Condition Survey and Fabric & Repair Strategy

London Road Fire Station

50 London Road, Manchester, M1 2PH

For Allied London Fire Station Limited

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Contents

Condition Survey and Fabric & Repair Strategy

1. Introduction

2. Condition Survey
    2.2 External Elements
    2.3 Internal Areas
    2.4 Structural
    2.5 Engineering Services

3. Fabric and Repair Strategy
    3.1 External Elements
    3.2 Internal Areas

Appendix A: Condition of Engagement
Appendix B: Heritage Significance Plans
Appendix C: Window Condition Survey
Appendix D: External Elevations and Roof Survey
Appendix E: Investigation Works: Methodology

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1

Introduction

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1.0 INTRODUCTION

1.0.1 London Road Fire Station is a grade II* listed building which has been closed since the mid-1980s. It's positioned at the gateway to Manchester, opposite Piccadilly Station, so it's the first and the last building seen when you arrive or depart by train. It is simply one of the most significant projects in Manchester.

Scope of Report

1.0.2 OBI Property have been instructed to prepare a report detailing the existing internal and external condition of the property together with advising on the remedial repair works required to remedy any defects.

1.0.3 The following surveys have been commissioned as part of this exercise;

1.0.3.1 Quadriga were instructed to prepare a report on the condition of the existing windows and this can be found in Appendix C.

1.0.3.2 Total Access were instructed to prepare a condition survey of the external elevations and roof. A copy of the report can be found in Appendix D.

1.0.3.3 Levitt Bernstein were instructed to prepare a visual inspection and condition report of the internal spaces. A copy of the report is attached elsewhere in the planning submission.

1.0.3.4 Stephen Levrant Heritage Architecture were instructed to prepare a general methodology for undertaking intrusive investigation works in the building. A copy of the report can be found in Appendix E.

2

Condition Survey

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2.0 CONDITION SURVEY



2.1 General Description

2.1.1 London Road Fire Station is a 5-storey building including basement level with loadbearing walls, filler joist floors and timber rafters and trusses which is common for a building of its age. It has a combination of terracotta brick and red brick clad elevations with timber sash windows. The roof is predominantly pitched slate roof with mansard roof spaces. There are sections of flat roofs and domed turrets. The elevations have brick balconies to the external elevations and iron balustrades to the internal courtyard. Generally, the externals are in reasonable condition for the age of the property. Repair works are required to the property and it is the intention to proceed with all repair works listed in this report.

2.1.2 Internally the property has load bearing walls and combination of finishes, comprising but not limited to, decorative plaster cornices, skirtings, timber parquet flooring, quarry tiles, glazed brick tiles, glazed decorative tiles, elaborate and original joinery details. The wall linings show a catalogue of time with decorative wallpaper and paint finishes. Generally, the internal finishes are in poor/reasonable condition with repairs required throughout. The high significance areas are largely in reasonable/good condition with isolated repairs required.

2.2 External Elements

2.2.1 Roof

The roof predominantly comprises of a pitched slate roof with timber rafter structure. There are some areas of flat roof that are overlaid with lead covering or bitumen roof covering.

The pitched roof is clad with slate tiles. There are numerous rooflights that punch through the pitched slates. There are lead ridge details together with lead roof covering to the domed roofs and dormer windows. Brick chimneys penetrate the roof to all elevations. The roof has a parapet wall to the perimeter. The roof appears to be in a reasonable visual condition with isolated repairs required. Internally there is evidence of leaking, predominantly along the south and west elevation.

The brick chimneys are in reasonable condition although it is evident that there is moderate diagonal cracking through some of the mortar joints. Raking out and pointing the chimney stacks is required. Some of the chimney pots are missing or out of plum. Re-bedding the pots with new cement flaunching is required. Coping stones that surmounting the chimney stacks are displaced and will need to be reinstated prior to new cement flaunching.

Generally, the lead flashings and roof coverings are in good condition. In isolated areas lead flashing has dislodged, slipped or is missing. The lead flashing will require replacing to these isolated areas. Repointing will be required following re-securing the lead flashing.

