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Building Condition Report

32-34 Laystall Street
Manchester
M1 2JZ
UK.

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RICS

The Society of Chartered Surveyors

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GENERAL

SURVEYOR: **Dr Thomas K. Brennan**
PhD., BSc., M.Inst., CRST, ISBE

DATE OF INSPECTION: **28th of March 2018**

WEATHER CONDITIONS: **Dry and Overcast**

SCOPE OF INSPECTION:

Dr Thomas Brennan was instructed to carry out a Building Condition inspection on 28th of March 2018. The purpose of this survey was to assess the condition of the property both internally and externally. The findings of this inspection are referred to in the overleaf of this report

USE OF REPORT:

This report is for the sole use of Anthony and Joseph McCaul. This report shall not be given to or used by a third party without the expressed written consent of CONSURV.

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DESCRIPTION OF PROPERTY

The building located on 32-34 Laystall Street is made up of the following:

- A red brick in Flemish bond with dressings of moulded buff and terracotta.
- It comprises of an extremely decorative resonance Italian style construction incorporating a significant amount of very ornate terracotta details.
- The building consists of a three storey 5-window symmetrical façade with the centre bay breaking forwards.
- The centre bay has segmental-headed waggon doorway with terracotta surround enriched with shafts, keystone, etc.
- The 1st floor oriel consists of 2 numbers of windows with round-headed lights and an Tudor-flower band,
- The 2nd floor consists of arcaded 3 numbers of light windows with above lettering stating "ESTABLISHED 1838".
- Flanking the centre:
  - Round-headed doorways at ground floor,
  - Round-headed windows at 1st floor,
  - Square-headed windows at 2nd floor.
- Beyond these coupled windows on all floors:
  - At ground and 2nd floors, the windows are square-headed.
  - The windows at 1st floor are round-headed and set in large round-headed blank arches (Tudor-flower sill-bands to these).
- These windows have much moulded terracotta enrichment, including twisted shafts with foliated caps with enriched bracketed eaves.
- Overall, this building is pretty unique even in this location in Manchester, as it has an unusual degree of High Victorian decoration on relatively small building.
- Given the fact that the building was part of J Armitage & Sons (the name is clearly established above the building), all of these elements are important to retain and maintain in the process going forward.
- Some of the lettering to the building has been plastered over in a flat plaster which can be seen located between the 1st and 2nd floor levels.
- The return building is a simple straight forward industrial unit incorporating steel windows.
- Some of the steel windows have been built up. Any that remain have been broken.
- This 2 storey building has lost its original roof. To aid in protecting the building against the climate elements, it has been re-roofed in steel and felt covering.

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SITE LOCATION

The front (North) building of the subject site today was initially constructed c1879 as the offices and works of the John Armitage & Son's terracotta and fireclay manufacturing company. The site is bounded by Laystall Street (formally Lees Street) to the north, Brock Street (formally Bank Street) to the east, a rear alleyway to the south, and a surface car park fronting Pigeon Street to the west.

Figure 1 - Map of the immediate area showing the Subject Site (outlined in red).

Figure 2 – An aerial view looking east across the Subject Site (outlined in red).

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LISTED BUILDINGS & CONSERVATION AREAS

The building which forms the Subject Site was designated as Grade II Listed on the 6th June 1994. The nearest Listed buildings to the Subject Site are highlighted in Figure 3 below. The Subject Site is not located within a conservation area.

