

013-MDB-BS-XX-RP-B-2100
PLANNING PERMISSION APPLICATION NUMBER 119374-FO-2018
LISTED BUILDING CONSENT APPLICATION NUMBER 119375-LO-2018
11 BLOOM STREET
BUILDING ENVELOPE REPAIRS
CONDITION DISCHARGE INFORMATION REPORT
07/04/2021

**11 BLOOM STREET, BUILDING ENVELOPE REPAIR WORKS – PLANNING AND LISTED BUILDING CONSENT
CONDITION DISCHARGE INFORMATION**

Condition Ref. No.	Specification and Method Statement Details	Photo Ref. No.
	PREFACE 11 Bloom Street is one of the two existing buildings (the other being Mindel House, Minshull Street) which form the development known as Piccadilly Warehouse. The development involves the conversion of both buildings into a total of circa 80 residential apartments. This document provides <i>final details</i>* (including appropriate specification and method statement information) in relation to Planning Permission Consent Conditions reference Application Number 119374-FO-2018 and Listed Building Consent Conditions reference Application Number 119375-LO-2018. *<i>Final details</i> are confirmed within this document where it has been feasible to do so following visual and intrusive survey and testing work carried out on behalf of the Applicant prior to development (construction) works commencing. Where a specification material, individual item or methodology is labelled as TBC (to be confirmed) this is because such final detail can only be confirmed once the development (construction) work has commenced on site. *For example, for individual sash windows, until the specialist sash window restoration contractor takes a particular individual sash window apart (where necessary) i.e. removes beading, takes a sash unit out / opens up the box frames, exposes weights and sash cords etc (i.e. commences actual 'construction works' using tools), the actual <i>final</i> repair details cannot be confirmed (prior to commencement of such works). All works proposed are to ensure the building is protected for future generations to enjoy. Repair works will be undertaken using traditional materials and techniques by approved experienced heritage contractors in order to restore and preserve the historic building fabric. A criteria based approach has been used to determine the level of intervention required following visual and intrusive surveys carried out by a range of specialists. Specification and photographic schedule information accompany this report. All works to be undertaken in accordance with the guidance and provisions set out in BS 7913: 2013 Guide to the conservation of historic buildings.	

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11) (b) (r) & 4 (b)	DETAILED SCHEDULE AND SPECIFICATION FOR ALL REPAIR WORKS / CLEANING TO THE EXTERNAL ELEVATIONS Refer to elevation drawing numbers 013-MDB-BS-XX-EL-A-2100 and 013-MDB-BS-XX-EL-A-2101 for specific defect locations. Internal Treatment of External Walls Original Exposed Brickwork <u>Condition Summary</u> Original exposed brickwork is painted extensively, although various areas remain unpainted. Paintwork film is trapping moisture within the solid brickwork walls. Bricks are spalled in various locations. Paint to the brickwork is perished, blistered, peeling, loose and mismatching in colour throughout all floors. Water ingress and penetrating damp has exacerbated deterioration. A number of redundant ferrous fixings, nails, cramps, timber pegs, isolated sections of old pipework / cabling etc are projecting from the internal face of the brickwork walls. Many of these in their current form are considered hazardous in view of the proposed residential use. Localised sections of brickwork are cracked, loose and or distorted, notably above existing window lintels. Some lintels are not providing sufficient support to the masonry. Internal Masonry Cleaning • Option 1- Leave the existing painted brick walls ✕ Paintwork is not provided exhaustively throughout the building. Leaving the existing paintwork finishes is considered detrimental to the condition of the original solid brickwork walls and may be harmful to residential occupants. The paintwork is regarded as unsightly. • Option 2 - Re-paint brick walls ✕ Paintwork is not provided exhaustively throughout the building to the original exposed brick walls. Therefore, re-painting the brick walls throughout is considered an unnecessary intervention. Painting would introduce avoidable cost and maintenance liabilities and impact on the heritage of the building and overall design contrast within the apartments.	

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	- Option 3 – Clean paint from brick walls ✓ Cleaning the existing walls to remove all paintwork, soiling and staining etc (in conjunction with all external repair and restoration works) using a specialist cleaning system to be undertaken by a specialist historic masonry cleaning and restoration contractor is considered the least detrimental option enabling restoration of the original solid brick walls. <u>Internal Cleaning Specification</u> Internal light abrasive clean to the existing brickwork is to be undertaken in order to remove all paint coatings from internal brickwork, dust, dirt, soiling, staining, surface contaminants etc. All works to minimise dust and prevent damage to face of brickwork, mortar joints etc. Cleaning works to be undertaken by an approved specialist historic masonry cleaning and restoration contractor. All cleaning work to be undertaken in accordance with the cleaning manufacturer and supplier's technical recommendations; Restorative Techniques Ltd, Bristol Tel. 01454 417831 www.restorativetechniques.co.uk SCOPE OF WORK - Remove coatings from internal brickwork. - Extent of coating removal shown on drawings. RECOMMENDATIONS - Use dry, light duty, air-abrasive system; VorTech, or Microstrip or other approved. RELATED REPAIR AND REMEDIAL WORKS - Ensure the working area is clear of nesting birds, vermin, bats and their nest or bedding material and feces. - Carry out repointing, alteration and repairs after coating removal but <u>before</u> impregnation treatment. Carry out redecoration after treatment. - Apply impregnation treatment as a dust inhibitor to the internal brickwork and pointing mortar.	

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	PROTECTION • Contain all dust and residue within the working area. • Polythene sheeting to be temporarily fixed to the floor to help the collection of residue and abrasive. • Vulnerable fittings, windows (the glass and metal but also any gap or opening around or within) and surfaces should be marked on plans, and these plans made available to the operatives and supervisors before commencement in each room. • Openings: Prevent ingress of water, cleaning agents, and detritus. Vents and grilles: Seek instructions before sealing up. • Protection (e.g. polythene and tape, Correx) must be positioned to prevent abrasion damage by the supply/connecting hoses or cables (e.g. where passing over or through sills, balustrading, door/window openings, decorative floor coverings etc). • Pressure hoses (>1bar) passing through pedestrian areas where full PPE is not required (especially public areas) will be sleeved within plastic or metal piping or 'roll-flat' hosing to prevent injury in the event of hose or hose joint failure. • Fittings, cables, brackets, lighting fixtures or other paraphernalia not to be retained shall be removed prior to commencement of works. Such items not removed will be appropriately protected or the cleaning regime modified to accommodate them. • The abrasive system operatives will use pressure air-fed helmets, normally supplied from an on-site compressor. The quality of the breathing air will be monitored and comply with the guidance in BS EN12021:2014 'Respiratory equipment. Compressed gases for breathing apparatus'. • The principal operative will be monitored and aided by an colleague/assistant. They will also carry out monitoring and remediation of any dust emission from the working area. The assistant will also have respiratory equipment that will enable them to enter the working area to administer aid, including First Aid. • Portable air filtration equipment will be used, capable of filtering the expelled air in excess of the compressor air displacement. PROTECTIVE MATERIALS • Use appropriate protective materials (polythene membrane, Correx board, Terram geotextile, cloth reinforced tape etc.) that are non-marking or staining.	

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	• Self-adhesive tapes or films described as non-marking may still do so with prolonged use or exposed to strong sunlight or chemical reagents. Check regularly and remove or replace as necessary. • Do not use mastic or 'permanent' adhesives to secure protection or signage to masonry surfaces. • Do not use temporary fixings or fasteners into components, masonry features and fittings without approval. When fixing into masonry, locate fastenings in the joints. REMOVAL PROCESS AND CLEARING-UP • So far as practicable, the placement of scaffold and access platforms and the heights and location thereof shall take account of the operator requirements. • The sequencing of work, room by room, should minimize the contamination and recontamination of adjacent rooms and spaces. • It should be assumed that the internal paint may comprise primarily of mineral paints of lime or Portland cement binder. Secondary treatments of organic emulsion or distemper may also be present. • Residue and abrasive will be cleared regularly (before or on completion of each room), bagged securely and either moved to an approved holding area or removed from site directly. • Hand held or backpack misting sprayers will be used during the clear-up to help reduce airborne particulate. • Vacuum cleaning machines are to be utilized once the primary clear-up is complete. This will include brush vacuuming of <u>all</u> internal surfaces – ceiling, walls and floor. This process will be repeated once the stripping and refurbishment works are complete but prior to the application of impregnation treatments and redecoration. • In no circumstances will direct flame or hot-air gun be used. MONITORING • Check frequently the effects of the cleaning procedure against that established in the trials and illustrated by the approved <i>exemplar</i> panels. • Do not modify removal procedures or materials without approval by the Architect. However, settings at variance to those specified	

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	may be adopted if first demonstrated and approved in writing. - Stop and remedy or seek instructions immediately, wherever: - There is egress of dust from the working area. - The result is at variance with the exemplar panels. - Discolouration, stains, historic signage or polychromy, are revealed. RECORD OF CLEANING WORKS - Record to be made of pre-contract trials as detailed in 230; '<i>Paint Removal and Cleaning Trial Report</i>'. - Record for the cleaning works; the operatives, methods, parameters for use, and any other pertinent information in writing and/or demarked on printed elevation drawings. Take before and after photographs of the masonry and where illustrative of both damp and fully dried masonry; '<i>Cleaning Contract Record</i>'. TRIAL SAMPLES - At the earliest opportunity (before or on the first day of the main works), the operatives of the appointed contractor shall produce satisfactory trial panels (exemplars) in locations representative of the paint coatings and substrate anticipated for treatment as directed by the Architect. - The location of the test panels is to be marked on plan drawings or photographs, or if appropriate, directly to the surface with reversible marker (e.g. tape, chalk or crayon). Exemplar panels shall be retained for the duration of the works. - Record all parameters including date, time, prevailing weather conditions, operatives, equipment used, equipment settings – see 215. - Allow sufficient time for test panels to dry before determining acceptable <i>exemplar</i> panels. PRODUCTS/ EQUIPMENT BRUSHING AND SCRAPING - Before commencing any other methods of cleaning, remove loosely adhered deposits and heavy deposits of biological matter using suitable non-ferrous and corrosion resistant brushes and scrapers/spatulas that do not abrade or gouge the surface.	