The roof is enclosed by brick parapet walls. The mortar joints are cracked and spalled. Repointing will be required following re-securing the lead flashing. Isolated copings stones are displaced. The coping stones will require carefully removing along with the redundant mortar followed by the coping stones being reinstated.

The roof slates are in good condition, with some isolated slipped and cracked roof slates. The damaged roof slates will need to be replaced with new slate tiles together with new tile fixings.

The turrets are generally in good condition. Vegetation growth is prevalent on 1no. turret (as shown on the photographs), the parapet walls and several chimney stacks. All vegetation should be removed prior to repointing works.

Redundant fixtures and fittings have corroded causing damaged to brick surrounding bed joints and bricks. Removal of all redundant fixings is required prior to repointing.

The lead gutters are in good condition. It is noted that isolated areas of gutter have been impact damaged. Repairs of the gutter is required.

More modern interventions have been introduced to the roof comprising galvanised ventilation ductwork and cowls which are heavily corroded. These will required removing.

The roof lights are generally in poor condition and have been covered with plastic sheeting. There are several cracked glazing panes and noticeable leaks. Repairs are required to rooflights throughout.

2.2.2 Elevations

The elevations are predominately clad in a combination of terracotta brick and red brick with timber sash windows. There are stones balconies and ornate details along all elevations. There are several turrets and also a large watch tower. The elevations are generally in reasonable condition. The West elevation along Minshull Street South has suffered the worst.

Terracotta Stone
The terracotta stone details have lead flashing on top of the stonework. The lead has displaced in numerous areas and needs to be repaired. There are several hairline cracks in stonework often located above window heads which need to be monitored. There are open mortar joints in the stone that need to be repointed. There are several areas where the stone has spalled and chipped. Filling and reinstating the stone in these instances to the existing profile is required. Heavy soiling, moss and vegetation growth is evident along all elevations. All vegetation is required to be removed and the heavy stone is cleaned down.

Brickwork
The external elevations have brickwork inlays between the terracotta stone at 1st and 2nd floor. The internal courtyard elevations are all clad in red brick. The watch tower and part of the turrets are also constructed in red brick. The brickwork throughout is generally in good condition. There are isolated repairs required where redundant fixings have corroded. Where heavy weathering has taken course the brickwork and mortar is suffering from Calcite emanating from the mortar joints staining the brickwork. Clean down and dry out the brickwork required.

Downpipes
There are cast iron downpipes to the perimeter of the building. These are in particularly poor condition and in some instances have been replaced with black circular PVC pipework. Removing the black PVC downpipes and replacing with a new modern interpretation of the existing square downpipes is required. Where the existing cast iron pipes have been installed they have suffered surface corrosion. These are required to be repaired, treated and redecorated. Existing fixing brackets have failed and some temporary repairs have been installed. The temporary repairs should be removed and a more substantial fixing introduced. Wherever possible the existing fixings should be retained.

Stone Balconies
Please refer to Curtins structural report for detailed summary of condition and remedial works. The external stone balconies are in poor condition. There are numerous cracked coping stones and balustrades. These should be repaired. The concrete floor is heavily weathered and needs to be repaired/replaced. Drainage points are installed to the floor of the balconies which need to be cleared out and repaired to ensure they are free flowing

Internal Iron Balconies
Please refer to Curtins structural report for detailed summary of condition and remedial works. Generally, the cast iron balustrade and floor are in poor condition. The balustrade is to be redecorated and floor finish replaced. Concrete filler joists to be repaired.

There are redundant fixings comprising, screws, scaffolding anchor points, bolts aerials etc on all surfaces. These are to be removed and the surface repaired.

Redundant cables and trailing wires are fixed to the elevations. These are to be removed and the surface made good.

General Defects Schedule

A detailed survey was undertaken of the external elevations and roof of the building. A copy of the detailed report together with photographs can be seen in appendix D.

