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REPORT OF VICTORIA MILL

LOWER VICKERS ST, MANCHESTER M40 7LH

Date of project: 02/08/2021—Ongoing

FAO: Medlock

Author: Lee Armstrong

Updated 27/01/2022

F.A.O: Medlock Author: Lee Armstrong Project Description: Rope Access Remedial Works Various Technicians who carried out works/inspection: Marc Stirrup Lv 3 Anthony Smith Lv 2 Simon Powers Lv 1 Chris Odonnell Lv 3 Craig Samson Lv 2 Contents: - Introduction - List of defects provided by Medlock, descriptions of works and links to evidence of works	Introduction This report shows the evidence of works for all the remedial carried out at Victoria Mill NOTE Site meeting carried out. Paul Mason the Conservation Officer in attendance to agree scope of works. If you have any questions regarding the project please contact us on 0141 433 8040 or email lee.armstrong@opalaccess.co.uk Materials Used On Site Hammerite Ultima Matt Black Hammerite Ultima Matt - Hammerite UK Blue Cicle Lime Blue Circle Natural Hydraulic Lime 3.5 25kg Travis Perkins Blue Circle Mortar Mix Blue Circle Ready to Use Mortar Mix In Tub 5kg Travis Perkins Blue Circle Mastercrete Cement Mastercrete - Tarmac (tarmac-bluecircle.co.uk) 8mm Heli Bar Hilti Hit CT 1 Anchoring Resin HIT-CT 1 Adhesive anchor - Injectable Adhesive Anchors - Hilti United Kingdom Bostik Mortar and Brick Cleaner: https://www.bostik.com/files/live/sites/shared_bostik/files/Documents%26Brochures%20(new)/United%20Kingdom/TDS/TDS00119.pdf Mineral Spirit: Ever Build https://www.farnell.com/datasheets/2859989.pdf Fosroc Renderoc FC https://fosroc.com/assets/productDatasheets/UAE-data/repairs/Renderoc-FC.pdf Brief of Method Spec Used Pointing: Rake out at minimum 2/3rds of the thickness of pointing. Mortar spec is 1:1:6 inline with Bluecircle data sheets. Cement, hydrated lime, sharp sand/sand to get as close a match as possible. Use pointing tools, apply mortar and finish. Sill Cleaning: Clean with chemical. 1:4 ratio. Test patch showed no signs of abnormality. Undiluted for oil staining. Metal struts refurb: Grind with low grade disc, needle gun off corrosion. Clean surface with mineral spirits, apply the Hammerite Ultima Matt Black. Metal Hoist Clean: Mineral Spirit clean with hand abrasion tools. Coping Stone Pinning: 370 x 6mm helical rods resined through coping blocks. Voids behind displaced block packed with mortar. Larger gaps filled with mortar when pinning resin cured.
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List of defects provided by Medlock

Victoria Mill

Please NOTE: Yellow indicates further work required

Stage 2 - Project Tasks North West Elevation

Links for Evidence Of Works

PLEASE CLICK HERE NORTH WEST

Name	Status Of Task:	
1 Damage to edge of coping stone	Work to be done. Already accounted for. Not additional	Inspection carried out, coping structurally sound. Fill gap to the end. Make flush so from the ground it is aesthetically appealing
2 Repair to string course	Additional work added	String course x2 inspected and repointed. Closest profile match, will darken over time. Additional pointing to be carried out: 2 Days
3/4 Cornice Repair	Done: Paul Mason approved on site	Inspection carried out, coping structurally sound, pointing carried out aesthetically match
5 Pointing Behind Scaffolding	Work to be done. Already accounted for. Not additional	Inspection/pointing carried out and sill cleaned. Application of a Benzalkonium Chloride product to be done
6 Damaged brickwork Behind Scaffolding	Work to be done. Already accounted for. Not additional	To Be Repaired. Require brick from Medlock
7 Poor brickwork repair	Work to be done. Already accounted for. Not additional	Inspection /Pointing carried out with mortar mix matching surround. Replace with brick provided by Medlock
8 Water Staining Lime Arch	Additional work added	Inspection carried out. Arch cleaned, Lime Mortar repairs carried out. Additional pointing work of brickwork requested. 1 Day added
12 Existing pipework restoration	Done: Paul Mason approved on site	Inspection carried out, no building integrity issues, metal work refurbished
14 Brick movement in cornice <u>Structural Engineer report confirms method of repair</u>	Work to be done. Already accounted for. Not additional	370 x 6mm helical rods resined through coping blocks. Voids behind displaced block packed with mortar. Upon return larger gaps will be filled with lime mortar
19: North West Elevation: Cracked Brickwork. To lime mortar point up.	Work to be done. Already accounted for. Not additional	To be repaired. NOTE. Top metal work redundant overflow pipe. Pipe penetrates into the building and it is possible it cannot be removed. Other metal work will be removed upon return to site. Brickwork to be replaced.