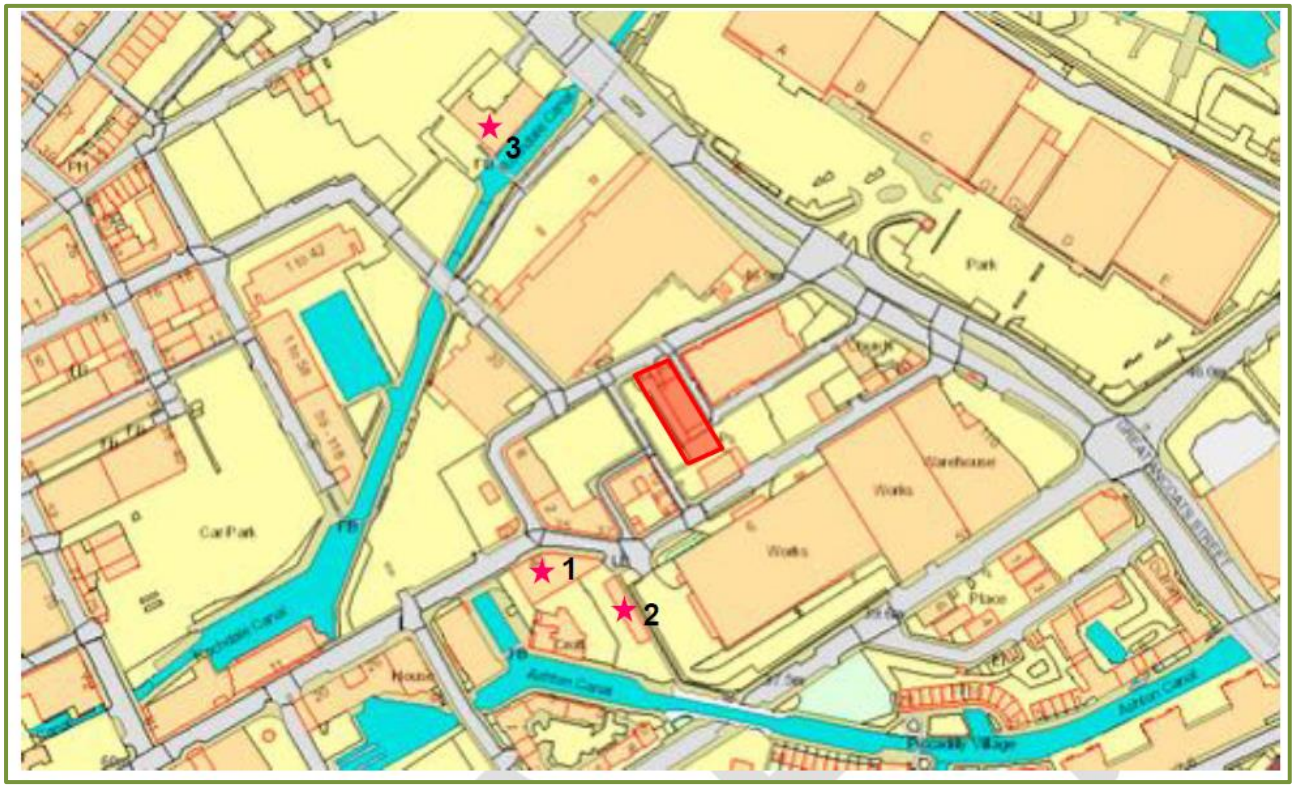

Figure 3 - Looking north over the Subject Site, showing the Subject Site shaded red, and surrounding listed buildings denoted by pink stars.

1 Former Junction Works – Grade II Listed