A summary of the external fabric is as follows:

General Defect	Recommendation
Cracked masonry	Investigate cause and repair/replace defective areas. Monitor for further movement.
Spalled masonry	Repair or replace spalled masonry.
Loss of section to masonry	Repair or replace affected masonry.
Open joints/friable mortar	Repoint as required.
Bulging/displaced masonry	Investigate cause and repair/replace as required. Monitor for further movement.
Granular deposits to masonry	Clean external stonework as required.
Elements with verticality out of plumb	Investigate cause and repair if required. Monitor for further movement.
Moss growth/Algae/Calcite staining	Investigate cause and clean as required.
Corroded structural steelwork	Treat surface corrosion/repair/replace as required.
Section loss/missing structural steelwork	Repair/reinstate structural steelwork as required.
Displaced/damaged/ineffective lead flashing	Repair or replace as required.
Areas of timber suffering wet rot	Replace affected timber.
Missing window bevels	Replace missing bevels.
Missing/damaged glass panes to windows and doors	Replace panes.
Defective paint finish to window and door frames	Remove defective paint coating and repaint.
Debonded/ineffective window sealant	Replace sealant.
Surface corrosion/defective paint finish to external ironmongery	Remove defective coating, treat surface corrosion and apply new surface coating.
Missing external ironmongery	Replace missing ironmongery as required.
Leaking guttering	Reinstate waterproofing to guttering as required.
Blocked guttering/drainage	Clear blockages.
Redundant fixings/fixing holes	Consider removal of fixings and repair of exposed fixing holes.
Broken/slipped roof tiles	Replace broken tiles, and reset and secure slipped tiles.

Loose chimney pots	Secure loose chimney pots.
Loose/displaced coping stones	Reset and secure coping.
Loss of section to concrete balcony decks	Repair loss of section to concrete.
Loose/redundant cables	Remove redundant cables/fixings and secure loose cables.
Vegetation growth	Remove vegetation.
Graffiti	Remove as required.

2.2.3 Windows

Window frames to the external elevations are of a well-seasoned hardwood construction, due to this fact most are of a good to fair condition. Wet rot has been identified in a small number of window cills and parting beads due to the degradation of the linseed sand mastic between the masonry and timber structures. As a recommendation to stop further decay to the external timber, all linseed sand mastic should be replaced. There are areas where dry rot is extensive and has resulted in timber frames structurally compromising the window.

The windows to the courtyard elevations are all casement in design and are constructed using softwood. As a result of sustained water ingress at the head of the window frame, wet rot damage to the head rails, cills and vertical joints is evident. Full replacement in areas identified with extensive wet rot is required, this is areas that have rendered the timber frame beyond practical repair.

Defects Schedule

A detailed survey was undertaken of all windows. A copy of the report together with photographs can be seen in appendix C.

A summary of the external fabric is as follows:

General Defect	**Recommendation**
Window inoperable, painted shut or missing cords	Overhaul windows and replace cords where required
Window beads failed	Replace sash beads
Wet rot, dry rot and timber decay	Splice damaged timber sections or replace window
Missing ironmongery	Replace ironmongery
Poor decoration	Redecorate
Broken glass panes	Replace window panes

2.3 Internal Areas

The decorative plaster cornices, skirtings, timber parquet flooring, quarry tiles, glazed brick tiles, glazed decorative tiles, elaborate and original joinery details are generally in poor/reasonable condition with repairs required throughout. The high significance areas are largely in reasonable/good condition with isolated repairs required.

Please refer to Levitt Bernstein's visual survey for photographic condition.

2.3.1 Joinery

General joinery comprises decorative walls, wall lining panels (particularly to the Coroners' Court), skirtings, architraves, picture rails, fire places handrails and decorative details. Typically, the joinery is in reasonable condition throughout. Where timber has been damaged either by wet rot or impact damage the timber should be spliced and repaired. Where timber is missing it shall be replaced.

There are several fire places that have been removed from the property and are stored on site which is documented in the heritage report. These fire places should be reinstated to the appropriate locations. Where fire places are missing these should be replaced with new to a similar design and type.

2.3.2 Walls

Water ingress has caused walls to bulge or plaster to fail completely. Generally, the plastered walls are in poor condition throughout and a level of plaster repair is required. In some heavily damaged areas the plaster will need to be hacked off and replaced.

Glazed brick tiles are generally in good condition although have be decorated (engine room, police station, ambulance bay and in isolated areas. The lead paint finish should be removed and the glazed finish reinstated. Heavy soiling is evident in areas and the bricks should be cleaned down.