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	TOOLING - Only if deemed necessary to remove defective render, patch repair or other. - The work is carried out by skilled and experienced stone masons. - The original surface/detail is not removed unless agreed otherwise with the Architect. DRY ABRASIVE CLEANING - Equipment type; Jos/VorTech swirl-abrasive system. - VorTech Nozzles: Cleaning; 5mm or 9mm VorTech nozzles. Surface Preparation; 10mm parallel nozzle and stator replaced with spacer rubber. - Manufacturer and supplier; Restorative Techniques Ltd. Bristol, U.K. 01454 417831. www.restorativetechniques.co.uk - Abrasives: For removing internal mineral paint; use 'Dolomite 150' (4 Moh's hardness) or 'Aluminium Silicate 250' abrasive or other approved by architect. - Pressure and granulate settings, granulate type, nozzle size and 'spread', nozzle distance and dwell time should be set or adjusted to remove the required residue efficiently but without loss or abrasion to sound substrate. Keep a written record of these variables. Where deposits are ingrained; seek instructions. CHEMICAL IMPREGNATION TREATMENT - Product type; 'Restorative Floor and Masonry Protector'. - Manufacturer and supplier; Restorative Techniques Ltd. - Follow supplier guidance for use of the product, including ambient temperature, ventilation requirements, application method and rate. Sample applications to be carried out to that detailed under 'TRIAL SAMPLES'. Exemplar panels to be approved by the Architect prior to larger scale treatment.	

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	Internal Brick Repairs In addition to the specialist internal cleaning of the exposed brickwork, localised restoration and repair works to internal exposed brickwork is to be carried out where deemed necessary to an agreed detailed specification/methodology. The following defects are most notable throughout the upper floors of the building: <u>Defect</u> i. Redundant ferrous fixings, nails, cramps, timber pegs, isolated sections of old pipework / cabling etc where projecting from the internal face of the brickwork walls are considered hazardous in view of the proposed residential use. <u>Remedial Methodology</u> Intervention is required to carefully cut back / remove any projections from the exposed brickwork which would otherwise remain a hazard if left untouched as existing. Brickwork and mortar joints to be made good as necessary. <u>Defect</u> ii. Localised sections of brickwork are cracked, loose and or distorted, notably above existing window lintels / below existing window cill board levels. The structural engineer has identified some lintels which are failing to provide adequate support to the masonry. <u>Remedial Methodology</u> Under the direction of the project structural engineer, to localised areas of defective masonry where movement is deemed to be at risk of remaining active, minimal intervention is to be undertaken using structural 'stitching' repairs to stabilise cracked, distorted or loose sections of brickwork. Such repairs involve careful insertion of stainless steel rods/ties into the joints of the affected defective areas of masonry. A localised number of lintels are failing to provide adequate support and these lintels are to be replaced as detailed by the structural engineer. Areas of minor cracking not considered active will be repointed without further intervention. All cracked and or areas of disturbed masonry will be repointed using lime mortar to match existing.	44, 45, 46, 47, 48, 49, 50, 51 11, 14, 15, 18, 19, 26, 37, 38, 39, 40

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	<u>Defect</u> iii. Isolated bricks or sections of brickwork are notably loose or have spalled substantially with some individual bricks perished to brick dust. Holes through the depth of bricks or mortar joints will need to be filled in with suitable lime based brick repair mortar to match existing. (Note: minor spalling to parts of an individual brick or small holes or chips to the surface of bricks or mortar joints or any other such surface imperfections are considered insignificant to be left without intervention being part of the original building character). <u>Remedial Methodology</u> Isolated sections of brickwork where bricks are loose, badly delaminated to 50% or more of the face of the brick, or where the function of the brick has failed, are to be carefully cut out using hand tools and replaced locally with reclaimed imperial bricks to match existing. Refer to the following specification for further repair details in relation to the above defects. <u>Internal Brick Repair Specification</u> Repair works will be undertaken using traditional techniques by approved heritage / restoration contractors. Lime mortars, brick and stone repair mortar products to be supplied by approved traditional materials CE certified supplier manufactured to British Standards under heritage guidelines for works to brick and stone masonry on listed buildings. Materials to be sourced from Conserv Lime Mortars tel. 01642 430 099. https://www.lime-mortars.co.uk/. Replacement bricks to be reclaimed to match existing or alternatively to be sourced from Imperial Handmade Bricks (tel. 01746 330994), specialists in brick matching imperial sized brickwork for listed buildings and conservation projects. https://www.imperialhandmadebricks.co.uk/about-us/brick-matching/ Descriptions and locations in respect to internal masonry repairs are based on viewing each elevation internally on a floor by floor basis. The following abbreviations reference repairs to be undertaken to defective areas of brickwork. Refer to plan and elevation drawings for specific locations. There will be a degree of variation between designated repairs i.e. no two repairs may be exactly the same. Final scope of works will have to be determined on site. Specific defect and repair descriptions as follows:	12, 20, 41

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	Lintel Replacement Works – Refer to separate structural engineers drawing for details. MRA – Localised diagonal and or vertical cracking (with distortion and movement) to brickwork above window lintel level. Precise width and direction of cracking and extent of movement varies at each specific defect location. Allow for carefully cutting out bed joints every fourth brick course (min 300mm intervals – TBC) with non-mechanical hand tools to a min depth of 45mm and 500mm either side of the cracked/displaced brickwork. Flush out with water and dampen before carefully injecting Helibond grout into the rear of the cut joint. Carefully insert austenitic stainless steel Helibar proprietary crack stitch repair rods into the grout to create a strong bond around the bar. Insert grout to fill the slot 10-15mm from the face of the brickwork. Clean off before re-pointing the face the affected joints. All works to be undertaken strictly in accordance with the manufacturer's technical recommendations. Allow for 8mm bars and bar lengths of up to 2000mm. Note: Cracked masonry as above to be repaired both internally and externally where necessary (refer to External Masonry Repairs section). All cracked and disturbed brickwork to be repointed using approved Natural Hydraulic Lime (NHL) lime mortar lime mortar to match existing (subject to sampling and laboratory analysis). Refer to Re-Pointing section for details. MRB – Localised cracking / expansion to brickwork internally around lintel / beam end bearing or at vertical junction or corner etc. Refer to separate structural engineers drawings for details. MRC – Isolated damage to existing brickwork. Undertake localised isolated repair to make good and restore original brickwork where damaged using approved traditional vapour permeable lime based coloured brick repair mortar. Ensure surface to be repaired is free from dust, dirt and loose particles. Substrate should be dampened. Loose and crumbling material should be lightly brushed away and treated with approved primer / stabiliser prior to repair. Using an appropriate trowel firmly press repair mortar into the existing brick ensuring that there are no gaps. Any deep repairs should be built up in layers no more than 20mm deep and allowed to cure. The first layer should be slightly wetter than the main mix, scrape back any top skin between layers. Final layer should be 3mm to 10mm proud of the surrounding surface and allowed to cure. Shape to match existing brick profile to suit with appropriate tools - up to a maximum of two days after application. Match existing brick colour and texture exactly to the approval of the CA. Work to generally be undertaken in accordance	

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	with BS 8221-2:2000 Code of Practice for Cleaning and Surface Repair of Buildings. MRD – Localised deterioration to internal brickwork requiring isolated brick replacement or minor re-building works (where traditional repair mortar is not deemed suitable). Carefully cut out existing defective brickwork using hand tools and allow for localised replacing, re-bedding or re-building using imperial reclaimed bricks to match existing brick type exactly and bed and point using approved Natural Hydraulic Lime (NHL) lime mortar – refer to Re-Pointing section for details. MRE – <u>Include for repair type MRC or MRD</u> with additional redundant ferrous fixings, nails, cramps, timber pegs etc projecting from the internal face of the brickwork to be removed. Carefully remove all redundant projecting ferrous / metal fixings and the like taking care to prevent damaging existing brickwork including for making good any damaged brickwork to match existing (using repair type MRC / MRD where necessary). Note: The following masonry defect repairs are quantified on an elevation by elevation / floor by floor basis. All quantities are approximate. Internal Fourth Floor Masonry Repairs <u>Bloom Street Elevation</u> MRA - 7no. MRB – 4no. MRC – 150no. MRD - 10no. MRE – (to be confirmed on site) <u>Service Yard Elevations</u> MRA - 6no. MRB – 4no. MRC – 70no. MRD - 25no. MRE – (to be confirmed on site)	

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	<u>Richmond Street Elevation</u> MRA - 8no. MRB – 5no. MRC – 50no. MRD - 8no. MRE – (to be confirmed on site) <u>Car Park Elevation</u> MRA – N/A. MRB – 2no. MRC – 25no. MRD – N/A MRE – (to be confirmed on site) Internal Third Floor Masonry Repairs <u>Bloom Street Elevation</u> MRA - 8no. MRB – N/A MRC – 65no. MRD - 8no. MRE – (to be confirmed on site) <u>Service Yard Elevations</u> MRA - 4no. MRB – N/A MRC – 150no. MRD - 10no. MRE – (to be confirmed on site)	

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	<u>Richmond Street Elevation</u> MRA - 6no. MRB – 2no. MRC – 25no. MRD - 5no. MRE – (to be confirmed on site) <u>Car Park Elevation</u> MRA – N/A. MRB – N/A. MRC – 20no. MRD – 20no. MRE – (to be confirmed on site) Internal Second Floor Masonry Repairs <u>Bloom Street Elevation</u> MRA - 8no. MRB – N/A MRC – 50no. MRD - 5no. MRE – 25no. <u>Service Yard Elevations</u> MRA - 6no. MRB – N/A MRC – 145no. MRD - 7no. MRE – 60no.	

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	<u>Richmond Street Elevation</u> MRA - 8no. MRB – N/A MRC – 20no. MRD - 1no. MRE – 10no. <u>Car Park Elevation</u> MRA – N/A MRB – N/A MRC – 2no. MRD - 5no. MRE – 55no. Internal First Floor Masonry Repairs <u>Bloom Street Elevation</u> MRA – 1no. MRB – 1no. MRC – 40no. MRD - 25no. MRE – 75no. <u>Service Yard Elevations</u> MRA - 2no. MRB – N/A MRC – 10no. MRD - 19no. MRE – 35no.	