2 Stable Block to the south-east of Junction Works - Grade II Listed

3 Brownsfield Mill – Grade II* Listed

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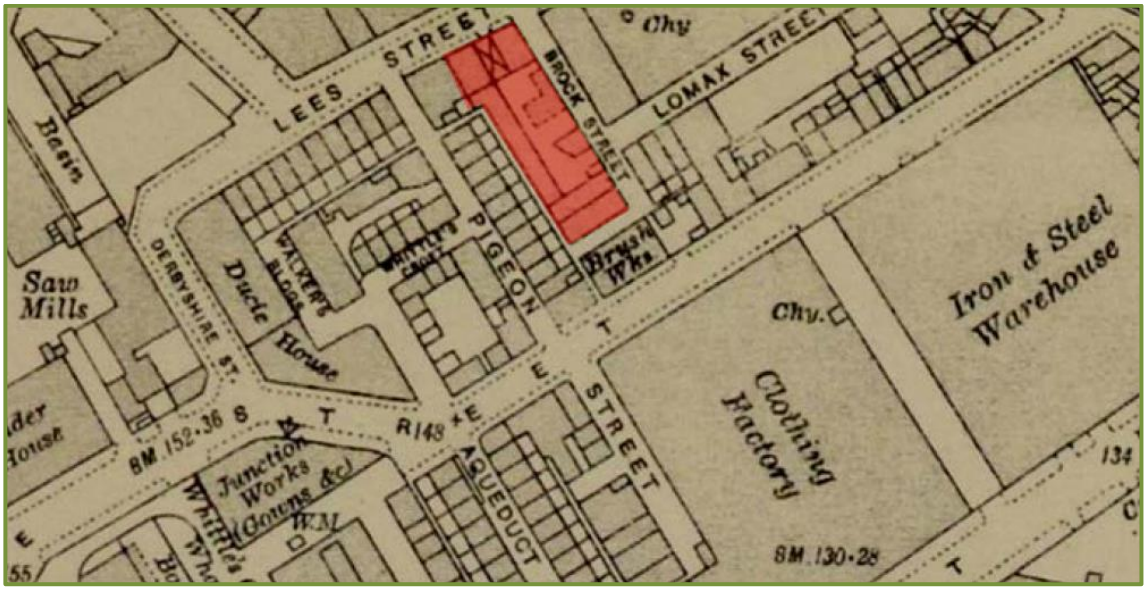
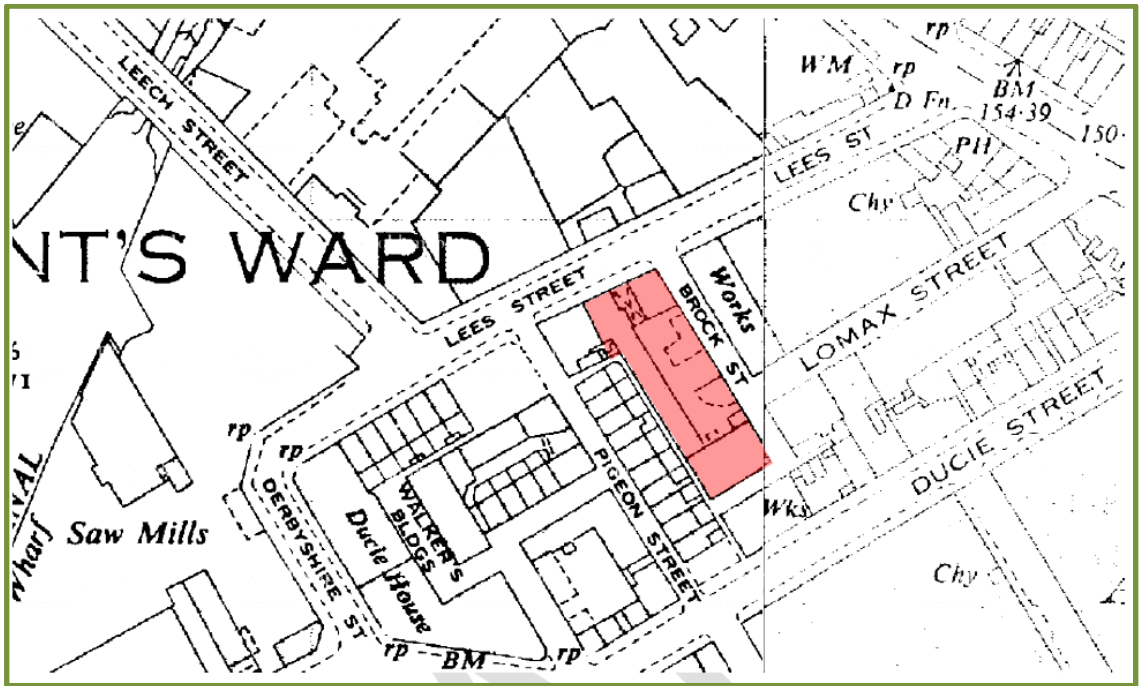
MAP REGRESSION