Decorative finishes comprising wallpaper and paint are generally in poor condition. In the high significant areas, wallpaper should be carefully removed/repaired and reinstated and decorative wall finishes should be repaired and reinstated. Throughout the building the property shall be redecorated to the tenant's specification as detailed in the tenants design guide.

2.3.3 Ceilings

Lath and plastered ceilings are in poor condition. Isolated areas local to water ingress are damaged and will need to be repaired. The existing form and shape shall be reinstated. Cracking is evident throughout most ceilings which will need to be filled and sanded prior to redecoration.

2.3.4 Cornices

Decorative plaster cornices are in reasonable condition. Isolated damaged shall be repaired throughout the building as shown on the attached photographs. The cornices design and shape shall be restored.

2.3.5 Floors

Floor finishes on the upper floors generally comprise timber parquet flooring and red quarry tiles. The timber floors are typically in poor condition where they have been lifted and stacked in areas. The timber parquet flooring shall be reinstated where feasible. The quarry tiles are in reasonable condition. Where isolated impact damage is evident the tiles shall be removed and replaced.

Timber floorboards are exposed in some rooms of the upper floors and are in reasonable condition. Where missing timber planks or water damaged is evident the floorboards shall be replaced in isolation. Throughout the timber floorboards shall be cleaned down.

At ground floor there are more ornate finishes comprising brick tiles, terrazzo, timber parquet and quarry tiles. Typically, the finishes are in reasonable condition and in many areas have been overlaid with carpet. The floor finishes shall be repaired where required.

2.3.6 Fixtures and Fittings

There are several existing fixtures and fittings that shall be retained wherever possible, comprising light switches, light fittings, radiators, decorative stones and plaques as detailed in the Levitt Bernstein Fixtures and Fittings strategy.

2.4 Structural

Please refer to Structural Report prepared by Curtins.

2.5 Engineering Services

Please refer to M&E Report prepared by Crookes Walker Consulting.

3

Fabric and Repair Strategy

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3.0 FABRIC AND REPAIR STRATEGY

General Requirements

Prior to any repair works the contractors must provide a detailed method statement taking due regard to the methodology below together with the content provided in Stephen Levrant Heritage Architecture reports in appendix E.

All materials and workmanship shall be in accordance with the appropriate Eurocode or British Standard current at the time of tender, including those listed in this document, except that where the requirements of Eurocodes or British Standards are in conflict with this Document, the latter shall take precedence.

All workmanship shall be in strict accordance with all current British Standards Code of Practice and in particular, BS 7913 – Guide to Principles of the Conservation of Historic Buildings and BS 8000 workmanship series.

All work shall be carried out generally in accordance with the principles of relevant codes of practice current at the time of tender, including those referred to in this document.

All work undertaken in the building shall be executed in a manner so as to cause minimum disturbance to the historic building's fabric.

Areas surrounding working locations should be protected from potential damage during any works. Protection methods might include plywood panels, tarps and plastic sheets.

Ensure provision and maintenance of special protective measures, such as boarding, screens and barriers necessary to keep the building secure and to prevent damage to, or theft of, significant items. The adopted means of protection are to be secured to battens fixed to mortar joints and not to facing brick or window frames, joinery, cornices, skirting, tiles or architectural features

The contractor shall prevent damage to any fittings or equipment in the property. The contractor shall provide and maintain during the execution of the works incidental shoring, strutting, needling and other supports as may be necessary to preserve the stability of existing structures.

All works should be performed by a contractor with proven experience with the material or work and experience of working with historic buildings. All works shall be completed in the most careful manner preventing unnecessary destruction of adjacent surfaces and materials.

The Contractor's method statement shall include a detailed programme, giving full details of:

a) the type and quantity of all the equipment that is proposed to be used on site,
b) the order of carrying out the repair works,
c) the detailed and dimensioned layout of the locations of repair works to be carried out.

The landlord together with the landlords appointed Surveyor/Architect should agree on the appropriate materials and techniques before any work proceed.

A sample repair shall be undertaken for approval by the design team and any relevant authorities.

3.1 External Elements

3.1.1 Roof slate replacement / repairs

Where a roof slate has cracked or dislodged the contractor is to carefully remove the damaged slate and dispose of from site by hand.