Stage 2 - Project Tasks North East Elevation

PLEASE CLICK HERE NORTH EAST

Name	Status Of Task:	
1 Coping / Stones repairs Multiple	Done: Paul Mason approved on site	Inspection carried out, lime mortar pointing to match existing, coping blocks pinned. Multiple pinning of coping stones. Hitt-1 res and helibar used to pin. Multiple pointing defects repaired
2 Evidence of brickwork movement	Done: Paul Mason approved on site	Area inspected, pointing carried out lime mortar mix .Multiple areas pointed and gaps filled
8 Damaged cornice	Additional work added	Veg to be removed upon return . Inspected. Structurally sound upon the date of inspection. Check for any other defects and repair: 3 days added

Stage 2 - Project Tasks South East Elevation

PLEASE CLICK HERE SOUTH EAST

Name	Status Of Task:	
1 Water ingress causing salt to appear on face	Done: Paul Mason approved on site	Inspection carried out. Salt removed pointing done . No signs of water ingress.
2 Repair to string course	Additional work added	Inspection carried out, coping structurally sound, sealed holes along top. Renderoc and mortar skim to be applied. 2 days added
3 Poor pointing	Additional work added	Inspection and Repointing Carried out. Additional work addedd . Repoint full left hand side of elevation block. 7 days added
4 Poor pointing to brickwork	Done: Paul Mason approved on site	Inspection and Pointing of area carried out
5 Poor pointing to brickwork	Additional work added	Inspection and large area of pointing carried out : Additional pointing to be carried out
6 Poor pointing to brickwork	Done: Paul Mason approved on site	Inspection and pointing done
7 Poor pointing to brickwork	Done: Paul Mason approved on site	Inspection and pointing carried out on multiple areas

Stage 2 - Project Tasks Courtyard Elevation

PLEASE CLICK HERE COURTYARD

Name	Status Of Task:	
1 Brickwork Replacement	Done	Inspection carried out, Already Repaired
2 Water stain requires investigation and pointing	Done	Inspection carried out, not water straining but in fact oil residue. Cleaned to as good as it can be, repointed
3 Vegetation growth	Additional work added	Remove Veg upon return. Additional work added. Point up all areas under the decorative block. 2 days added
4 Metalwork to be refurbished (Crane)	Done: Paul Mason approved on site	Cleaned, however marginal improvement
5 Water stain requires investigation	Additional work added	Area inspected, it was found the staining was not water but oil residue. Cleaned to the best it can be with chemicals. Same for 6/7 Additional work added by Paul Mason: Replace cracked bricks. 1 Day added
6 Water stain requires investigation	Done: Paul Mason approved on site	Inspection carried out. Same as above: oil staining permanent Cleaned and pointing carried out
7 Water stain requires investigation	Done: Paul Mason approved on site	Inspection carried out. Same as above oil staining permanent Cleaned .pointing carried out
8 Brickwork repair	Done: Paul Mason approved on site	Inspection carried out and repointed
9 Vegetation growth	Done: Paul Mason approved on site	Veg removed as techs passed area. Pointing carried out