1932 OS – This map of 1932 shows the subject site highlighted in red. In the north-east of the rear yard is "L" shaped structure which acted as a timber stage. Two smaller buildings can be seen either side of the yard's gate on Brock Street. The area adjacent to the subject site fronting Pigeon St, can be seen to be occupied by a row of ten small terraced dwellings



1950 OS – By 1950 the subject site remains largely unaltered

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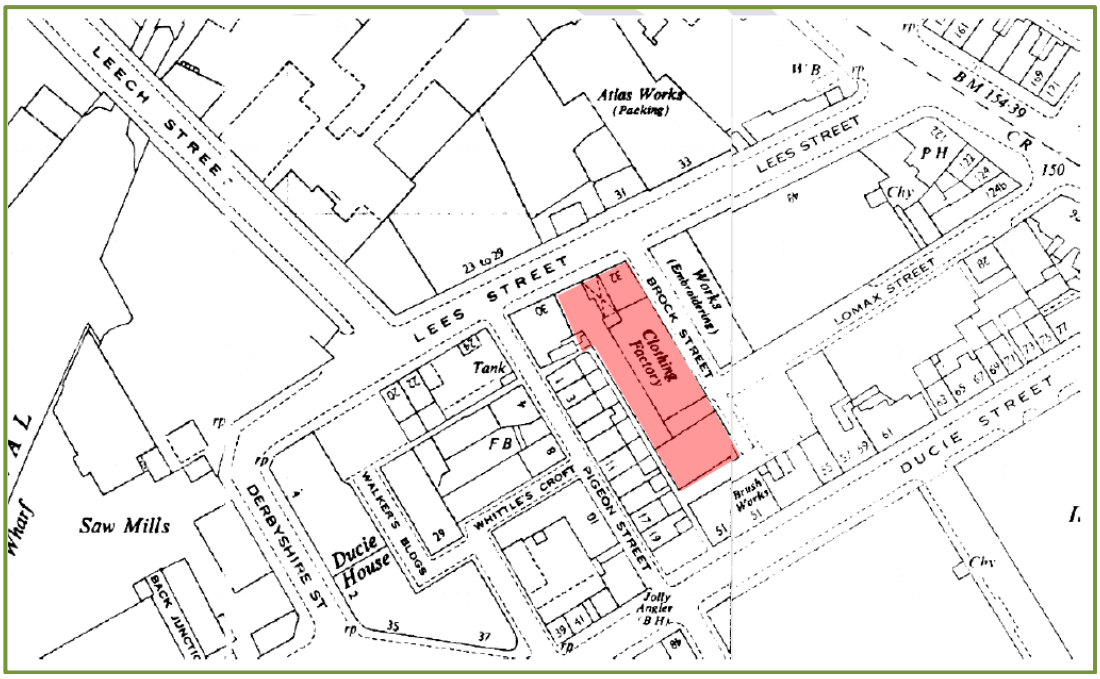
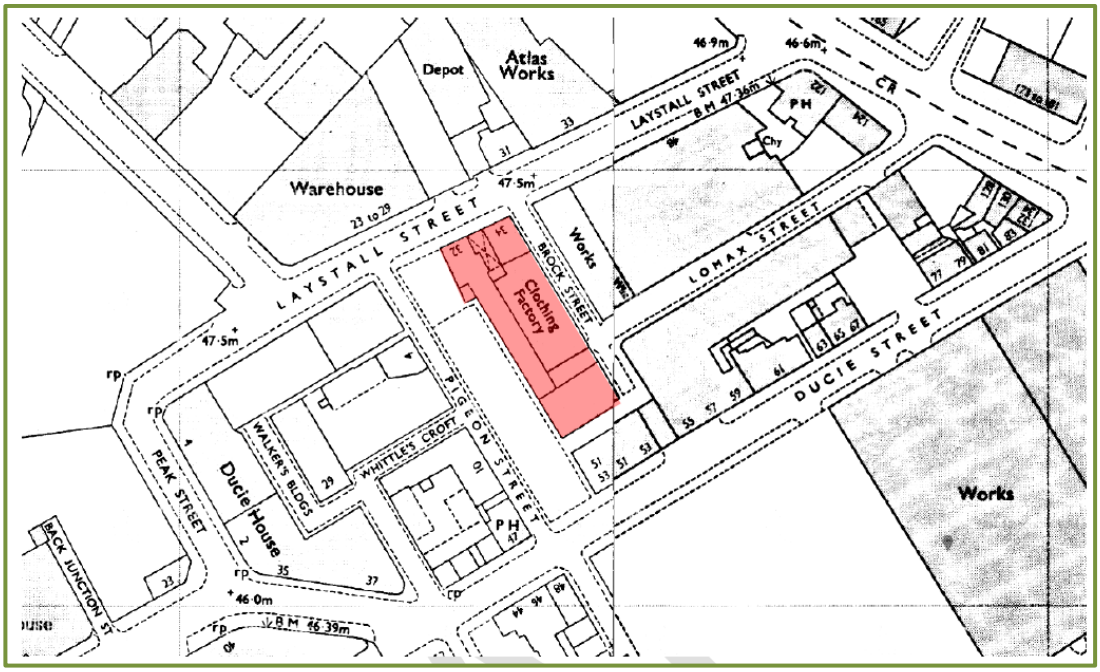


1953 OS – By 1953 the subject site has changed considerably with the recent construction of a large new clothing factory built within the rear yard. (Building B)



1971 OS – By the early 1970s the area surrounding the subject site has considerably altered with the largescale demolition of condemned dwellings and industrial properties, and their part replacement with large new factories and areas of surface car parks.

Although the subject site remains unaltered, Lees Street has now been remained Laystall Street, and the early terraced houses to the immediate west of the site (facing Pigeon St.) have now been demolished.

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BUILDING SURVEY: 32-34 Laystall Street, Manchester.

AREA SURVEYED: External – North East Elevation.

Photograph No. 1.

Photograph No. 1 – Clearly indicates the return area. This photograph highlights the North East elevation of the building.
The proposal is for this element of the structure to be demolished and replaced with a new development.
The proposed works in relation to this element of the building will involve little or no effort apart from salvaging as much brick and timber of the original structure as possible.
This salvage material may need to be re-used as part of the restoration and conservation of the principal structure located on Laystall Street.

Photograph No. 2

Photograph No. 2 – Identifies the connection between the two buildings.
During inspection it was noted that there was a significant amount of vegetation and ingress of water as a result of the down pipe not preforming its design function.
The immediate reaction in this area should involve the down pipe being cleared and put into working order.

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BUILDING SURVEY: 32-34 Laystall Street, Manchester.

AREA SURVEYED: External - North East Elevation.

Photograph No. 3.

Photograph No. 3 – Illustrates the presence of heavy vegetation. This vegetation is causing deterioration of the brickwork. The clearing of the down pipes is a priority in this regard.

Photograph No. 4

Photograph No. 4 – Indicates abuse to the building. This damage is most likely as a result of the building being hit by traffic and commercial trucks over the years.

It should be noted that this damage has no relation to ingress of water.

The damage appears to have occurred a number of years ago as the terracotta and cracks are heavily contaminated with city carbon - not a new problem.

In my opinion I would leave these areas as is until such time that we are able to eliminate all the elements which are causing the deterioration to the building.