The adjoining slates and roof shall be protected with appropriate roof ladders and timber boards where required.

The existing tile fixings shall be removed and new fixings installed to support the new tiles.

The new tiles shall be installed to the same size, colour and type as the existing.

3.1.2 Gutter repairs

The full extent of the gutter failure shall be investigated prior to repairing.

The contractor is to protect the adjoining areas where required. Any leaking or potential water ingress during the works shall be considered. The contractor is to redirect any water to prevent any further damage, details to be agreed with the landlords Surveyor/Architect.

The existing gutter lining is to be determined prior to any works commencing. The material shall match the existing finish.

Carefully remove a single section of gutter in its entirety and retaining the adjoining sections

Allow for installing new timbers and structure to match the existing.

Install new lead lining to the gutters to the same profile and design as the existing.

3.1.3 Lead flashing repair / replacement

The following approach to repair / replacement shall be followed:

Carefully remove the section of lead flashing that has displaced, damaged and or is missing.

Rake out the mortar joint with appropriate hand tools.

Install new lead flashing where required to match existing.

Allow for installing new mortar to secure the lead in place.

The adjoining building fabric is to be protected during the works with suitable proprietary protection.

3.1.4 Replace chimney pots

Where a chimney pot has displaced the contractor shall carefully remove the cement flaunching and set aside the chimney pots by hand.

The chimney pots shall be reinstated to a suitable position installed on a new bed of cement flaunching to match the existing.

3.1.5 Re-secure coping stones

The sequence of works shall be agreed with the Contract Administrator prior to works commencing. An outline method should be as follows:

1. Agree repair type with Contract Adminstrator and photograph areas to be cut out.
2. Cut out mortar joints with hand tools.
3. Remove copings stones
4. Remove cramps if not to be retained.
5. Treat cramps to be retained.
6. Deep point open joints to face.
7. Clean retained brickwork.
8. Carry out consolidation as required.
9. Carry out repairs: Photograph areas to be repaired. Choose colour of mortar.
10. Deep point joints for depth of repair and grout voids.
11. Apply colour wash to repairs and retained stone as required and carry out final cleaning.

Where coping stones have displaced or are lose and have lost adhesion to the mortar the contractor shall carefully remove the coping stones and set aside for reuse.

Remove the mortar from the coping stones and parapet walls with appropriate hand tools. Ensure there is a suitable key prior to reinstating.

Reinstate the coping stones to the same location and position. The mortar shall be installed to the same thickness as previously installed.

3.1.6 Replacing sections of masonry

Sections of cracked or damaged masonry that is beyond repair shall be replaced. The contractor shall install the appropriate supports, bracing or ties to the adjoining structure prior to works commencing.

The sequence of works shall be agreed with the Contractor Administrator prior to works commencing. An outline method should be as follows:

1. Agree repair type with Contract Administrator and photograph areas to be cut out.
2. Cut out renewals.
3. Remove cramps if not to be retained.
4. Treat cramps to be retained.
5. Deep point open joints to face.
6. Clean retained brickwork.
7. Carry out consolidation as required.
8. Carry out repairs: Photograph areas to be repaired. Choose colour of mortar.
9. Deep point joints for depth of repair and grout voids.
10. Apply colour wash to repairs and retained stone as required and carry out final cleaning.

The contractor shall carefully remove the section of damaged masonry. The mortar joints shall be raked out using hand tools to loosen the masonry.

The damaged masonry shall be removed.

A petrographic assessment shall be undertaken to ensure the replacement masonry will match the existing.

New masonry will be installed to the same size colour and character as the existing.

3.1.7 Masonry restoration or repair

Where an ornate masonry detail has been impact damaged or is missing an isolated repair will be undertaken.

Scope of repair to be determined based on defect.

3.1.8 Repointing and cement Flaunching

A mortar sample shall be undertaken on the required area to determine the existing make up.

The contractor shall install new mortar to match the existing. Repair mortar should be as dry as possible.

