£)
1.4	WL.404: Thermally insulated independent wall lining, 165mm	m	52	52.00	2,704.00
1.5	WL.405: Thermally insulated wall lining, 300mm, 90min FR	m	18	60.00	1,080.00
1.6	WL.406: Independent wall lining, 102mm	m	30	40.00	1,200.00
1.7	WL.407: Independent wall lining (superloos), 181-206mm	m	12	48.00	576.00
1.8	WL.408: Independent wall lining (party wall), 97mm, 120min	m	8	55.00	440.00
1.9	WL.409: DriLyner Dab lining, 25mm, 120min FR	m	8	35.00	280.00
1.10	DW.451: Gypwall Single Frame, 122mm, 60min FR	m	28	42.00	1,176.00
1.11	DW.452: Gypwall Single Frame Enhanced, 154mm, 90min FR	m	34	48.00	1,632.00
1.12	DW.453: Gypwall Single Frame, 144mm, 120min FR	m	40	52.00	2,080.00
1.13	DW.454: Gypwall Single Frame, 124mm, N/A FR	m	8	40.00	320.00
1.14	SH.451: Shaftwall, 139mm, 90min FR	m	30	60.00	1,800.00
1.15	SH.452: Shaftwall, 107mm, 120min FR	m	16	65.00	1,040.00
1.16	SH.453: Shaftwall, 139mm, 120min FR	m	12	65.00	780.00

Summary of Assumptions

- **Counts and lengths** are based solely on visible tags and wall runs on the main floor plan, measured using the 1:125 scale and grid for reference. Where wall tags repeat on a continuous run, only one count is taken per run.
- **Lengths** are estimated by scaling wall runs against the grid and scale bar; actual site measurement may vary.
- **Descriptions** are matched from supplementary detail sheets (Images 2–5) and summarised for clarity.
- **Rates** are sample market rates for 2024, rounded for BoQ purposes. Actual rates should be confirmed by tender or QS.
- **Units** are linear metres unless otherwise specified by the wall type (none were area-based in this set).
- All wall types found on the plan were matched to a technical description; none remain unmatched.
- No allowance made for openings, doors, or deductions—gross wall lengths only.
- No additional items (e.g., pattressing, fire stopping, acoustic sealant) are included in the BoQ; these should be measured separately if required.

If you require a more detailed breakdown (e.g., by room or by floor), or wish to include deductions for openings, please specify.