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BUILDING SURVEY: 32-34 Laystall Street, Manchester.

AREA SURVEYED: External – North West Elevation.

Photograph No. 5.

Photograph No. 5 – A great example of the global view of the front of the building.

Photograph No. 6 – Highlights elements of the parapet capping's which have been removed or have deteriorated. Replacements of these will most likely be found from a salvage source. If not, they can be recreated by taking moulds from the original parapet capping's.

As indicated in the photograph, consideration should be given to having all of the horizontal weathering details protected for the short term. This temporary protection should eliminate the ingress of water entering the building and causing damage to the front façade in relation to frost/thaw.

During inspection it was also noted that all of the windows oriel round pillars have severe cracking. These cracks are not recent. They appear to have occurred over a long period of time as the cracks themselves are full of city carbon.

Photograph No. 6

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BUILDING SURVEY: 32-34 Laystall Street, Manchester.

AREA SURVEYED: External – North West Elevation.

Photograph No. 7.

Photograph No. 7 – Highlights areas where temporary weathering should be undertaken. The pointing of the capping stones could be a consideration to stop any further ingress of water, until such times as full conservation work is undertaken.

Photograph No. 8

Photograph No. 8 – Identifies a number of areas where the capping stones require attention.
The main part of the building however although it is very dirty should be left in this state. Only the weathering details i.e. hopper heads, and gutters etc. should be thoroughly cleaned. This will ensure that the rainwater is getting away from the structure and not being retained in the structure.

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BUILDING SURVEY: 32-34 Laystall Street, Manchester.

AREA SURVEYED: External – North West Elevation.

Photograph No. 9.

Photograph No. 9 – This photograph illustrates a close up of the extremely ornate terracotta detail. The curved and fluted pillars around the windows are to be retained. Any cracking is to be filled with a terracotta repair system and stitched with brass dowels.
These remedial works are only required as part of the long term plan. The immediate plan is to eliminate the ingress of water.

Photograph No. 10

Photograph No. 10 – Reveals a global view of the vista of the street.
This building ties in pretty well with the neighbouring modern construction.
My only comment is that No. 32-34 is a much more ornate structure and carries with it a responsibility to undertake a full conservation process that will enhance the street and the general area.

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BUILDING SURVEY: 32-34 Laystall Street, Manchester.

AREA SURVEYED: External – South West Elevation/Rear Roof.

Photograph No. 11.

Photograph No. 11 – This photograph reveals the South West elevation of the return building. This element of the building has no historic value. The proposal is for this structure to be taken down as part of the development going forward.

Photograph No. 12

Photograph No.12 – Identifies the area of the rear roof of the main building.
The roof of the main building is not original and currently consists of a modern steel roof. Unfortunately this roof has failed in a few areas. Temporary repairs should be undertaken to ensure that no further ingress of water is allowed to enter into the building.

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BUILDING SURVEY: 32-34 Laystall Street, Manchester.

AREA SURVEYED: External – Rear Elevation of Main Building/ Internal – Return Building.

Photograph No. 13.

Photograph No. 13 – This photograph highlights where some of the openings have been built up with modern brick.

Photograph No. 14

Photograph No. 14 – Exposes a global view of the internal structure of the building. This photograph highlights what is a typical internal industrial structure - cast iron uprights, timber floors and ceilings.

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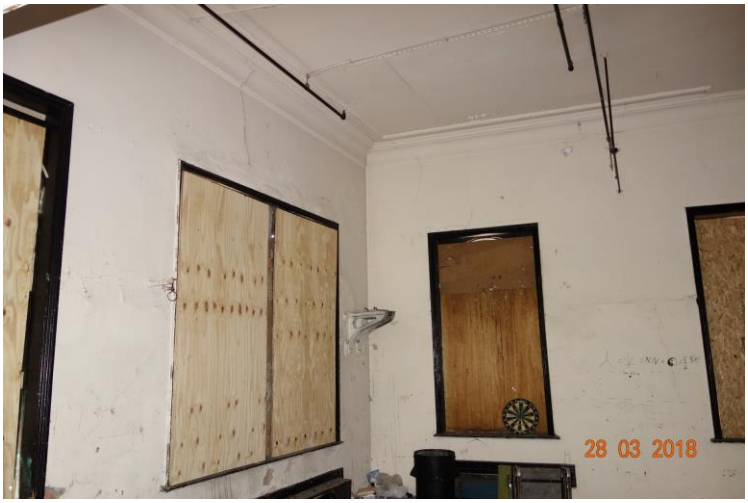
BUILDING SURVEY: 32-34 Laystall Street, Manchester.

AREA SURVEYED: Internal - Elevations.

Photograph No. 15.

Photograph No. 15 – Identifies an area located on the ground floor of the building. This photograph identifies that no ingress of water is occurring to this location.