STAGE 2 - Project Tasks Trickle Vents

PLEASE CLICK HERE TRICKLE VENTS

Name	Status Of Task:	
Mastic/Trickle Vent install	Done: Paul Mason approved on site	Trickle Vents installed on all elevations and sealant of windows on Courtyard and South East Elevation
Additional work		
Name	Status Of Task:	
Pointing and vegetation removal along the low level brickwork, canal side:	Additional work added	New work. 4 days up to head height only.
Three areas of pointing to do on the North West Elevation	Additional work added	Three areas of pointing found by Paul Mason on site. To be repaired. 2 days added
Cleaning of elevation behind the scaffolding:	Additional work added	Vapour blast the elevation to remove the dirt. Information regarding vapour blasting upon request.

1: North West Elevation: Damage to edge of coping stone



Comments

Original Reference Picture on the right:

Inspection carried out, coping structurally sound.

Work to carry out agreed by Paul Mason. Fill gap to the end. Make flush so from the ground it is aesthetically appealing



1

2: North West Elevation: Repair to Strong Course

Comments:

String course x2 inspected and repointed. Closest profile match, will darken over time. Additional work added by Paul Mason. Pointing to be carried out including the brickwork and detail on top coping. 2 days



3/4: North West Elevation: Cornice Repair

Comments:

Inspection carried out, coping structurally sound, pointing carried out to aesthetically match. Conservation happy block is solid. No further works required.



5: North West Elevation: Sill Cleaned and Pointing Carried Out

Comments:

Inspection carried out, pointing carried out to aesthetically match and sill cleaned. No ref picture provided. Noted moss growth has returned. Solution is application of a Benzalkonium Chloride product.



6: North West Elevation: Damaged Brick Work

Comments:

To be repaired. Replace brick, point with similar colour match. Ref picture far right. Require brick from Medlock



6

7: North West Elevation: Poor Brickwork Repair

Comments:

Inspection /Pointing carried out with mortar mix matching surround. Ref pic provided right picture, picture below before, after work far right. Single Brick to replace the mortar. Agreed by Paul Mason



7



8: North West Elevation: Arch water staining

Comments:

Inspection carried out. Ref picture 1st pic below. Water staining in the majority cleaned. See second picture below - black oil marks can not be removed. Arch cleaned see the two pictures to the right. Repointing of arch with lime mortar mix. See bottom three pictures. All Pictures are of completed works. Noted there are many other areas that could have work carried out but not in scope.

Additional work requested by Paul Mason. Pointing to the surround brickwork



8



12: North West Elevation: Existing Pipe work

Comments:

Inspection carried out, no building integrity issues, metal work refurbished.
Ref pic below and right. Corrosion removed through use of needle guns and angle grinders. Hammarite Metal Paint black applied.



14: North West Elevation: Coping Stone pinned, rebed of top level block, Spalling to be repaired

Comments:
370 x 6mm helical rods resined through coping blocks. Voids hind displaced block packed with mortar. Upon return larger gaps will be filled with Fosroc Renderock and skimmed with Lime mortar to finish. Approval of method confirmed. SEE Springrise Structural Report



19: North West Elevation: Cracked Brickwork. To lime mortar point up.

Comments:

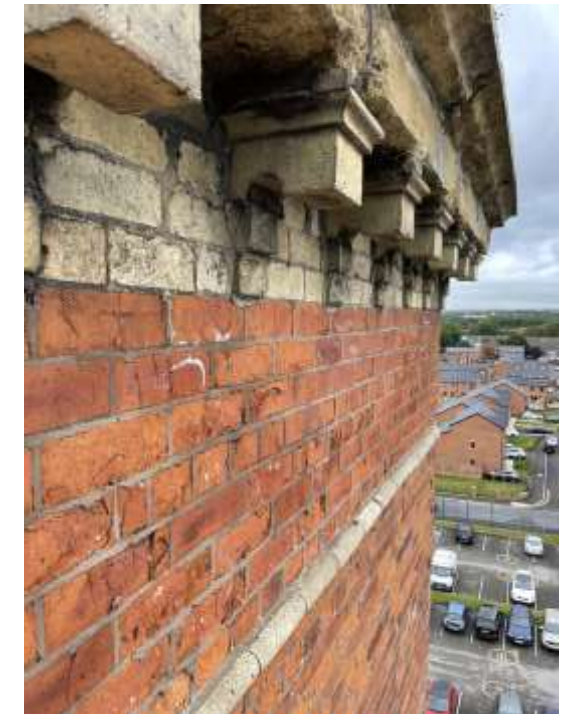
To be repaired. NOTE. Top metal work redundant overflow pipe. Pipe penetrates into the building and it is possible it cannot be removed. Other metal work will be removed upon return to site. Brickwork to be replaced.