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	<u>Richmond Street Elevation</u> MRA - 2no. MRB – N/A MRC – N/A MRD – N/A MRE – 20no. <u>Car Park Elevation</u> MRA – N/A MRB – 1no. MRC – N/A MRD - 3no. MRE – 15no. Internal Upper Ground Floor Masonry Repairs <u>Bloom Street Elevation</u> (to be confirmed on site) <u>Service Yard Elevations</u> (to be confirmed on site) <u>Richmond Street Elevation</u> (to be confirmed on site) <u>Car Park Elevation</u> (to be confirmed on site)	

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	Internal Lower Ground Floor Masonry Repairs <u>Bloom Street Elevation</u> (to be confirmed on site) <u>Service Yard Elevations</u> (to be confirmed on site) <u>Richmond Street Elevation</u> (to be confirmed on site) <u>Car Park Elevation</u> (to be confirmed on site) Internal Re-Pointing Exact quantity of re-pointing to be established on site following completion of all brick cleaning restoration works. Repointing will only be undertaken where it is deemed necessary. Mortar sampling will be completed to establish closest original lime mortar mix. Subject to mortar sampling and unless confirmed otherwise: to all areas of eroded, disturbed or chased out joints repointing is to be undertaken using approved Natural Hydraulic Lime 3.5 (NHL 3.5) lime mortar. NHL powdered mortar to be mixed with well graded clean washed sharp sand and 8%-10% water content. Allow for carefully raking out mortar in small sections to a sound surface using appropriate hand tools e.g. sharp masonry scutch hammer minimum depth of 20mm where necessary taking care to avoid damaging existing masonry. If any mortar is too hard and unable to be broken with hand tools without the potential to damage the original masonry, utilise Fein or similar Oscillating Machine with heritage blade. Ensure all masonry is adequately dampened prior to application. Mortar to be placed using a trowel or small tool and hawk. Re-point flush and unfinished. Allow for necessary setting times to enable the mortar to stiffen and set. Finish with a suitable soft bristled brush to a stippled finish showing off the aggregate in the mortar, ensuring the joints are compacted and vapour permeable. Ensure that pointing mortars are adequately protected with breathable hessian sheeting and appropriate humidity levels are maintained to prevent rapid drying cracking.	

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	External Treatment of External Walls External Masonry Cleaning (All Elevations) - Option 1- Leave external walls as existing ✕ The exterior of the building is heavily begrimed generally with variable amounts of dirt, dust, soiling, environmental / atmospheric staining, algae, moss and other organic vegetation growth, debris, graffiti, paint and surface contaminants affecting individual elevations and masonry elements e.g. stone cills and string courses. Damp staining and salt contamination is affecting brickwork notably at fourth floor level due to penetrating damp below the parapet level coping stones. Excessive damp staining, dirt, moss and vegetation growth is evident to the stone cornice over ground floor level to the Bloom Street elevation (notably where joints have perished). Elements of the existing sandstone at ground floor level to the Bloom Street elevation have been painted. Overall, the variety and pattern of the soiling and staining is indicative of various defects affecting the building. On the whole, the level of staining is beyond natural weathering, is considered aesthetically unacceptable and will have a detrimental impact on essential external repair and redecoration works if left untouched. - Option 2 - Re-paint sandstone ✕ Existing sandstone is largely unpainted and begrimed. Elements of the existing sandstone at ground floor level to the Bloom Street elevation have been painted in part (stonework around the ground floor level of Mindel House has similar paintwork, albeit more extensively). Surrounding buildings (namely 8 Minshull Street and Manchester Crown Court) feature exposed natural unpainted stonework. The existing paintwork at ground floor level to the Bloom Street elevation is not original and is not considered to have any historical or architectural merit. Re-painting the sandstone would introduce avoidable cost and maintenance liabilities and is considered an unnecessary intervention, on the basis that the building is to be cleaned with original masonry restored. - Option 3 – Clean external walls ✓ Cleaning the existing external walls to remove dirt, dust, soiling, environmental / atmospheric staining, algae, moss and other organic vegetation growth, debris, graffiti, paint and surface contaminants etc using a specialist cleaning system is to be undertaken by a specialist historic masonry cleaning and restoration contractor. The cleaning philosophy is to be a 'light touch' to remove dirt where necessary and where detrimental to the original building fabric whilst respecting the age	

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	and character of the building. Existing paint to stone at ground floor levels to be carefully removed to expose original sandstone. Specialist cleaning works will help facilitate the necessary external repair, restoration and redecoration works and help to improve the overall appearance of the building. <u>External Masonry Cleaning and Coating Removal Specification</u> Cleaning works to be undertaken by an approved specialist historic masonry cleaning and restoration contractor. All cleaning work to be undertaken in accordance with the cleaning manufacturer and supplier's technical recommendations; Restorative Techniques Ltd, Bristol Tel. 01454 417831 www.restorativetechniques.co.uk SCOPE OF WORK • Remove paint from external masonry and any underlying graffiti. The paint binders are primarily 'organic'. • Clean external masonry; remove organic and particulate soiling, bird guano and surface carbonaceous soiling, localised white efflorescence, paint/bitumen splashes. Broad sub-surface discolouration and translucent surface lime efflorescence will likely remain. Localised disfigurements to be reduced by agreement. • Final <i>rinse-down</i>, including all flashings and other non-masonry detailing. • Extent of cleaning and coating removal shown on drawings. RECOMMENDATIONS • External paint removal - ThermaTech <i>superheated water</i> system, where necessary supplemented with pH 'neutral' chemical paint softeners. • Cleaning of external stone/brickwork -ThermaTech system. Localised lime efflorescence to use Venturi Abrasive Attachment for ThermaTech with Dolomite abrasive. • Superfluous runs or spots of paint or bitumen, external - ThermaTech system, pre-softened if necessary with pH neutral paint softener.	

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	RELATED REPAIR AND REMEDIAL WORKS • Ensure the working area is clear of vermin and associated faeces, any nesting birds or bats. • The ground adjacent to the building is to be cleared of all superfluous planting, turf, fencing and other obstructions. Retained planting must be protected. Where there is a build-up of soil or gravel, reduce the level to expose the full depth of masonry that requires cleaning. Allow also for the depth required to place protective polythene or geotextile. • Remove defective pointing before cleaning. • Carry out repointing or redecoration after cleaning. • Final rinsing can be carried out after repointing. PROTECTION • Prevent egress of water, residue, dust, chemical reagents, tools or excessive noise from the working area. • Polythene ground sheets and non-woven Terram geotextile to be used to collect solid residues and to retain or divert liquid run-off from contaminating pathways, adjacent buildings, water courses, ground water or standing water. • Vulnerable fabric to be marked on plans, and the plans made available to the operatives and supervisors before the cleaning of each section. • Protection (e.g. polythene and tape, Correx) must be positioned to prevent heat or abrasion damage by the supply/connecting hoses or cables (e.g. where passing over or through sills, balustrading, door/window openings, decorative floor coverings etc). • Pressure hoses (air>1bar, cold water >10bar, hot water (60+°C)>1bar) passing through pedestrian areas where full PPE is not required (especially public areas) will be sleeved within plastic or metal piping or 'roll-flat' hosing to prevent injury in the event of hose or hose joint failure. All unattended liquid carrying hoses passing through vulnerable areas of fabric such as building interiors should be similarly protected. • Protection is to be devised and installed for those substrates and surfaces not to be cleaned. Vulnerable windows (the glass and metal but also any gap or opening around or within) are to be protected from direct hot spray and residue. • Openings: Prevent ingress of water, cleaning agents, and detritus. Vents and grilles: Seek instructions before sealing up. • Prolonged saturation (> 24 hours) of the stonework must be avoided. By making use of projecting masonry/string courses means should be provided to divert waste water using polythene	

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	membrane or plastic guttering. This is to reduce the risk of 'browning out' through saturation, and mobilised salts and residues from being re-absorbed at lower level. • Fittings, cables, brackets, lighting fixtures or other paraphernalia not to be retained shall be removed prior to commencement of cleaning. Such items not removed will be appropriately protected or the cleaning regime modified to accommodate them. • For the operation of ThermaTech equipment, the heat exchanger away from flammable materials and surfaces. • The ThermaTech heat exchanger is to be located in a secure external location. It operates an enclosed flame, however, ensure that the exhaust flue is directed away from flammable materials and surfaces or provide heat insulated protection. The same requirement applies to the exhaust outlet of engine driven equipment e.g. compressors or generators. • Only carry out wet processes when there is no risk of freezing of the substrate or scaffold boards. Guidance; with hot washing (>80°C) allow at least 8 hours drying time before a forecast of frost. When cold washing (<20°C), increase drying time to 24 hours. PROTECTIVE MATERIALS • Use appropriate protective materials (polythene membrane, Correx board, Terram geotextile, cloth reinforced tape etc.) that are non-marking or staining. • Self-adhesive tapes or films described as non-marking may still do so with prolonged contact or exposed to strong sunlight or chemical reagents. Check regularly and remove or replace as necessary. • Do not use mastic, silicone sealant or 'permanent' adhesives to secure protection or signage to masonry surfaces. • Do not use temporary fixings or fasteners into components, masonry features and fittings without approval. When fixing into masonry, locate fastenings into the joints if safe to do so. • Additional/alternative for internal works – colourfast absorbent cloths of cotton or paper, decorators film, pollution control absorbent mats.	

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	CONTROL AND DISPOSAL OF WASH WATER AND DETRITUS - Obtain approvals from the relevant Authority; a permit is required to discharge <i>trade effluent</i> to the sewer (domestic, hotel, restaurant and rainwater run-off is exempt). It is not permitted to discharge solid matter (dry paint, abrasive, clay etc), oil, fat or other waste that might impair the drainage. Effluent must be non-toxic and have a pH of 5-10. Non-compliant waste must undergo on-site treatment (such as sedimentation, filtration or neutralisation) or be removed from site for specialist treatment. - Supply of potable water is to be available on site. Assume recycled water is not to be used unless it is first returned to a potable condition. - The flow rate or reservoir capacity must be sufficient to maintain the cleaning programme. ThermaTech systems are designed to operate with either a direct hose supply or static reservoir (water tank or barrel). For hand rinsing of surfaces (using a sponge or pump spray), warm water should be used (30+ °C). - Control of wash water: Collect and divert to prevent ingress or damage to the building and adjacent areas. - Wash water or residue is not permitted to enter a water course, ground water or standing water (pond, lake), and the destination of surface water drainage will be reviewed for this consideration. No solid matter will be permitted to enter the drainage. 'Terram' or 'Tygar' geo-textile will be found useful to separate solid matter from liquid and to prevent solid matter from contaminating soil and gravel. Solid residue will be secured for off-site disposal. CLEANING GENERALLY - So far as practicable, the placement of scaffold and the heights and location of each lift shall take account of the cleaning requirements. - When possible, the work shall commence at the uppermost level and proceed downwards for a given section or elevation. - Before cleaning (except when non-aqueous reagents are about to be used), areas of soiling are to be pre-wetted and kept damp for a period of 10-30minutes (thicker residues requiring the longer time) before first cleaning, and at least 5 minutes before subsequent cleaning. - Supplementary treatments (poultice, paint or graffiti remover etc); application method, application thickness, dwell time, removal, reapplication or supplementary treatment, disposal and all other aspects of handling and use shall be in accordance with the	