Photograph No. 16



Photograph No. 16 – This photograph reveals that no damage has occurred to the original cornice. As a result we can retain as much of the original architectural features where possible.

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BUILDING SURVEY: 32-34 Laystall Street, Manchester.

AREA SURVEYED: Internal - Elevations.

Photograph No. 17.

Photograph No. 17 – This photograph shows that cracking to the front elevation is occurring.
This cracking would have occurred many years ago during the life of the building.

Photograph No. 18

Photograph No. 18 – Identifies the small mezzanine floor area.
It is important to point out that there is no evidence that the front elevation of the building is suffering as a result of ingress of water.

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BUILDING SURVEY: 32-34 Laystall Street, Manchester.

AREA SURVEYED: Internal – Elevations.

Photograph No. 19.

Photograph No. 19 – Highlights a section of the South West elevation internally.
All of the original cornice is in place and no evidence of ingress of water was recorded

Photograph No. 20

Photograph No. 20 – This photograph highlights an area located on the 2nd floor level. It was noted that all the original cornice remained in place. However there was some evidence of the ingress of water to the rear of the building – South East elevation. This a localised area where the roof can be temporary repaired until such times as the main contract is undertaken.

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BUILDING SURVEY: 32-34 Laystall Street, Manchester.

AREA SURVEYED: Internal – Elevations.

Photograph No. 21.

Photograph No. 21 – Indicates the rear wall of the building – South East elevation.
This elevation is in relatively good condition. However there is evidence of the ingress of water.

Photograph No. 22

Photograph No. 22 – This photograph highlights the rear elevation of the building – South East.
It is important to point out that there is no original cornice at this location.
There is however some evidence of ingress of water. This ingress is to be eliminated.
It is a matter of protecting the fabric of the building by eliminating the defective horizontal weathering surfaces.

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BUILDING SURVEY: 32-34 Laystall Street, Manchester.

AREA SURVEYED: Internal – Elevations.

Photograph No. 23.

Photograph No. 23 – This photograph again shows the front elevation of the internal walls.
There is no evidence of deterioration.
No evidence of existing cornicing in place.

Photograph No. 24

Photograph No. 24 – This photograph shows the 2nd floor level.
This area is in relatively good condition.
No evidence of any significant ingress of water was recorded.

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BUILDING SURVEY: 32-34 Laystall Street, Manchester.

AREA SURVEYED: Internal – Elevations.

Photograph No. 25.

Photograph No. 25 – This photograph highlights the rear of the building at the back of the mezzanine floor.
Significant ingress of water was recorded over a 10 -15 metre length of the wall.
This should be rectified as soon as possible in order to reduce the extent of the deterioration of the structure.

Photograph No. 26

Photograph No. 26 – Indicates the gable wall of the building.
It shows that the cornice is in place.
The windows are solidly secured and no evidence of any significant ingress of water.

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BUILDING SURVEY: 32-34 Laystall Street, Manchester.

AREA SURVEYED: Internal – Elevations.

Photograph No. 27.

Photograph No. 27 – This photograph exposes the inside of the front door to the building.
The original door and frame are in poor condition; however the opening appears to be in good condition.

Photograph No. 28

Photograph No. 28 – This highlights the rear elevation of the wall.
As a result of the ingress of water the brick is starting to deteriorate.

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BUILDING SURVEY: 32-34 Laystall Street, Manchester.

AREA SURVEYED: Internal - Ground Floor.

Photograph No. 29.

Photograph No. 29 – Indicates where the large shutter doors are located in the front entrance of the building.
All of this area is in good condition with no significant evidence of deterioration.

Photograph No. 30

Photograph No. 30 – This photograph highlights one of the doors adjacent to the main entrance door. This area is in relatively good condition with no evidence of defects recorded.

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BUILDING SURVEY: 32-34 Laystall Street, Manchester.

AREA SURVEYED: Building No. 2 – Ground Floor.

Photograph No. 31.

Photograph No. 31 – Identifies the hall area of Building No.2.
This photograph shows that the original cornice is still in place.
It also highlights that heavy industrial plumbing was installed at some period in the buildings life.

Photograph No. 32

Photograph No. 32 – This photograph highlights a room to the rear of the ground floor level.
The original cornice is in place and there is no evidence of significant deterioration.

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BUILDING SURVEY: 32-34 Laystall Street, Manchester.

AREA SURVEYED: Building No. 2 - Internal Room/ Rear Elevation.

Photograph No. 33.

Photograph No. 33 – This photograph reveals an area where squatters were previous occupying.
The original cornice and ceiling are in good condition.

Photograph No. 34

Photograph No. 34 – This photograph indicates an area of concern. The down pipe is giving problems to the external wall.

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BUILDING SURVEY: 32-34 Laystall Street, Manchester.

AREA SURVEYED: External – North East Elevation/ North West Elevation.

Photograph No. 35.