1: North East Elevation: Coping / Stones decorative repairs

Comments:

Inspection carried out, lime mortar pointing to match existing, coping blocks pinned. No Ref picture provided, Opal ref pic of location bottom right. Pointing carried out.



Photographic Evidence

Victoria Mill

2: North East Elevation: Evidence of brickwork movement.

Comments:

Inspection carried out, Area inspected, pointing carried out lime mortar mix.



8: North East Elevation: Damaged Cornice

Comments:

Veg to be removed. Inspection carried out, structurally sound. Gap in coping found but not unsafe



1: South East Elevation: Water Ingress Causing Salt To Appear

Comments:

Inspection carried out. Salt removed, small area of pointing done with lime mortar mix. Structurally sound upon the date of inspection



2: South East Elevation: Repair to string course

Comments:

Inspection carried out, coping structurally sound, sealed holes along top with render. Can we closely colour match render to finish ?



3: South East Elevation: Pointing

Comments:

Inspection carried out. Repointed highlighted area on drawings. Additional work requested by Paul Mason. 7 Days added



4: South East Elevation: Poor Brickwork Pointing

Comments:

Inspection carried, pointed up



5: South East Elevation: Poor pointing to brickwork

Comments:

Inspection carried, pointed up bad areas



6: South East Elevation: Poor pointing to brickwork

Comments:

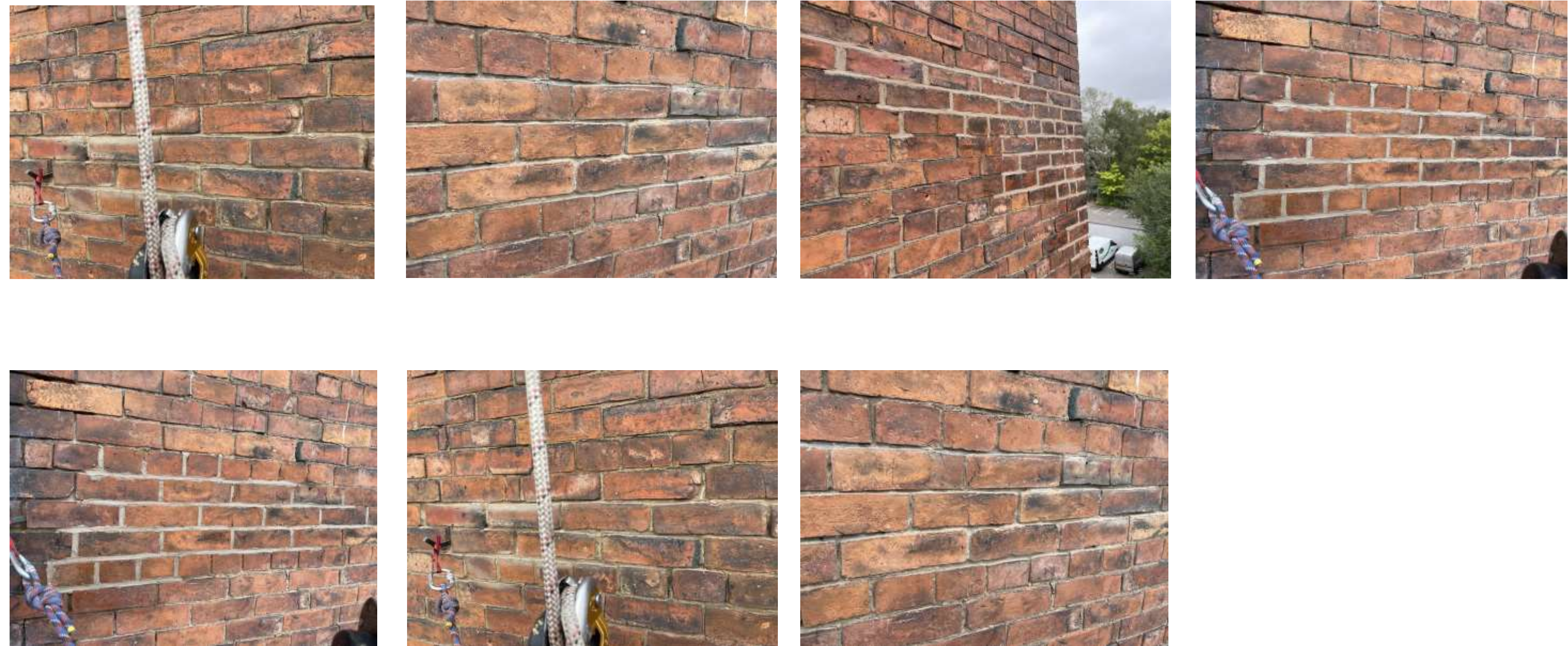
Inspection carried, pointed up bad areas