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	manufacturer's guidance and instructions or at variance to the satisfaction of the Architect. - Access to masonry obscured by scaffold or protection will be gained in a safe manner and work completed at the appropriate moment of decommissioning. PAINT REMOVAL SPECIFICALLY - It should be assumed that the external paint layers primarily comprise organically bound paints of <i>Acrylic</i>, <i>Polyurethane</i>, <i>Alkyd</i> or <i>Natural Oil</i> (Linseed or other seed or fish oil) binder and these are to be removed. Repairs may be exposed by the paint removal and these will require assessment for remediation. Sound and compatible lime based repair or coatings may be suitable for retention. This work should be carried out after the paint removal but before completion of the cleaning. - Following manual removal of loose material, the <i>ThermaTech</i> superheated water system should be used to continue the removal of the specified coatings. This work shall not induce loss or striation of sound underlying masonry surface. Displaced residue should be cleared or rinsed regularly so as not to present a safety or contamination hazard. - If removal is left incomplete, or the rate of progress is unsatisfactory, the system can be supplemented with <i>Restorative Polyurethane Paint Softener</i> or similar. Chemical reagents that are strongly acid or alkaline ($4 < \text{pH} < 10$) are not to be used unless instructed. Products which are mildly acid or alkaline must be self-neutralising (i.e. by evaporation) and must remain so if re-wetted. - A COSHH assessment will be required taking specific account of any chemical agents used. Application method, application thickness, dwell time, removal, reapplication or supplementary treatment shall be in accordance with the manufacturer's guidance or at variance to the satisfaction of the client's representative. - In no circumstances will direct flame or hot-air gun be used. MONITORING - Check frequently the effects of each cleaning procedure against the degree of cleaning or coating removal established in the trials and indicated by the approved <i>exemplar</i> panels. - Do not modify established procedures or materials without approval by the Architect. However, settings at variance to those	

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	specified may be adopted if first demonstrated to, and approved in writing. - Seek instructions immediately, wherever: - There is ingress of water or dust to the structure or an undesignated area. - Disruption to the substrate occurs. - Anticipated level of surface cleaning is not being achieved. - Discolouration, stains, historic signage or polychromy, are revealed by cleaning or paint removal. RECORD OF CLEANING WORKS - Record to be made of pre-contract trials as detailed in 230; '<i>Paint Removal and Cleaning Trial Report</i>'. - Record for the cleaning works; the operatives, methods, parameters for use, and any other pertinent information in writing and/or demarked on printed elevation drawings. Take before and after photographs of the masonry and where illustrative of both damp and fully dried masonry; '<i>Cleaning Contract Record</i>'. TRIAL SAMPLES - At the earliest opportunity (before or on the first day of the main works), the operatives of the appointed contractor shall produce satisfactory trial panels (exemplars) in locations representative of the soiling and substrate anticipated for treatment as directed by the Architect. - The location of the test panels is to be marked on plan drawings or photographs, or if appropriate, directly to the surface with reversible marker (e.g. tape, chalk or crayon). Exemplar panels shall be retained for the duration of the works. - Record all parameters including date, time, prevailing weather conditions, operatives, equipment used, equipment settings. - Allow sufficient time for test panels to dry before determining acceptable <i>exemplar</i> panels. PRODUCTS/ EQUIPMENT BRUSHING AND SCRAPING - Before commencing any other methods of cleaning, remove loosely adhered deposits and heavy deposits of biological matter using suitable non-ferrous and corrosion resistant brushes and	

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	scrapers/spatulas that do not abrade or gouge the surface. TOOLING - Only if deemed necessary to remove defective render, excessive paint, thick encrustations of <i>Gypsum Crust</i>, lime-scale etc. it is recommended that: - The work is carried out by skilled and experienced masons. - The original surface/detail is not removed unless agreed otherwise with the Architect. WET ABRASIVE CLEANING ☐ Equipment type; ThermoTech <i>Venturi Abrasive Attachment</i>. - Manufacturer and supplier; Restorative Techniques Ltd. Bristol, U.K. 01454 417831. www.restorativetechniques.co.uk It is only possible to use the Abrasive Attachment in conjunction with a ThermoTech system for which training is required – see ‘Steam Cleaning equipment’. - Certificate or other evidence of training – submit on request. - The attachment is used where indicated for the removal of localised <u>and</u> brittle surface residue such as lime efflorescence, oxidised bitumen, carbon sulphation or rust deposits. This work is normally carried out after the ThermoTech cleaning and paint removal procedures are completed. ☐ Abrasives: ☐ For localised external efflorescence use ‘Dolomite 150’ (4 Moh’s hardness) only. ☐ Pump pressure and granulate setting, granulate type, nozzle distance and dwell time should be set or adjusted to remove the required residue efficiently but without loss or abrasion of sound substrate. Keep a written record of these variables. Where deposits are ingrained seek instructions. ☐ Remove and collect dust and debris from each completed surface as work proceeds and finish by rinsing off thoroughly with clean water using suitable low	

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	pressure spray equipment. ☐ Rinse debris/slurry thoroughly from each completed surface with clean water using suitable low pressure spray equipment. Do not allow slurry to dry out on the surface. STEAM CLEANING EQUIPMENT • Equipment type; ThermaTech Superheated Water System. • Manufacturer and supplier; Restorative Techniques Ltd. • Operatives of ThermaTech equipment shall be trained and approved by Restorative Techniques Ltd. - Certificate or other evidence of training – submit on request. • The standard ThermaTech system comprises an electric powered pump and an electrically controlled heat exchanger. Diesel, kerosene or processed 'cooking oil' are used to raise the temperature. The pump and heat exchanger are placed in a convenient, ventilated location within reach of the cleaning area. High pressure hoses supply the superheated water from the heat exchanger to the 'gun'. The normal length of this hot hose is 20metres but can be extended to 30metres. Extending beyond 30metres is not recommended unless pipe insulation is used but may be necessary for functional reasons. • In addition to the principal operator, another operative must be trained in the correct procedure for shutting down the equipment safely in circumstances unforeseen. • The temperature setting for the ThermaTech system shall in general be maintained at maximum; 150°C. • The available operating parameters for the Standard ThermaTech system are pump pressure setting 30-140bar and thermostat temperature setting 30-150°C. Full temperature can normally be maintained up to a pressure of 90bar when the incoming water temperature is 10-20°C. The distance and angle of the nozzle to the substrate and the action time are normally adjudged by the operator. Full temperature (150°C) normally provides a more diffuse (gentle) spray for cleaning than a lower temperature. For friable mineral substrates it is therefore best to select full temperature, reduced pump pressure, greater nozzle distance and reduced action time. • Particular care must be taken to ensure adequate clearance of the heat exchanger exhaust flue from overhead sheeting and scaffolding.	

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	- The standard nozzle specified is a Lechler 40034, having a spray angle of 40° and aperture '3.4'. Manufacturer's approved nozzles of different specification will be considered for use if satisfactorily demonstrated to the Architect. For the cleaning of sound stone and brickwork; of simple profile the anticipated settings will be 60-90bar, 150°C, 200-400mm nozzle distance. - A sympathetic level of cleaning will normally require a number of passes, often with an interval between. At all times the pressure will be no higher, and the distance no closer than achieves an even result without scarring, striation or other loss of sound surface. For the removal of flexible (organic bound) masonry paint; the anticipated settings will be 80-120bar, 135°C, 60-150mm nozzle distance. It may be possible to remove some or all of the paint layers with the ThermaTech alone but is only permitted if it can be achieved without scarring or loss of sound surface. If the rate of removal is slow (say <1.5m² per hour) or the surface at risk of striation, the paint must be pre-softened with chemical paint softeners as established in trials. For the removal of graffiti applied directly to the masonry; the general paint removal process is also likely to remove remnants of graffiti. However, if graffiti is extant, treat with graffiti removal gels and if necessary with ghosting removal products in accordance with the suppliers instructions. CHEMICAL PAINT SOFTENERS - Product type; <i>Restorative Acrylic & Restorative Polyurethane</i> Paint Softeners. For graffiti removal; <i>Restorative Graffiti Removal Gel</i>, <i>Ghost Removal Gel</i> and <i>Limestone Afterwash</i>. - Manufacturer and supplier; Restorative Techniques Ltd. - Normally suitable for application by brush, roller or spray. - Normally suitable for removal by scraping, hot water rinsing or 'wet-vac'. - Dilute product (in accordance with HSDS) normally suitable for disposal to foul-water drainage. Solid particulate must be separated first by filtration or sedimentation.	

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	External Masonry Repairs General Refer to elevation drawings and External Remedial Elevations ref: – 013-MDB-BS-XX-EL-A-2100 for further details and locations. All repair works to be undertaken using traditional techniques by approved heritage / restoration contractors / master stonemasons. Lime based repair mortars to be supplied by approved traditional materials CE certified supplier manufactured to British Standards under heritage guidelines for works to brick and stone masonry on listed buildings. Materials to be sourced from Conserv Lime Mortars tel. 01642 430 099. https://www.lime-mortars.co.uk/. Replacement bricks to be reclaimed to match existing or alternatively to be sourced from Imperial Handmade Bricks (tel. 01746 330994), specialists in brick matching imperial sized brickwork for listed buildings and conservation projects. https://www.imperialhandmadebricks.co.uk/about-us/brick-matching/ Note: The following masonry defect repairs have been quantified and specified on an elevation by elevation / floor by floor basis. On completion of scaffolding works, the precise location, detail design and exact scope of work is to be agreed on site with the structural engineer and the contractor. Crack / Building Movement Repairs Crack stitch repairs are to be undertaken in conjunction with internal crack stitch repairs where practicable (using same Helifix Helibar systems as specified previously) to areas affected by localised diagonal and or vertical cracking and distortion / movement to brickwork generally located above window lintel level / below window cill level. Precise width and direction of cracking and extent of movement varies at each specific defect location. Exact repair details to be confirmed by structural engineer and contractor on site. All works to be undertaken strictly in accordance with the manufacturer's technical recommendations. Allowance made for 8mm bars and bar lengths of up to 2000mm. In-conjunction with the above bed joint crack stitch repairs, supplementary angled / vertical wall tie repairs are to be undertaken to localised sections of unstable brickwork to brick arches / over lintels. 'Cemtie' austenitic stainless steel ties to be used (length to suit) drilled into predetermined hole to a depth higher than the lowest horizontal 'Helibar' above the affected brick arch / lintel (plus 25mm longer than the length of the tie). Install / inject tie with Helibond grout using manufacturer's approved injecting tool strictly in accordance with	