Photograph No. 35 – This photograph reveals a close up of where areas of cornice and capping need to be weathered on a temporary basis.

Photograph No. 36.

Photograph No. 36 – Identifies a further close up of front parapet capping that requires detailed weathering on a temporary basis.

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BUILDING SURVEY: 32-34 Laystall Street, Manchester.

AREA SURVEYED: External – North West Elevation.

Photograph No. 37.

Photograph No. 37 – This photograph highlights that repairs to the horizontal weathering details are required on a temporary basis.
In my opinion extra security should also be installed to the windows to ensure that no unauthorised entry is gained from members of the general public.

Photograph No. 38.

Photograph No. 38 – This photograph reveals a section of the ornate details and unique brickwork. It is of the utmost importance that these bricks are protected until such times until the building is restored.

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BUILDING SURVEY: 32-34 Laystall Street, Manchester.

AREA SURVEYED: External – North West Elevation.

Photograph No. 39.

Photograph No. 39 – This photograph demonstrates the 3 number of entrance doors located on the ground floor.
In my opinion additional security should be put in place. Currently the metal has been pulled off the timber work and therefore there is a risk of squatters entering the property.

Photograph No. 40.

Photograph No. 40 – This photograph exposes past evidence where the building appears to have been struck by a vehicle.

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BUILDING SURVEY: 32-34 Laystall Street, Manchester.

AREA SURVEYED: External – North West Elevation.

Photograph No. 41.

Photograph No. 41 – Reveals a close up view of a round ornate terracotta pillar.
It also highlights the level of deterioration present.

Photograph No. 42.

Photograph No. 42 – This photograph highlights the level of deterioration present on the external façade of the building.

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BUILDING SURVEY: 32-34 Laystall Street, Manchester.

AREA SURVEYED: External – North West Elevation.

Photograph No. 43.

Photograph No. 43 – This photograph illustrates a close up view of the past damage to the horizontal sills.
This can be repaired as part of the temporary works by applying an appropriate clear weather proofing system.

Photograph No. 44.

Photograph No. 44 – This photograph indicates the entrance door.
In my opinion this door should be solidly secured thus eliminating any unauthorised access into the property.

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BUILDING SURVEY: 32-34 Laystall Street, Manchester.

AREA SURVEYED: External – North West Elevation.

Photograph No. 45.

Photograph No. 45 – This photograph highlights the extent of cracking on the building.
This is a result of the past ingress of water.
At the time of my survey I found very little evidence of ingress of water in particular to the front façade.
There is however issues to the rear as previously mentioned in the report.

Photograph No. 46.

Photograph No. 46 – This photograph shows a global view of the extent of mixture of colours which have been used on the building.
We have a combination of both buff terracotta ornate works and red hard wired cut brick.

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BUILDING SURVEY: 32-34 Laystall Street, Manchester.

AREA SURVEYED: External - North West and North East Elevation.

Photograph No. 47.

Photograph No. 47 – Highlights the cracking to a round pillar and also the extent of carbon on the buff brick.

Photograph No. 48.

Photograph No. 48 – This photograph illustrates a global view revealing the extent of various deteriorations to the brick work.

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CONCLUSION

Further to our survey and on a preliminary note following the site inspection carried out on March 28th, we can confirm on behalf of Consurv the following:

Cracking of the Building Façade -

- Given the fact that the building has been abused and used for various functions over its life, the ornate details to the front façade have survived relatively well.
- The deterioration and cracking to the various ornate elements of the building have been caused many years ago. This was determined by the presence of heavy city carbon.
- In our opinion, this cracking would appear to have existed more than 10 -15 years.
- Given the fact that carbon has been reduced and the production of carbon within the cities has reduced dramatically, this carbon would appear to have occurred many years ago.

Ingress of Water -

- It is of the utmost importance that any ingress of water is stopped.
- The localised areas of ingress of water mentioned in this report should be addressed immediately.

Cleaning of the External Façade -

- We would strongly recommend that no cleaning takes place to the building until such times that we are proceeding with the overall project.
- Building such as this, with very fine ornate terracotta works should only be cleaned a minimum of once in the buildings life.
- During Consurv's inspection, it was noted that some areas of the ornate terracotta on the building are fairly feeble.
- Cleaning buildings is a very contentious issue and should be addressed in a very sensitive manner.
- If we were to remove the graffiti from the external envelop of the building it would mean aggressive cleaning.
- This is something we are not prepared to do at this stage and it would contrive best conservation practice.

Roof -

- We would strongly recommend that temporary repairs of any areas of the roof that are not preforming to their designed function should be carried out.
- This work will include the cleaning of all down pipes ensuring that the building is draining rainwater adequately away.

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Security -

- In our opinion, there should be extra security added to some of the door openings and windows to ensure that there is no unauthorised access to the property.
- This will secure the property until such times planning is achieved.