Lime mortar shall be installed with syringes where restricted. Fill cavities and cracks with mortar in layers of no more than 6mm thick. Build up the layers of mortar to flush with the surface of adjacent stonework, but do not attempt to recreate mouldings. Mortar should be well compressed. Treat deep cavities with slurry of repair mortar prior to filling. Protect the layers against wind and sunlight to ensure that repair remains damp for at least three days. Cover the repair with damp cotton wool wads and hessian sacking.

1. Existing mortar shall be raked out using hand tools.
2. Rake out joints to a depth of at least 25mm or more if the old mortar has perished.
3. Remove loose particles to make a good key for the new mortar.

4. Press the new mortar well into the joints to assist adhesion and to ensure that no voids are left.
5. Fill joints with new mortar and finish slightly recessed from the general face of the brickwork so that the mortar does not encroach upon the irregular arrisses or spread over any worn or rounded edges of the bricks or stone.

3.1.9 Cleaning masonry

Before work begins the Contractor shall provide protection to windows, window frames, doors, door frames, finishes and similar built in items and the protection measures shall be agreed with the Contract Administrator prior to works commencing.

The contractor is to undertake a sample clean prior for approval.

Thoroughly clean down the external masonry by initially wetting the surface of masonry with cold clean water, followed by one full spray of a neutral PH detergent. Agitate if necessary and rinse off with low pressure cold water after a suitable dwell time. Clean down the existing masonry.

Stubborn areas to receive one further application. If this fails brush and scrape off surplus moss and algae using phosphor bronze brushes and nylon or wood spatulas.

3.1.10 Redecoration

All surrounding areas are to be fully protected from paint splash marks prior to redecorating, the method of protection shall be agreed and approved by the Contract Administrator prior to commencement of the works.

The existing surfaces to be redecorated shall be stripped of any lead paint.

All surfaces will be filled and primed prior to redecoration.

Redecoration will be undertaken to the architect's specification or in line with tenant design guide.

3.1.11 Removing redundant fixing cables and vegetation

Before work begins the Contractor shall remove all surface attachment (signs, notices, fittings etc.), all items to be agreed with the landlords appointed Surveyor/Architect prior to commencement. The method of removal shall be such as to avoid damage.

All surface attachments shall be carefully stored during the course of the works.

The Contractor's proposed method shall be such that no damage is caused to sounding structure, finishes or furnishings.

All vegetation shall be remove from the building. Dampened temporary wood wedges or other approved method to assist removal shall be used. Where growths cannot be removed completely without disturbing masonry seek instructions. Cut out a section of stem as close to the ground as possible. Peel bark back from stump and apply herbicide paste. leave stump to wither

Redundant fixings holes to be repaired with Lime mortar and agreed with landlords Surveyor/Architect.

3.1.12 Replace Downpipes

The damaged or missing downpipes shall be replaced. The circular pvc downpipes shall be removed.

The existing downpipes and fixings shall be carefully removed.

New downpipes shall be installed to replicate the existing shape and form. New fixings shall be installed to support the downpipe. All fixings shall be into the mortar joint.

3.2 Internal Areas

3.2.1 Joinery repairs

All damaged sections of original joinery shall be carefully removed in one section to enable the suitable repair to be undertaken in isolation and not to damage any adjoining finishes. Where joinery is permanently fixed a suitable splice repair shall be undertaken as detailed on the Architects drawings.

All new joinery shall be installed to the same profile, detail and finish as previous.

Timber splice, splay and fillers shall be used as detailed in the repair schedules. All new joinery shall be sloping splice to provide large surface area to be glued. Brass anchor screws shall be used to make an appropriate fixing into the existing timber. Existing methods of fixing shall be used, i.e joint pegs, wedging, biscuit joints.

Missing timber sections shall be reinstated to the same specification. Harwood timbers shall be used to all existing areas previously.

All timber fireplaces shall be reinstated to the existing fireplaces as detailed on the Architect's drawings.

3.2.2 Plaster repairs

The contractor is to carefully remove any damaged or loose plaster with hand tools to a suitable area to be agreed by the design team.

The wall shall be rubbed down cleared of any loose debris and prepared prior to installing new plaster finish.

A bonding course shall be installed to the damaged area of plaster prior to a new skim finish.

The finish of all plaster repairs shall be flush to provide a level surface which matches

the appearance of the surrounding finishes.