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	manufacturer's recommendations. Pilot holes to be filled with brick coloured repair mortar to match existing (as specified elsewhere). Re-point disturbed brickwork using approved Natural Hydraulic Lime (NHL) lime mortar – refer to Repointing sections for details. Allowance made for repairing all brick panels above all window arches / lintels (as described above) at first (Richmond Street only) second, third and fourth floor levels. Approximate total of 50no. such repairs required. Additional Structural Repairs Further to visual surveys undertaken to date from ground floor levels, additional structural repair works may be required to the Bloom Street elevation (full height above the existing front entrance doors to the left hand side of the elevation as viewed from Bloom Street) and to the corner junction of the Bloom Street elevation and the Car Park elevation at third / fourth floor / roof parapet level. Localised sections of the car park flank wall are bowing outwards at high level. Final details for additional structural repair works to be confirmed on site with the structural engineer and contractor following erection of scaffolding. Stone Repairs In addition to the specialist external cleaning and structural repairs, precise repair works are to be carried out to restore localised areas of damaged stone masonry where necessary to a detailed specification/methodology. Stone masonry defects are as follows: <u>Defect</u> i. Localised spalled, delaminated, distorted and or missing sections of stone. Stone joints eroded and leaking. Stone defects notable to cornice, string course, cills and parapets as identified on drawings. Isolated sections of stone are heavily weathered. <u>Remedial Methodology</u> Minor sections of weathered stone are to be left as existing (on the basis such sections of stone express age and character and are not harmful to the building). To localised / isolated areas where stone is spalled and or missing, intervention is needed to reinstate missing and or defective sections of stone with precise indent repairs. Refer to supplementary Natural Stone Review dated 1st April 2021 for Mindel House and 11 Bloom Street, Manchester prepared by Michael Gorman of Johnsons Wellfield Quarry, Huddersfield.	5, 7, 21, 23, 24 1, 2, 6, 8, 9, 36, 52, 53, 54, 55, 56, 57, 58, 62, 63, 64

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	Replacement substitute stone to be <i>Crosland Hill Hard Yorkstone</i> to match existing stone in terms of colour, grain, texture, bedding arrangement and dressing style. Ethical sourcing: Verification Status within Ethical Stone Register. Cast stone will not be used. <u>Defect</u> ii. Joint failure to sections of stone in various locations. Localised sections of distortion and movement to stone and localised deterioration to stone surfacing. Some sections of stone are heavily weathered and the structural integrity of the stone may be compromised. The stone cornice projecting the length of the Bloom Street elevation over ground floor level is leaking along its full length. The face of the stone is stained due to water leaking through the cornice joints and there is an excess build up of moss, algae and debris across the length of the cornice and up the vertical face of the brickwork. <u>Remedial Methodology</u> Details for structural repair to defective joint between the stone beam over the lower ground floor window and the adjoining stone plinth to the right side of the existing double entrance doors to be confirmed by the project structural engineer. Subject to further inspection from scaffolding, and under the direction of the project structural engineer, to localised areas of defective masonry where movement is deemed to be at risk of remaining active, localised re-building work will be undertaken using reclaimed stone or replacement stone where necessary (as outlined above). Fine joints will be repaired only where necessary using lime mortar to match existing (as outlined above and as detailed in following specifications). Larger gaps or defective masonry joints where perished (i.e. where traditional repointing work with lime mortar is not practicable or workable) will be carefully cut out where necessary using handtools, so as to avoid damaging masonry, degreased, cleaned, primed, filled with suitable backing filler to act as a linear stopper to appropriate depths and re-sealed with suitable specialist silicone sealant compatible with and to match existing masonry / pointing colour. To the defective stone cornice projecting the length of the Bloom Street elevation over ground floor level; intervention is proposed by way of the introduction of a new Code 6 rolled lead sheet	5, 24, 53

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	flashing to the entire length of the existing stone cornice strictly in accordance with Lead Sheet Association technical recommendations in order to restore and preserve the historic fabric. This is to be a precise isolated repair. The repair detail will match similar detailing to the elevation of the Manchester Crown Court building facing Minshull Street. Brick Repairs <u>Defect</u> i. Individual bricks where slightly spalled or weathered are to be left as existing (on the basis such bricks express age and character and are not harmful to the building). A small number of bricks have spalled more substantially. <u>Remedial Methodology</u> Isolated individual bricks where loose or badly delaminated to 50% or more of the face of the brick, or where the weather resistance of the brick is deemed to have failed, are to be carefully cut out using hand tools and replaced locally with reclaimed imperial bricks to match existing. Allowance has been made for approximately 30no. replacement bricks in total (to be confirmed on site).	

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	Repointing <u>Defect</u> ii. Mortar pointing has eroded in localised areas (worst affected areas at fourth floor level below parapet level where there is notable staining and salt depositing). <u>Remedial Methodology</u> Exact quantity of repointing to be established on site following completion of all façade cleaning restoration works and following re-inspection from scaffolding. Repointing work will only be undertaken where necessary i.e. where mortar has eroded or where the condition of the existing pointing is detrimental to the original masonry. It is not proposed that the building will be fully raked out and repointed. Mortar sampling will be completed to confirm the composition of the existing bedding and pointing mortars. Subject to mortar sampling and unless confirmed otherwise: to all areas of eroded, disturbed or chased out pointing: repoint using approved Natural Hydraulic Lime 3.5 (NHL 3.5) lime mortar. Lime mortar repointing to be undertaken in accordance with BS EN 998-2:2016. NHL powdered mortars to be mixed with well graded clean washed sand (to comply with the BS EN 13139, Aggregates for mortar standard) and 8%-10% water content for pointing work. Raking out to be to a sound surface using masonry chisels or hooked hand tools (not using mechanical disc cutting tools) to minimum depth of 20mm where necessary. Excess mortar to be removed and all dust and debris to leave a clean cut joint. All masonry will be thoroughly dampened with a hosepipe with a spray nozzle or a pump-action water sprayer, before placing mortar, to reduce suction, improve adhesion of mortar and prevent mortar from drying too quickly. Mortar to be placed using a trowel or small tool and hawk. Repointing will be flush / as existing and unfinished. Setting time to be afforded to enable the mortar to stiffen and set. Repointing to be finished with a suitable soft bristled brush to a stippled finish (to match existing) and excess mortar to be cleaned off from masonry to leave repointed compacted vapour permeable joints to match existing original joint profiles. Work to be protected with breathable hessian sheeting and appropriate humidity levels maintained with regular mist spraying to prevent rapid drying. Additional plastic sheeting or tarpaulins draped may also be needed in windy or driving rain conditions. Protection to be maintained for a minimum of a week if possible or until the mortar has cured sufficiently to resist damage.	2, 56

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	Render Repair (Car Park Elevation) <u>Defect</u> i. The existing flank wall facing the car park is bowing and distorted, notably at fourth floor level. Areas of the flank wall are undulating generally. <u>Remedial Methodology</u> Final detail for necessary structural repair works to be confirmed on site with the structural engineer and contractor following erection of scaffolding. <u>Defect</u> ii. The existing cement based render is generally in a deteriorating condition. The existing render is not an original or historic element and is likely to have been applied following the fire reinstatement works undertaken during the 20th century. Sections of the render are addled/loose with crazing and cracking across the elevation (full extent of disrepair to be established following erection of scaffolding). <u>Remedial Methodology</u> Access for the rendering works to be via the neighbouring surface car park. Only an approved flexible, breathable, weather resistant silicate / mineral based paint system or silicate based render system is to be used. Work to be undertaken by a specialist approved plasterer / render / coating contractor. Every effort to be made to retain and repair the existing render and to limit hacking off and re-rendering as far as reasonably practicable. In-conjunction with the render repair it is proposed to introduce new 60mm thick mineral wool based external wall insulation boards to the elevation facing the car park to achieve fire classification A2-s1, d0 (BS EN 13501-1). The insulation boards will be completely encapsulated by the render. The colour of the final render coat will be a neutral colour to be confirmed for final approval.	21 22, 23

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	<u>External Masonry Repair Specification</u> The following specification items provide further supplementary detail (where necessary) in relation to the proposed external repair and restoration works for the external masonry defects outlined above. Stone Repairs Localised spalling and delamination to existing stonework to be repaired following appropriate cleaning works by a specialist stonemason. Upon completion of scaffolding, survey work is to be carried out by specialist stonemasonry contractor experienced in the conservation and repair of decorative masonry in the company of the CA in order to verify the full scope of works. Replacement substitute stone to be <i>Crosland Hill Hard Yorkstone</i> to match existing stone in terms of colour, grain, texture, bedding arrangement and dressing style. Quality to be free from vents, cracks, fissures, discoloration, or other defects deleterious to strength/colour. Design, supplied and installed in accordance with BS8298 parts 1-4 and BS EN 1469:2004. Density 2410kg/m³. Ethical sourcing: Verification Status within Ethical Stone Register. Cast stone will not be used. All Crosland Hill Hard Yorkstone must be sourced from: Johnsons Wellfield Quarry Limited Blackmoorfoot Road Huddersfield HD4 7AB Tel. 01484 652311. Email: sales@johnsons-wellfield.co.uk / Michael.gorman@myersgroup.co.uk To locations to be directed on site subject to scaffold access, allow for undertaking precise stone indent repairs to existing string courses, cornices, quoin and parapet stones etc where necessary (stone indent repairs require high level of masonry skill). Thoroughly prepare damaged surfaces. Affected stone surfaces to be cut back to sufficient depth to ensure repairs remain safely in place. Mechanical (disc) cutters may be used to remove larger sections of damaged stone. Final dressing of the repair cavity, backs and sides, to be undertaken by hand with sharp masonry chisels to form well-cut, neat edges to the repair. Interface	