7: South East Elevation: Poor pointing to brickwork

Comments:

Inspection carried, pointed up bad areas



1: Courtyard Elevation: Brickwork Replacement

Comments:

Inspected, Brickwork has been repaired. Not Opal Access



2: Courtyard Elevation: Water Staining

Comments:

Inspection carried out, not water straining but in fact oil residue. Cleaned to as good as it can be. Will repoint surround and replace the missing brick.



3: Courtyard Elevation: Top Veg Removal

Comments:

Veg to remove upon return



4: Courtyard Elevation: Metal Work Refurbishment

Comments:

Cleaned with sugar mineral spirits and manual hand abrasion tools, however, only marginal improvement.



5: Courtyard Elevation: Water Staining requires investigation

Comments:

Area inspected, it was found the staining was not water but oil residue. Cleaned to the best it can be with chemicals. Same for 6/7

Additional work added by Paul Mason: Replace cracked bricks. 1 Day added



6/7: Courtyard Elevation: Water Staining requires investigation

Comments:

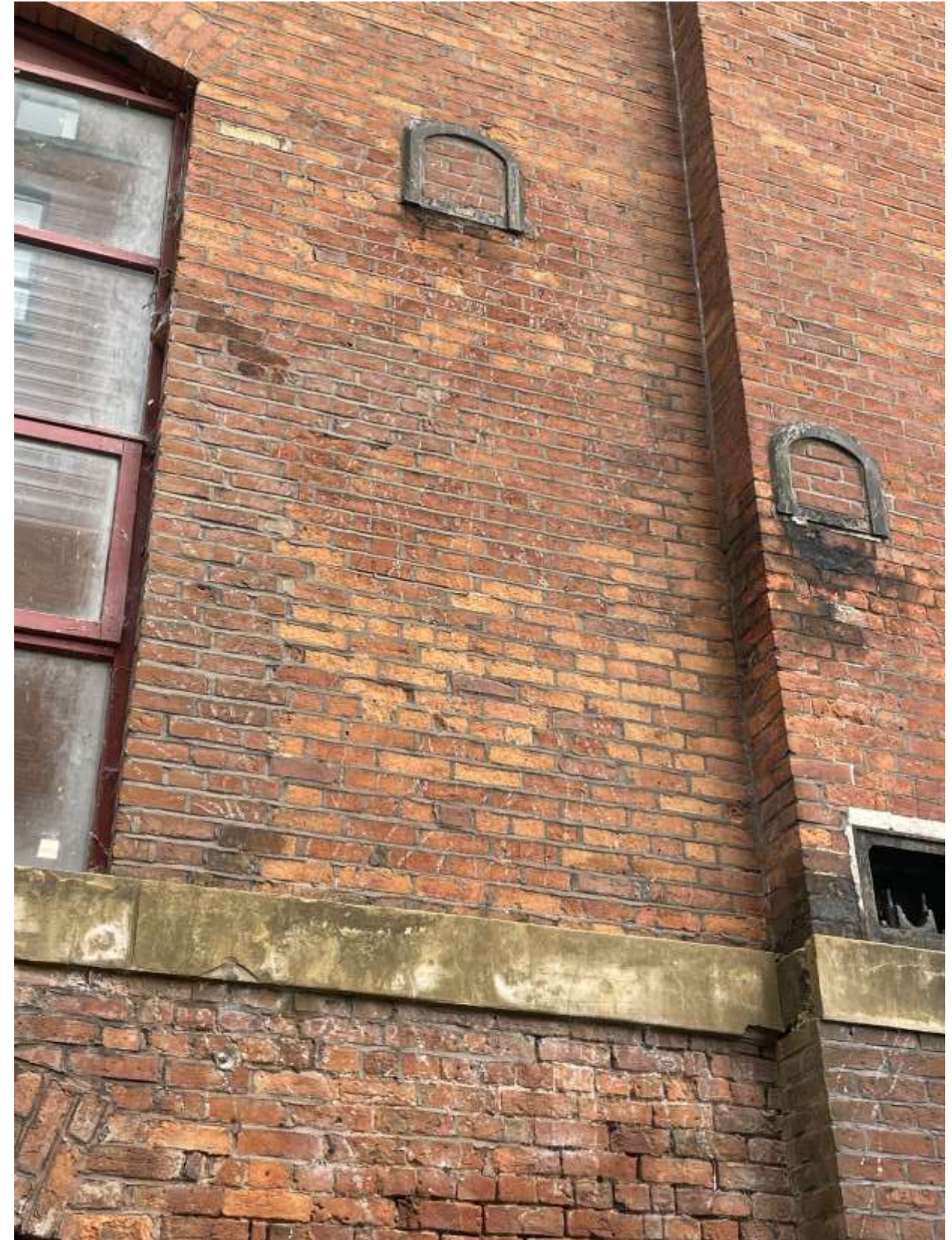
Area inspected, it was found the staining was not water but oil residue. Cleaned to the best it can be with chemicals.



8/9: Courtyard Elevation: Veg Growth Removal

Comments:

Area inspected and repointed with lime mortar mix carried out. Veg has been removed