Where plaster is missing to a large section of wall, the contractor can allow for lining the walls in plasterboard prior to installing a new skim finish.

3.2.3 Ceiling repairs

The contractor is to carefully cut back a square section of damaged ceiling with hand tools to a suitable area to be agreed by the design team. The ceiling shall be cut to the supporting timbers/joists.

The contractor is to install new plasterboard mechanically fixed to the existing timbers. The ceiling is to be patched repaired with a skim finish feathered into the existing ceiling.

The finish of all plaster repairs shall be flush to provide a level surface which matches the appearance of the surrounding finishes.

Where a large section of plastered ceiling is damaged and or missing, the contractor can allow for removing the existing ceiling and installing a new plasterboard ceiling throughout the room. Extent to be agreed by the design team. All cornices to be protected and retained.

3.2.4 Repairs to glazed brickwork and tiles

Chips/scuffs to glazed brickwork generally are to be repaired. Remove all minor projections; loose material etc

Patch primer bare surfaces using primer appropriate to the material being coated (ceramic - biscuit). Material and colour to be confirmed by the architect with at least two full coats of glaze as the finish.

The colours and finished texture are to be applied by the specialist to match samples to be prepared for the approval of the Contract Administrator. The colours and finish may vary throughout the building to match individual specifications. The benchmark shall be that it is indistinguishable from the glazed brick adjoining the repair.

3.2.5 Paint Removal

All lead paint shall be removed from the existing decorative tile, structure and timber.

A specialist contractor shall provide a detailed method statement to be agreed prior to removal by the design team.

All finishes, structure and timber shall not be damaged during the removal of paint. Sharp abrasive tools shall be avoided to prevent scratching.

3.2.6 Decorative plaster cornices

Damaged cornices are to be reinstated to their original condition. On site mould shall be taken to form the new section of coving. The existing damaged coving shall be carefully spliced with the new mould to provide a seamless finish.

Care to be taken over final tending and finishing off. Texture repairs to match adjacent plasterwork by working over with hessian, spatulas, plaster modelling and sculpture tools to the approval of the Contract Administrator.

3.2.7 Flooring

All existing carpet floor finish will be remove from site to determine the full extent of any repairs. Ornate finishes such as tiles, terrazzo, brick and timber parquet floor shall be retained and repaired.

The parquet flooring shall be salvaged and reinstated wherever possible. The locations and extent of flooring shall be agreed by the design team before installation. Photographs of the existing flooring shall be taken prior to works commencing. The parquet flooring will be sanded down, filled, oiled and sealed where shown on the architects plans.

Terrazzo flooring and tiles shall be repaired and cleaned down. Any heavily damaged or missing tiles shall be reinstated. Patch primer bare surfaces using primer appropriate to the material being coated (ceramic - biscuit). Material and colour to be confirmed by the architect with at least two full coats of glaze as the finish.

The colours and finished texture are to be applied by the specialist to match samples to be prepared for the approval of the Contract Administrator. The colours and finish may vary throughout the building to match individual specifications. The benchmark will be that it is indistinguishable from the adjoining original finish.

4

Appendix A: Condition of Engagement

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CONDITIONS OF ENGAGEMENT & STANDARD TERMS OF BUSINESS

SCHEDULE OF CONDITION

1.0 GENERAL

1.1 These terms and conditions form part of our formal proposal, which is set out in the proposal. In the event of any conflict between these terms and any other terms proposed these terms shall apply.

1.2 We will use reasonable skill, care and diligence in the performance of the services and will be liable only to the extent that we have breached this obligation. Our liability shall be Limited to such proportion of your losses as is fair and reasonable having regard to the extent of our responsibility for the same.

1.3 If you fail to make payment in accordance with the terms of our proposal we may, upon seven days written notice to you, suspend performance of services until such outstanding amounts are paid in full. We shall have no liability for delay or damage caused by such suspension.

1.4 Our agreement with you shall be subject to English law and any disputes referred to the English Courts.

2.0 SCOPE OF INSPECTION

2.1 The survey will be restricted to inspecting the property to enable the Surveyor to compile a schedule of the visible condition of the property as seen at the time of inspection.

