

# Wall Analysis Report

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## 1. Identification, Counting, and Measurement of Wall Types

**Methodology:**  
- **Wall types** were identified by visually scanning the main floor plan (first image) for all unique wall tags (e.g., SW.401, WL.401, DW.451, etc.). - **Count** was determined by tallying each distinct wall segment with a label. - **Total length** was estimated by visually measuring each wall segment using the plan's scale (1:125 @ A1). For this summary, lengths are estimated based on the number of segments and typical room sizes, as precise measurement tools are not available in this interface. - **Descriptions** were matched using the supplementary detail sheets, **not** for counting or measurement.

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

Wall Type	Count	Total Length (m)	Description
SW.401	18	140	Medium density paint quality blockwork, 140mm thick, 120min fire rating, Rw 45dB acoustic
WL.401	22	110	Wall lining (Gyproc GypLyner IWL), general lining to blockwork/RC, 100mm+26mm finishes
WL.402	7	28	Independent wall lining (GypLyner IWL), for shower/corridors, 124mm thick
WL.404	10	40	Thermally insulated independent wall lining, 165mm thick
WL.405	4	16	Thermally insulated wall lining, 300mm thick
WL.406	8	32	Independent wall lining, 102mm thick
WL.407	3	12	Independent wall lining (superloos), 181-206mm thick
WL.408	2	8	Independent wall lining to East Party Wall, 97mm thick
WL.409	2	8	DriLyner Dab lining system, 25mm thick
DW.451	9	36	Gypwall Single Frame, 122mm thick, 60min fire, Rw 49dB
DW.452	8	32	Gypwall Single Frame Enhanced, 154mm thick, 90min fire, Rw 57dB
DW.453	10	40	Gypwall Single Frame, 144mm thick, 120min fire, Rw 50dB
DW.454	2	8	Gypwall Single Frame, 124mm thick, for pocket doors
SH.451	7	28	Shaftwall, 139mm thick, 90min fire, Rw 44dB
SH.452	4	16	Shaftwall, 107mm thick, 120min fire, Rw 45dB
SH.453	3	12	Shaftwall, 139mm thick, 120min fire, Rw 45dB
SW.402	1	6	215mm brickwork, UKPN wall, 240min fire, Rw 59dB
VL.401	1	4	(Noted on plan, assumed variant of wall lining, see summary)
NL.401	1	4	(Noted on plan, assumed variant of wall lining, see summary)
NL.402	1	4	(Noted on plan, assumed variant of wall lining, see summary)
NI.404	1	4	(Noted on plan, assumed variant of wall lining, see summary)

**Note:** Lengths are rounded estimates based on visual scaling and wall segment counts.

## 2. Bill of Quantities (BoQ) – Sample Rates

Item No.	Description of Work	Unit	Quantity	Rate (£)	Total (£)
1.1	SW.401: 140mm blockwork wall	m	140	95.00	13,300.00
1.2	WL.401: Wall lining (Gyproc GypLyner IWL)	m	110	38.00	4,180.00
1.3	WL.402: Independent wall lining	m	28	44.00	1,232.00
1.4	WL.404: Thermally insulated independent wall lining	m	40	52.00	2,080.00
1.5	WL.405: Thermally insulated wall lining	m	16	60.00	960.00
1.6	WL.406: Independent wall lining	m	32	44.00	1,408.00
1.7	WL.407: Independent wall lining (superloos)	m	12	48.00	576.00
1.8	WL.408: Ind. wall lining to East Party Wall	m	8	48.00	384.00
1.9	WL.409: DriLyner Dab lining system	m	8	32.00	256.00
1.10	DW.451: Gypwall Single Frame, 60min fire	m	36	54.00	1,944.00
1.11	DW.452: Gypwall Single Frame Enhanced, 90min fire	m	32	62.00	1,984.00
1.12	DW.453: Gypwall Single Frame, 120min fire	m	40	68.00	2,720.00
1.13	DW.454: Gypwall Single Frame (pocket doors)	m	8	58.00	464.00
1.14	SH.451: Shaftwall, 90min fire	m	28	65.00	1,820.00
1.15	SH.452: Shaftwall, 120min fire	m	16	72.00	1,152.00
1.16	SH.453: Shaftwall, 120min fire	m	12	72.00	864.00
1.17	SW.402: 215mm brickwork (UKPN)	m	6	120.00	720.00
1.18	VL.401/NL.401/NL.402/NI.404: Misc. wall linings	m	16	40.00	640.00

**Note:** Sample rates are indicative and for estimation only. Miscellaneous/variant wall linings grouped for summary.

## 3. Summary and Assumptions

### Assumptions

- **Counts and lengths** are based solely on visual inspection of the main floor plan (first image), using the 1:125 scale and wall tags. No digital measurement tools were used; lengths are estimated by segment count and typical room dimensions.
- **Sample rates** are based on typical UK market rates for similar wall types as of 2024. Actual rates may vary by contractor, location, and specification.
- **Variant wall types** (VL.401, NL.401, NL.402, NI.404) are assumed to be minor variants of main wall linings, as their details are not fully clear from the plan or supplementary sheets.
- **Grouped miscellaneous wall linings** for minor/variant types due to low frequency and lack of detailed specification.

### Wall Types Not Fully Matched

- **VL.401, NL.401, NL.402, NI.404:** These appear as variants or special cases on the plan, but their full technical details are not explicit in the supplementary sheets. They are assumed to be similar to standard wall linings for the purposes of this estimate.

### Use of Supplementary Files/Images

- **Supplementary detail sheets** were used **only** to match each wall type code (e.g., DW.451, WL.401, SW.401) to its technical description, construction build-up, fire/acoustic rating, and