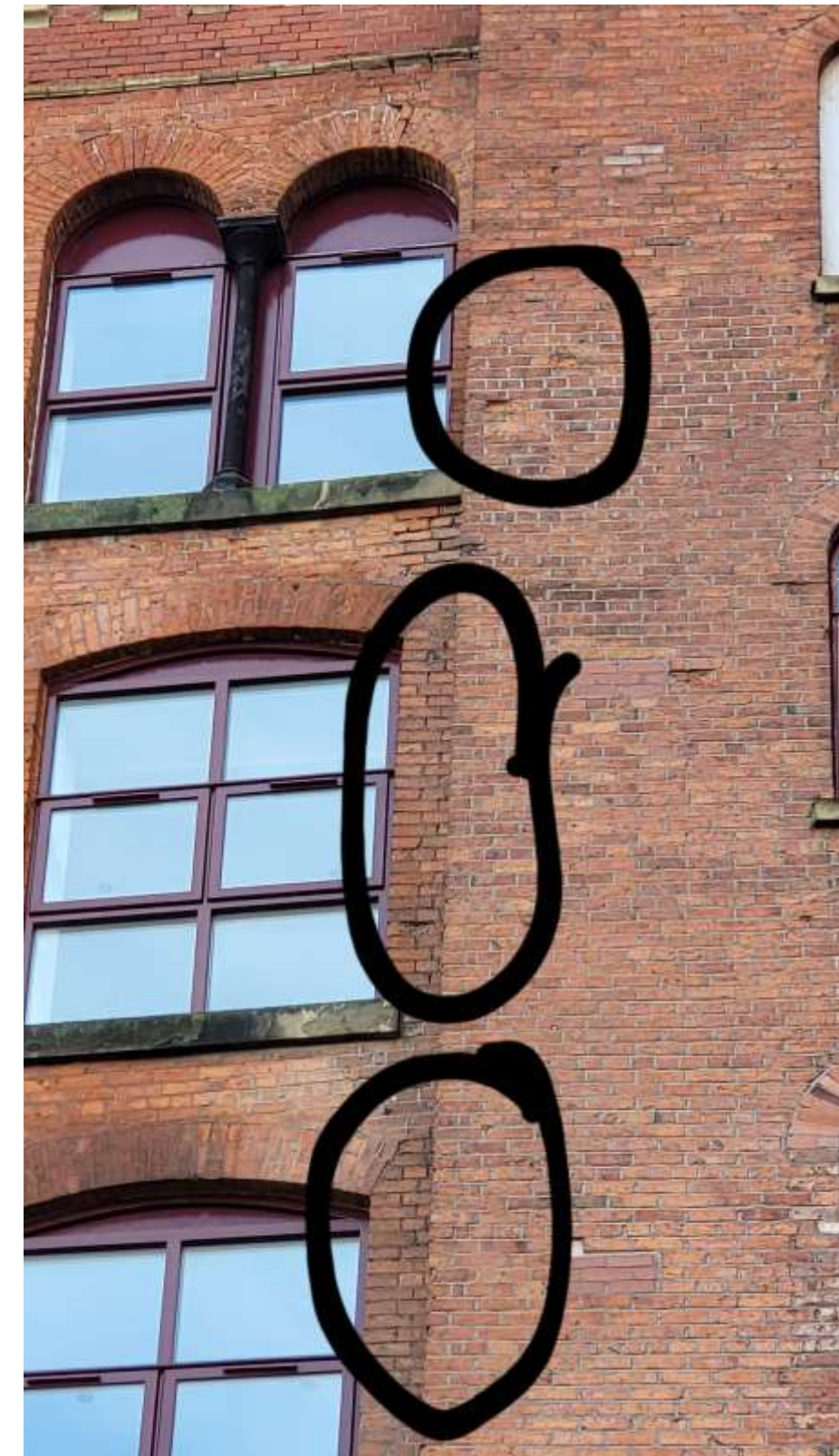


Trickle Vents installed and mastic of windows

Comments:: Mastic completed to courtyard and south east elevation Trickle vents installed to all elevations within scope.



Additional works: Pointing of low level brickwork along the canal side. Three areas highlighted by Paul Mason on the North West Elevation. 3 days added for North West elevation. 2 days for the low level elevation.



Confirmation of job completion Form

Opal Access Limited to fill in

Job Name:	Medlock
Job Number:	MEDLOCK 02/08/2021
Site:	Victoria mill Lower Vickers St, Manchester M40 7LH
Date of works	02/08/2021—Ongoing
Site/Client rep signing off work	Peter Graves/ Paul Mason
Client/Company Name	Medlock

Opal Access Limited operate at the highest of standards. It’s this confidence in our quality of work we “as standard” give our clients 7 days to report any issues that may arise after the work has been completed. If the issue is of direct actions taken by Opal Access Limited’s, we will correct/repair the area as practicably possible without additional charge. After 7 days from the completion date Opal Access Limited will archive this job number and additional work will be charged for an agreed or newly quoted day rate

Client/Company rep to read and complete

I (The below named person) accepts the work has been completed in full and in accordance with job description/risk assessment/method statement and other documentation relevant to the works. The site is clear of all debris (Opal Access Limited agreed to remove) equipment taken away and the site secure with nothing missing/ stolen or damaged including property or otherwise. I understand by signing this document that additional work after 7days from completion date will be classed and charged for as separate to the completed works above.

SIGNATURE:	
DATE:	

Many thanks for using Opal Access Limited

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