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	between stone indent and repaired stone to be very fine (not a masonry joint) for maximum durability. Indents to exposed edges, cornices, copings etc, should be dovetailed in place. Allow for carefully anchoring indent repairs where necessary with approved stainless steel dowels inserted and resin bonded into the indent and the back of the repair cavity. Resin to be used in the drilling only and not smeared across the stone surfaces at the interface. Bond stone interfaces with lime grout to be completely filled approved for the exposure, stone type and colour. Replacement Crosland Hill Hard Yorkstone to match in terms of colour, grain, texture, bedding arrangement and dressing style. Stone indents and any replacement stones to follow the original stone profile mouldings, stone type and colour. All stone repair faces to be finished by hand and dressed to replicate original masonry. All bedding, perp and bed finished joints to be visually and physically compatible with the existing. For surface repairs only (to be confirmed on site) refer to the following link for taking samples of the existing stonework in order to match stone repair mortar https://www.lime-mortars.co.uk/stone-repair/guides/stone-matching. Allow for undertaking stone surface repairs to be undertaken using approved ethical lime mortar based stone repair mortar. Mix according to the manufacturer's recommendations in a suitable mixing vessel add the aggregate first, then the lime. Dry mix for 2 to 5 minutes, depending upon the quantity. Add a small amount of water and mix for 5 minutes until a stiff consistency has been reached. Leave to stand for 10 minutes before slowly adding more water to achieve desired application consistency. Mix for no less than 15 minutes. The mixture will set overnight (although it will take 91 days to fully cure and harden). Cut back defective masonry to a sound base taking care not to damage the stones natural substrata (otherwise undertake stone indent repair work as specified previously). Remove all debris and flush with clean water. Apply base primer, a small quantity of the repair material mixed with clean water, slurry and leave to dry overnight. Once the main primer has set mix up the repair mortar. Remove a small amount of the repair mortar and place into a separate vessel to be made into paintable slurry by adding more water. Use slurry as a secondary primer. Apply the secondary primer to the repair areas previously primed but place the first coat of repair material on top before the primer dries (i.e. apply wet on wet). Undertake this procedure repair by repair. Build out the repairs in thin layers to a max depth of 10mm allowing each layer to stiffen before applying the next. Leave to dry before applying further layers (allowing 1 day per millimetre thickness of mortar applied e.g. 10mm = 10 days). Re-prime areas dried out before placing more mortar. Employ moisture control measures if necessary. Cover repairs with mortar fleece or hessian to help cure and protect from weather (this is very important and do not use plastic sheeting). Once the	

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	repair has dried sufficiently (approx. 1 day per millimetre thickness of repair material applied depending upon weather / full curing may take longer) the repair can be worked as per new stone should tooling be necessary. Mortar joints to be cut back to accept repointing of the surrounding joints. All work (mixing, preparation, application, protection and shaping etc) to be undertaken strictly in accordance with manufacturer's technical recommendations. All works to be undertaken by specialist skilled masonry restoration contractor / stonemason. Allow for supply and installation of new Code 6 rolled lead sheet flashing to the entire length of the existing stone cornice over ground floor level. All lead work to comply with BS EN 12588 and BS 6915:2001 and Lead Sheet Association technical recommendations. Clean and prepare stone as previously described. Ensure that a layer of building paper to BS1521 Class A is placed under the lead sheet to allow for thermal movement and to protect against corrosion. Remove mortar from any existing joints to a depth of at least 25mm. Allow for carefully cutting any necessary chases into the masonry above as required to fit a cover flashing. Flashings at abutments to be turned into the wall at least 25mm depth and be secured with wedges at not more than 450mm centres. Lead flashings to be fitted in lengths not exceeding 1500mm with 100mm end to end laps. Stainless steel screws and washers can be used at 450mm centres. Each length should be jointed with weltd joints with clips engaged into the welts. Edges should turn down the face by at least 75mm and finish with a weltd edge with clips tucked in to secure against wind uplift. Joints should be at least 6mm wide to allow hall clips to be inserted to hold the lead flashing in place. Wide joints over 18mm will require a more substantial fixing. Pre-point joints with NHL lime mortar and neatly point finished joints between lead flashings and masonry with approved Lead Pointing Sealant. Joint Failure Repairs Allow for repairing all defective masonry joints where perished (i.e. larger joints or gaps where traditional repointing work with lime mortar is not practicable). Carefully cut/rake out all defective joints where necessary using non-mechanical handtools, e.g. mason's saw, tooth edged chisel or alternative approved method so as to avoid damaging masonry. Joint surfaces must be clean, dry and free from all contamination. <u>Use non-staining sealant only</u> – sealant products to be obtained from Adshead Ratcliffe https://www.arbo.co.uk/products/silicone-sealants/arbosil-xl-1099/ tel. 01773 826661. Degrease prepared defective joints using appropriate Arbo Cleaner. Prime with Arbo Primer 2650. Install appropriate joint backing filler i.e. closed cell polyethylene foam to act as a linear stopper to appropriate depths for joint sealant. Carefully seal all	

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	prepared defective joints using Arbosil XL 1099 silicone sealant applied by an Arbo Caulking Gun. Colour of sealant to match stone/brick to the approval of the CA. All joint preparation, priming, and sealant application should be carried out in accordance with BS 8000 Part 16, the British Standard for the sealing of joints in buildings using sealants. Brick Repairs General Undertake localised isolated repair to make good and restore the original brickwork / stonework where damaged, only where necessary, using approved traditional vapour permeable lime based coloured brick repair mortar. Ensure surface to be repaired is free from dust, dirt and loose particles. Substrate should be dampened. Loose and crumbling material should be lightly brushed away and can be treated with approved primer / stabiliser prior to repair. Using an appropriate trowel firmly press repair mortar into the existing masonry ensuring that there are no gaps. Any deep repairs should be built up in layers no more than 20mm deep and allowed to cure. The first layer should be slightly wetter than the main mix, scrape back any top skin between layers. Final layer should be 3mm to 10mm proud of the surrounding surface and allowed to cure. Shape to match existing brick profile to suit with appropriate tools - up to a maximum of two days after application. Match existing brick / stone colour and texture exactly to the approval of the CA. Work to generally be undertaken in accordance with BS 8221-2:2000 Code of Practice for Cleaning and Surface Repair of Buildings. Isolated individual bricks where loose or badly delaminated to 50% or more of the face of the brick, or where the weather resistance of the brick is deemed to have failed. To external brickwork requiring isolated brick replacement or minor re-building works (where traditional repair mortar is not deemed suitable), carefully cut out existing defective brickwork using hand tools and allow for localised replacing, re-bedding or re-building using imperial reclaimed bricks to match existing brick type exactly and bed and point using approved Natural Hydraulic Lime (NHL) lime mortar – refer to Repointing section for details. Replacement bricks to be reclaimed to match existing or alternatively to be sourced from Imperial Handmade Bricks (tel. 01746 330994), specialists in brick matching imperial sized brickwork for listed buildings and conservation projects. https://www.imperialhandmadebricks.co.uk/about-us/brick-matching/ Exact quantity and locations of replacement bricks to be confirmed on site.	

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	External Car Park Elevation Render <u>External Render General</u> Allowance to be made for obtaining all necessary approvals and licences in order to erect suitable scaffolding for the works. All necessary precautions to be taken for the existing uneven ground conditions, overhanging trees, overhead power lines, cars and users of the car park etc. Refer to separate scaffolding specification / RAMS. Include for a full hammer test across all accessible parts of the wall prior to commencement and report findings to the CA. All render / paint works to be undertaken by a specialist approved plasterer / render / coating sub-contractor. Every effort is to be made to retain and repair / re-coat the existing render and to limit hacking off and re-rendering as far as reasonably practicable. All works to the approval of the CA. The Contractor is to price for optional render / coating systems specified using approved suitable flexible breathable and weather resistant silicate / mineral based paint systems or approved suitable flexible breathable and weather resistant silicate based render system. Mineral wool based external wall insulation (optional) must achieve A2-s1, d0 (BS EN 13501-1). Note: - No need for fire breaks or cavity barriers as render is adhered to the wall substrate. - Requirement /details relating to expansion/movement jointing in new render work to be confirmed. <u>Preparation</u> Optional preparation works as follows: <u>Option 1) Partial Hack Off</u> Remove any existing loose material and where required dub out the surface level, ready to receive render / coating system. Clean existing walls with a stiff brush or pressure jet wash, to the satisfaction of the CA, to remove any friable material, algae, or lichen, and to provide a good key. Treat areas of moss, algae and mould growth with approved biocidal wash. Dense smooth surfaces may require treating with approved system	

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	primer to ensure adequate adhesion on wet fix or render only applications. Levelling (dub out coat) - Where necessary hammer test and hack off any loose or friable render, dub out using approved lime/silicate system render to any hollow/defective areas to leave a suitable surface for the application of the basecoat. Maximum dubbing coat thickness: 20mm. Where required, apply one coat of approved biocidal wash to the entire surface by roller or knapsack spray and allow to dry. Brush the surface to remove all signs of growth before rendering commences. Where required, apply one coat of approved stabilising solution / primer to the entire surface by roller, ensuring uniform coverage and allow to dry. <u>Option 2) Full Hack Off (Price Extra-Over Cost)</u> Carefully hack off all existing render back to a sound substrate. Remove all waste material off site. Allow for all necessary dust suppression and damping down in order to minimise dust. Clean existing walls with a stiff brush or pressure jet wash, to the satisfaction of the CA, to remove any friable material. Apply approved system splatter preparation coat over whole area of exposed brickwork. To be left in a rough but even finish ready to receive main render layer. <u>Render / Coating Systems</u> Works to be undertaken using one of the following three flexible breathable and weather resistant render / coating system manufacturers / suppliers (optional system details provided below): 1. <u>LIME GREEN PRODUCTS</u> https://www.lime-green.co.uk/ contact Simon Ayres E: simon@lime-green.co.uk T: 01952 985855. 2. <u>KEIM MINERAL PAINTS LTD</u> www.keim.com/en-gb contact Joe Wharton Joe.Wharton@keimpaints.co.uk T: 01952 231250. 3. <u>BAUMIT</u> www.baumit.co.uk contact David Sherlock E: david.sherlock@baumit.co.uk T: 07483 449421 / 01622 710763. Works to be undertaken by a specialist plasterer / render / coating sub-contractor endorsed by the selected system manufacturer. <u>All work to be undertaken strictly in accordance with the respective manufacturer's technical specification / recommendations</u> (refer to Appendix for optional system manufacturer's specifications and technical data sheets for preparation and application etc. Revised specifications may be provided separately, subject to system selection).	