Planning Approval -

- When the final plans are agreed and approved, a detailed close up examination of the external façade should be undertaken by Consurv.

Miscellaneous –

- Following the approval of planning, it is strongly recommended that Consurv proceed with completing a detailed schedule of works that will enhance the building and secure the façade for many years to come.
- A detailed cleaning proposal will be put forward, strictly in accordance with the Icomos Charter, the Washington Charter, and the Charter of Venice**.**
- This cleaning proposal will recommend that the building should be cleaned using a Rotec System. A Rotec System can be set to simply remove the city carbon and not the surface of the brick.
- Even though the bricks are wire cut brick (relatively hard), the buff architectural elements would appear to be slightly softer. Therefore, we would advise that it is vitally important that cleaning is carried out to the highest of standards with the most appropriate methodology.
- At no time should an acid based cleaner be used. Acid base cleaners would penetrate the surface of the structure and bleach the building. This process would also continually erode the brick particularly the soft buff details.
- In the early days all of the fine architectural details around the windows were cast in this buff material as it was very easy tooled. This statement cannot be said for the red brick. The red brick are wire cut and baked in the oven.

Overall -

- It is of extreme importance that the procedures recommended by Consurv are followed accordingly.
- Please see Appendix A of this document for Consurv's recommended repair methods.
- It is paramount to eliminate any areas where water is entering the building. It should be noted that for the most part the building is dry apart from the localised areas to the rear – South East Elevation.
- This rear elevation should be carefully examined; all of the down pipes cleared and made good and any windows or entrances to the building be closed up until such times that we have agreed a strategy of moving forward.

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CONSURV
Building Consultants

I hope the contents of this report will be of assistance and any further information you may need in relation to the information given in this document, please do not hesitate to contact me by e-mail info@consurv.ie or on my mobile **0035386-2572692**.

For and on behalf of Consurv,

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APPENDIX A

Recommended Methods for Repairs

The fact that this building is quite unique and has a very pronounced stance on Laystall St, every effort will be made to ensure that it is maintained to the highest degree of conservation.

Terracotta Details

The building, particularly the front elevation, is capped with a Terracotta Ornate cap which is typical of this unique period in architecture. It is important that every effort is made to ensure this detail is repaired with an appropriate repair system.

Consurv would recommend using a Remmers system or similar approved. Remmers manufacture a very good replication of repair mortars for Terracotta systems.

On this building, we have an open cell/porous type of terracotta cast at a low fire rate. Consurv have seen repair techniques carried out very successfully on other similar projects throughout the UK and Ireland.

After all repairs are complete, the stone will then be cleaned with a low viscosity Ibix or similar approved low abrasive cleaning technique to remove the carbon which has clung to the surface of the stone. If any aggressive cleaning is carried out on this building it will cause surface destruction and reduce the life expectancy of the weathering ability of the building.

All of the architectural details have been finished with brown or cream coloured terracotta so the same repair technique will be undertaken whenever a full assessment of the extent of damage is undertaken.

Windows

With regards to the existing windows, a window survey will also be undertaken post planning and subsequently a full detailed window schedule will be issued. Every effort will be made to retain the existing windows and doors to ensure that the external façade is not altered aesthetically.

Weathering

Good conservation practice encourages the upgrading of all horizontal weathering surfaces. Therefore, serious consideration should be given to using a minimum of code 6 lead on all of

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the horizontal weathering capping and details. Upgrading of the weathering surfaces will certainly extend the lifespan of the building for some considerable time to come. We propose to upgrade all capping and weathering where the building is currently suffering from continuous ingress of water.

Brickwork

The repair of the brickwork will be carried out on a brick by brick basis. It is important to note the style of the brickwork which is known as Flemish Garden bonding. This is also quite unique and an art that is being lost over the years, therefore every effort will be made to retain and repair. Any damaged brickwork will be repaired or replaced from a salvage source. Due to the fact that part of the building at the rear is being demolished, there will be adequate salvage for brick onsite to carry out the various repairs.

Summary

All of the repairs will be carried out in strict accordance with Consurv's recommendations, by using Remmers repair technique on the terracotta and brick. Damaged bricks will be replaced using a similar brick where necessary.

Samples of the terracotta will be sent to Remmers Manufacturers, where they will mimic as close as possible the aggregate and colour of the existing terracotta products and the same for the brickwork.

All of the horizontal weathering surfaces will be repaired and upgraded where necessary, with lead details to be applied in strict accordance with the Lead Sheet Association Guidelines.

A full window schedule will be prepared after outline planning permission is received and this will highlight where possible, all existing windows and doors will be retained.

Sandstone cills that are damaged will be repaired in-situ using a sandstone repair system also by Remmers or similar approved.

A full detailed survey highlighting the extent of repairs will be undertaken post planning/outline planning. Consurv will then carry out a full schedule of repairs, with the repair techniques issued to Manchester City Council for approval at that stage.

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