Condition Ref. No.	Specification and Method Statement Details	Photo Ref. No.
	All work must be subject to provision of guarantees for materials and workmanship. Contractor to confirm guarantee product details for the approval of the CA. Price each of the following optional flexible breathable and weather resistant render / paint coating systems as recommended by each manufacturer (note: colour selection to be confirmed): 1. <u>LIME GREEN PRODUCTS</u> <u>(Note: Based only on Preparation Option 1) Partial Hack Off)</u> <u>Option 1.1</u> Clean and prepare the existing surface using approved biocide e.g. Beeck Biocide ready for further coats https://www.beeck.com/en/products/bmf-product.php?p=fungicide Beeck Fixative primer, water thinned in accordance data sheet https://www.beeck.com/en/products/bmf-product.php?p=fixative Beeck Quartz filler 1-2 coats, thinned if required with Beeck fixative https://www.beeck.com/en/products/bmf-product.php?p=quartz-filler Beeck Renosil Fine 2 coats, https://www.beeck.com/en/products/bmf-product.php?p=renosil-fine https://www.beeck.com/en/index.php <u>Option 1.2</u> Clean and prepare the existing surface using approved biocide e.g. Beeck Biocide ready for further coats https://www.beeck.com/en/products/bmf-product.php?p=fungicide Lime green Silic8 PS primer 1 coat https://www.lime-green.co.uk/products/silic8/PS1 Lime green Silicate render 1 coat https://www.lime-green.co.uk/products/lime-render/Silicate-Finish-Render https://www.lime-green.co.uk/products 2. <u>KEIM MINERAL PAINTS LTD</u> <u>(Note: Based only on Preparation Option 1) Partial Hack Off)</u>	

Condition Ref. No.	Specification and Method Statement Details	Photo Ref. No.
	<u>Option 2.1</u> Initial layer Keim Universal Render 4mm thickness with Keim Glassfibre Reinforcing Mesh incorporated pressed into newly applied Keim Universal Render. Apply finishing layer of 4mm thickness after minimum period of 12 hours. Overall thickness to be approximately 8mm. New render to dry out for a minimum period of 15 days prior to painting. All surfaces to be thoroughly washed down with clean water to remove all surface dirt and dust leave clean, sound, wind dry, dust free and free from all surface contaminants (the surface will only need washing down if left for a period of time after application of the render system and/or obvious dirt and contaminants). Apply two coat Keim Soldalit-ME system, applied undiluted by brush, roller or airless spray with a minimum period of 12 hours between coats. Typical consumption rates for a smooth surface as follows: Keim Universal Render 1.1 kg per square metre per mm thickness Keim Glassfibre Reinforcing Mesh 1.1 metre wide, 55 metre square rolls Keim Algicide 0.2 lt per square metre Keim Soldalit-ME 0.45 kg per square metre for 2 coats 3. <u>BAUMIT</u> Baumit UniRend System. For details and colour selection refer to the following link: https://baumit.co.uk/products/facade-renders-and-paints/facade-renders/baumit-silikattop <u>Option 3.1 Based on Preparation Option 1) Partial Hack Off</u> Base Coat: Baumit MC 55 - Thickness : 8mm Reinforcement: Baumit StarTex Fine reinforcing mesh (embedded top third) Primer: Baumit UniPrimer System Finish: SilikatTop K1.5 Silicate resin based finish <u>Option 3.2 Based on Preparation Option 2) Full Hack Off</u>	

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	VS 60 Splatter preparation coat Base Coat: Baunit KZP 65 Unirend base render - Thickness : Recommended 15mm (Minimum 10mm) Reinforcement: Baunit StarTex Fine reinforcing mesh (embedded top third) Primer: Baunit UniPrimer System Finish: SilikatTop K1.5 Silicate resin based finish <u>Baunit Approved Sub-Contractors:</u> 1. Anthony James - Allrend Ltd 23 Church Street, Eccles, Manchester, M30 0DF 07948 528995 Ant@allrend.co.uk 2. Keith Jowett - Pegasus External Ltd 9 Old Mill Yard Wilsden, Bradford BD15 0DR 07770816384 pegasusexternals@virginmedia.com www.pegasus-externals.co.uk 3. Tom Harris - M3 Exteiors The Mt, Heap Bridge, Heywood, Bury BL9 7JW 0161 635 0233 tom@m3exteriors.co.uk <u>External Wall Insulation (optional)</u> In-conjunction with new render / coating works, price for the following optional extra-over supply and installation of approved external wall mineral wool insulation boards to be expended and or deducted as directed on site by the CA. External wall insulation system (EWI) must achieve A2-s1, d0 (BS EN 13501-1). (Refer to Appendix for manufacturer's detailed specification) Note: - No need for fire breaks or cavity barriers as the system is adhered to the wall substrate. - Requirement /details relating to expansion/movement jointing in EWI work to be confirmed. General note: all work to be undertaken in accordance with Baunit (or similar approved) technical recommendations. Contractor to submit evidence of calculations for design wind suction pressures. Contractor to provide evidence of testing fixings on completion of all fixing work using pull out test equipment to the approval of manufacturer / supplier and the CA. Baunit Startherm Baunit MineralTherm 036 dual density mineral fibre board (Code 060690). Thickness: minimum 60mm. Board Size: 1200 x 600 x 60mm.	

Condition Ref. No.	Specification and Method Statement Details	Photo Ref. No.
	U-Value to be confirmed. Insulation Fire Classification - Fire Properties: A1 (BS EN 13501-1) EWI System Fire Classification - A2-s1, d0 (BS EN 13501-1). Hammer test and hack off loose or friable materials, clean down Dub out loosed or hacked off render using Baunit KZP 65 Base render. Install EWI system mechanically and adhesively fixed on the outside of existing structure. Mechanical fixings to be long enough to go through the existing render and into the brickwork (as per specification). Apply basecoat, reinforcing mesh and decorative finish. Incorporate high impact mesh minimum 2.0m high at lower ground level to the car park. Reinforcement: Baunit StarTex Fine 160g/m2 high performance reinforcing mesh incorporated into top third of the Baunit StarContact basecoat. Reinforcement Adhesive: Baunit StarContact White polymer modified basecoat. Secondary Fixing: Quantity and location of secondary fixings to be determined following wind load testing and placed through the mesh at required locations. Reinforcement Lower levels: Incorporate Higher Density mesh to minimise damage minimum 2.0m from ground level - Baunit StrongTex 300g/m2 (25 x 1m) high performance reinforcing mesh incorporated into top third of the Baunit StarContact basecoat. Reinforcement Adhesive: Baunit StarContact White polymer modified basecoat. Secondary Fixing: Quantity and location of secondary fixings to be determined following wind load testing and placed through the mesh at required locations. Decorative Finish: Baunit Premium Primer: Solvent free pigmented bonding primer in a colour to match the finish coat. (Options TBC subject to pre-start sample panel) - Baunit Finish coat: SilikonTop 1.5mm (Colour TBC).	

Condition Ref. No.	Specification and Method Statement Details	Photo Ref. No.
11) (i) & 4 (i)	DETAILED SCHEDULE AND SPECIFICATION FOR REPAIR / REFURBISHMENT OF EXISTING WINDOWS Refer to Window Schedule ref: - 013-MDB-BS-ZZ-SH-A-3102 / 013-MDB-BS-ZZ-SH-A-3201. Window Elevations – External - 013-MDB-BS-ZZ-EL-A-3101 / Internal - 013-MDB-BS-ZZ-EL-A-3201. Windows <u>Condition Summary</u> Existing windows generally comprise timber framed single glazed vertical sliding sash windows. A number of sash windows have been replaced in the 20th century. On the whole, existing windows are in a serviceable condition. Existing windows are to be retained and repaired. Replacement of existing timber framed sash windows is not envisaged. <u>Window Repair Specification</u> Refer to Window Schedule for repair references and plan drawings for further details and locations. All sash window repair works to be undertaken by approved specialist sash / heritage window restoration contractor. Timber sampling to be undertaken prior to commencement to ensure that any replacement timbers match existing timber species as far as practically possible. Replacement timber to the approval of the CA / Heritage Consultant. Refer to separate architectural drawing and specification packages for secondary glazing specification, detailing of replacement internal window surrounds, window boards, architraves, panelling, finishes etc. Such works excluded from this schedule. Note: wall thickness, window reveal positioning and interior window configuration and treatment etc varies between floors and elevations. Refer to separate structural / architectural / heritage drawing and specification packages for schedules and drawings relating to localised lintel repair/replacement, timber repairs, plaster repairs and internal finishes generally.	30, 31, 32, 33, 34, 35, 36

Condition Ref. No.	Specification and Method Statement Details	Photo Ref. No.
	As per the Window Schedule, the following abbreviations reference the various individual window repair types. Note: there may be minor differences between each individual window. For example, there may be unforeseen decay to the top hung sash rails so additional splice or sash rail sections may need to be replaced (using approved repair methods, generally as follows). Whilst window repair types are categorised, the actual scope of work is to be verified and confirmed on site by the specialist window restoration contractor. Defect and repair descriptions are as follows: <u>Abbreviated Window Repair Types</u> (Note: refer to separate items for window redecoration, glazing putties and traditional perimeter mastic specifications) WA – Window sashes generally operational, albeit sashes moderately squeaky, some minor stiffness and rattling and some sashes dropping. Minor cracking to glazing putties and general deterioration to paintwork and perimeter seals (see separate specification items for putties, paintwork and mastics). <u>Allow for minimal overhauling and servicing works</u> to the sash window to maintain sound operation. Check box frames and sash frames to establish any swelling, carefully plane off any distorted wood and lubricate all sides with suitable candlewax. Maintain and clean up the existing parting and staff beading wherever possible (only replace where necessary). Scrape away excess paint and loose debris. Prime any exposed timber with approved wood primer. Check and adjust sashes where necessary and include for oiling/easing and adjusting all window catches as existing to maintain ease of operation and optimum free running of the sashes. Note: Provisional sum rate to be applied per window for optional extra-over works <u>only where deemed necessary on a window by window basis</u> to be expended and or deducted as directed on site by the CA. Extra-over works as follows: Allow for carefully removing beading and for carefully removing sashes, cords and weights and set aside. Check pulleys run freely and oil accordingly as required. Reinststate / replace any damaged cords on a like for like basis or with approved wax impregnated cotton sash cords to match existing and re-attach weights (adjust accordingly with lead if necessary). Reinststate beading, replace on a like for like basis if necessary, and re-hang sashes as existing, lubricate frames with candle wax, and check and balance to leave in sound working order all to the approval of	

Condition Ref. No.	Specification and Method Statement Details	Photo Ref. No.
	the CA. WB – <u>Include for overhaul works as WA</u> but with additional timber cill replacement where existing cill is decayed beyond repair. Include for carefully cutting out the existing decayed cill. Timber species for replacement cill / splice repair sections to be confirmed by CA (hardwood e.g. oak or softwood e.g. scots pine). New cill sections to match existing section size approx. size 1250 x 75mm and splayed as existing to ensure water discharge. Include allowance for cutting back any decay to the window frame cheeks as may be deemed necessary (maximum allowance 300mm) and for associated splicing and making good to existing frames in order to facilitate the replacement cill section. Include for splicing, jointing and fixing timber with approved structural wood adhesive, pinning and or fixing with stainless steel wood screws as required, keeping all glue lines to the minimum. Prepare and prime all repaired timber and ensure undercoated in preparation for redecoration (see separate specification section). WC – Window closed shut and unable to open during survey without use of tools. Allow for carefully easing and opening up window parts and <u>otherwise include for overhaul works as WA.</u> WD - <u>Include for overhaul works as WA</u> but, in addition, allow for carefully removing existing security window grilles and all associated battens, fixings etc taking care to minimise any damage to the original building fabric. WE – <u>Include for overhaul works as WA</u>, but window has broken glass pane. Allow for carefully removing sash as above where glass broken and carefully removing and removing existing putties and glazing and glazing points. Carefully scrape and clean all rebates, prepare and prime any bare timber with an approved oil based primer before re-glazing using approved Pilkington or similar 6mm toughened glass (contractor to confirm exact replacement glazing specification) fix with approved glazing push points, bed in a suitable external quality mastic in accordance with the manufacturer's instructions as required, all in accordance with BS 8000-7 / BS 6262. Include for neatly reinstating glazing putties using traditional linseed oil putty to match existing profiles.	

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	WF - Include for overhaul works as <u>WA</u> but with additional traditional timber splice repair up to 300mm where existing cill or frame section is decayed in part. Include for carefully cutting out the existing decayed timber. Timber species for replacement cill / splice repair sections to be confirmed by CA (allow for hardwood e.g. oak or approved softwood e.g. scots pine or similar). New splice repair to match existing timber section size and splayed as required to ensure water discharge. Include for splicing, jointing and fixing timber with approved structural wood adhesive, pinning and or fixing with stainless steel wood screws as required, keeping all glue lines to the minimum. Prepare and prime all repaired timber and ensure undercoated in preparation for redecoration (see separate specification section). Note: Provisional sum rate to be applied per window for optional like for like alternative splice repairs up to 300mm <u>on a window by window basis</u> to be expended and or deducted as directed on site by the CA. Allow for extra over / alternative splice repair works as follows: <u>Catches and Fasteners General</u> Allow for supplying and fixing new sash window catches/fasteners where broken or missing (Fitch or Brighton fasteners to match existing) and new approved brass sash lift finger handles <u>only where they may be missing or not currently provided</u> to the approval of the CA. Otherwise, retain, overhaul, repair where necessary and re-use all existing sash window catches/fasteners and sash lift finger handles (where provided). Contractor to ensure that all sash windows are uniformly provided with fasteners and sash lifts.	

Condition Ref. No.	Specification and Method Statement Details	Photo Ref. No.
	<u>Window Repairs</u> <u>Fourth Floor Windows</u> BS-4W01 – WA BS-4W02 – WA BS-4W03 – WA BS-4W04 – WA BS-4W05 – WB BS-4W06 – WA BS-4W07 – WA BS-4W08 – WA BS-4W09 – WB BS-4W010 – WA BS-4W011 – WA BS-4W012 – WC BS-4W013 – N/A BS-4W014 – WF BS-4W015 – WC BS-4W016 – WC BS-4W017 – WC BS-4W018 – WB/WF BS-4W019 – WB BS-4W020 – WB/WF BS-4W021 – WB/WF BS-4W022 – WB/WF BS-4W023 – WB/WF BS-4W024 – WB/WF BS-4W025 – WC/WF	

Condition Ref. No.	Specification and Method Statement Details	Photo Ref. No.
	<u>Third Floor Windows</u> BS-3W01 – WA BS-3W02 – WA BS-3W03 – WA BS-3W04 – WA BS-3W05 – WA BS-3W06 – WA BS-3W07 – WA BS-3W08 – WA BS-3W09 – WB BS-3W010 – WF BS-3W011 – WC BS-3W012 – WC BS-3W013 – N/A BS-3W014 – WA BS-3W015 – WA BS-3W016 – WB BS-3W017 – WB BS-3W018 – WB/WE BS-3W019 – WB BS-3W020 – WB BS-3W021 – WB BS-3W022 – WB BS-3W023 – WB <u>Second Floor Windows</u> BS-2W01 – WA BS-2W02 – WA BS-2W03 – WA BS-2W04 – WA	

Condition Ref. No.	Specification and Method Statement Details	Photo Ref. No.
	BS-2W05 – WC BS-2W06 – WA BS-2W07 – WA BS-2W08 – WC BS-2W09 – WB BS-2W010 – WC BS-2W011 – WC BS-2W012 – WC BS-2W013 – N/A BS-2W014 – WC BS-2W015 – WC BS-2W016 – WB BS-2W017 – WB BS-2W018 – WB BS-2W019 – WB BS-2W020 – WA BS-2W021 – WB BS-2W022 – WB BS-2W023 – WB <u>First Floor Windows</u> BS-1W01 – WD BS-1W02 – WD BS-1W03 – WD BS-1W04 – WD BS-1W05 – WD BS-1W06 – WD BS-1W07 – WD BS-1W08 – WD BS-1W09 – WD BS-1W010 – WD	

Condition Ref. No.	Specification and Method Statement Details	Photo Ref. No.
	BS-1W011 – WD BS-1W012 – WD BS-1W013 – N/A BS-1W014 – WD BS-1W015 – WD BS-1W016 – WD BS-1W017 – WD BS-1W018 – WD BS-1W019 – WD/WE BS-1W020 – WD BS-1W021 – WD BS-1W022 – WD BS-1W023 – WB <u>Upper Ground Floor Windows</u> BS-UGW01 – TBA BS-UGW02 – TBA BS-UGW03 – TBA BS-UGW04 – TBA BS-UGW05 – TBA BS-UGW06 – TBA BS-UGW07 – TBA BS-UGW08 – TBA BS-UGW09 – TBA BS-UGW010 – TBA BS-UGW011 – TBA BS-UGW012 – TBA BS-UGW013 – TBA BS-UGW014 – TBA BS-UGW015 – TBA BS-UGW016 – TBA	

Condition Ref. No.	Specification and Method Statement Details	Photo Ref. No.
	BS-UGW017 – TBA BS-UGW018 – TBA BS-UGW019 – TBA BS-UGW020 – TBA BS-UGW021 – TBA BS-UGW022 – TBA BS-UGW023 – TBA BS-UGW024 – TBA BS-UGW025 – TBA <u>Lower Ground Floor Windows</u> TBA <u>Window Putties General</u> Carefully repair all cracked putties either by warming with a suitable putty lamp and filling cracked putties with new traditional linseed oil putty where possible or gently removing and reinstating loose or missing putty with new traditional linseed oil putty. <u>Window Decorations General</u> Timber splice repairs priced elsewhere. Refer to separate package of works for all internal new joinery and internal finishes generally. These works generally apply to all existing and previously painted woodwork being retained. To all timber sash windows generally;. Thoroughly clean down the surfaces to remove all dirt, grease and surface contaminants. Carefully scrape back to firm edge all areas of poorly adhering or defective coatings. Rub down to feather broken edges and dust off. Abrade in the direction of the grain to remove any raised grain or imperfections and round all sharp edges to a 3mm radius, dust off. Repair defective glazing putties as above. Remove any defective or loose beading. Clean the rebates and apply: One coat of Dulux Trade Weathershield Exterior Preservative Primer to all bare areas and areas exposed by removal of coatings. Similarly, treat beading and any new wood which is to be spliced-in on all faces and edges. Replacement of beading where necessary. Spot prime any bare metal, metal fixings nail heads etc: with one coat of Dulux Trade Metal Primer. Make good all cracks, open grain, nail-holes, open joints and other imperfections with approved exterior grade wood filler. When set, carefully rub down and dust off. Bring forward all primed and/or filled areas to match existing with one coat of Dulux Trade	

Condition Ref. No.	Specification and Method Statement Details	Photo Ref. No.
	Weathershield Exterior Flexible Undercoat. Leave to dry, apply second coat Weathershield Exterior Flexible Undercoat followed by one coat Dulux Weathershield Exterior satin finish. Clean all glass on completion. Colour to be 'off-white' with exact reference to be confirmed. <u>Window Mastics General</u> In-conjunction with all window and surrounding masonry repairs, allow for carefully repairing and restoring all existing perimeter window sealant mastics to all window surrounds with traditional burnt sand mastic to be supplied in two parts; burnt sand + oil-driers. All works should follow traditional practice. For each litre of burnt sand add approximately 200ml total of oil hardener is added a little at a time, mixing carefully at each addition until the mastic is worked into a thick putty like consistency and comes cleanly of the mixing trowel. Allow to stand in a covered container for approximately 2 hours prior to use to ensure that all the oil and hardener has fully integrated with the burnt sand. Remix immediately before application. Repair work should take account of erosion of masonry, movement, any poorly fitted previous replacement windows or poorly executed repair work. Eroded, defective masonry should be repaired to form a neat edge where practicable to maintain the burnt sand mastic joint at a consistent size (approximately 20mm). Pack any joints that have lost their backing with horse haired lime mortar prior to application. Care to be taken to ensure no mastic enters the weight pocket and affects the free running of the sash windows. Expanding foam should be avoided. Timber frames should be treated as above before applying the finished mastic. The mastic is oil bound and any high absorbency may result in bleeding from the mastic into surrounding masonry. Use tape to protect and mask the masonry to prevent undue surface spread. Using a small painters fitch, neatly apply a small quantity of the oil drier directly onto the frame and masonry to prime the surface ready to receive the mastic. Keep the primer to the line of the mastic (avoid over priming) to be done up to 1 hour before applying the mastic (weather dependant). Do not allow the oil primer to dry, apply mastic while it is still feels oily or tacky to the touch. Mastic does not require painting. Any painting should only be undertaken with linseed oil based paints once the mastic is completely dry.	

013-MDB-BS-XX-RP-B-2100

Building Envelope Repair Works
Planning / LBC Condition Discharge Information
11 Bloom Street Manchester