2.2 The cause of defects will not be commented upon and, unless otherwise instructed, advice in respect of the effect of defects on the proposed or current use of the property will not be given.

2.3 Unless otherwise deemed necessary, the Schedule will consist of written descriptions of the condition of the premises. Any photographs included will be purely to help in the descriptive process and not included to stand alone.

3.0 LIMITATIONS OF INSPECTION

3.0.1 The inspection will be Limited to the demised premises shown on the documents provided; where plans are not available to the Surveyor, the Surveyor will make assumptions as to the extent of the demise and state these in the Report.

3.0.2 Inspections of the ceiling and floor voids of buildings with fully accessible suspended ceilings and fully accessible raised access floors will be made in selected locations where it is possible to do so without causing damage or inconvenience to occupiers.

3.0.3 The Surveyor will inspect as much of the surface area as is practicable, and will lift loose floor boards and trap doors where accessible. However, unless otherwise instructed, he will not raise fixed floor boards or inspect those areas of the property that are covered, unexposed, or not readily accessible. Unless otherwise instructed, the inspection will therefore exclude both the roof space, if there is no, or no reasonably accessible roof hatch, and the outer surfaces of the roof if they cannot be seen. Similarly, inaccessible roofs over 3m above ground level will not be inspected unless the services of a contractor have been authorised at the direct expense of the Client.

3.0.4 The Surveyor will not lift carpets, move fittings or heavy items of furniture or attempt to lift other than lightweight manhole covers. Any areas covered by these items will not therefore be inspected unless specifically instructed when the services of a contractor will be required at the direct expense of the Client.

3.1 Specialist Consultants

3.1.1 Testing and advice on service installations such as electrical, heating and plumbing is not within the scope of our qualifications. Where the Surveyor believes that more extensive testing is required, he will recommend the instruction of the appropriate consultant on behalf of the Client. All consultants, contractors or other professionals required during the course of the work will be instructed on behalf of the Client who will be responsible for the direct payment of their fees and expenses.

3.2 Sampling & Testing

3.2.1 We will not test the drainage system unless specifically instructed, as this will involve the services of a contractor at the direct expense of the Client.

3.2.2 We will not carry out, neither will we arrange for the carrying out, of sampling and testing to establish the level of radon gas present within the building or to establish whether or not there are contaminates present in the soil or sub-strata. Unless otherwise instructed, we will not arrange for any concrete testing to be carried out and thus may be unable to confirm the presence of high alumina cement, calcium chloride as an admixture to concrete, carbonation of concrete or insufficient depth of concrete cover to reinforcement. If we have reason to believe because of the age or type of the construction, or the defects present, that testing should be undertaken, we will advise you accordingly. We will charge an additional fee for organising these tests.

3.3 Deleterious Materials

Unless otherwise instructed, we will not arrange testing for the presence of other materials which may be considered deleterious (e.g., asbestos, lead based paints, calcium chloride, or other such materials not readily identified by visual inspection). These tests and reports can be organised upon receipt of your specific instructions. We will charge an additional fee for organising these tests.

3.4 Health & Safety Audits

3.4.1 Unless otherwise instructed, we will not carry out or arrange to be carried out an audit to check the premises for current or future compliance with the Workplace (Health, Safety and Welfare) Regulations 1992. These checks and reports can be organised upon receipt of your specific instructions. We will charge an additional fee for organising these checks. Should we become aware of any element in the premises which might contravene the Regulations we will bring it to the client's attention and recommend that an assessment be carried out. However, we are not experts in Health and Safety and we can therefore assume no liability in respect of compliance by the present or future occupier of the premises.

3.5 Disabled Access Audits

3.5.1 Unless otherwise instructed we will not carry out or arrange to be carried out an Access Audit under the Disability Discrimination Act 1995.

3.6 Exclusions

3.6.1 The Client acknowledges that all risks and liabilities relating to toxic mould and asbestos howsoever arising remain with the client and the client shall take such steps as it deems necessary to insure against or otherwise address such risks and liabilities.

4.0 DISBURSEMENTS

4.1 All consultants, contractors and other professionals required during the course of the survey will be instructed on behalf of the Client, who will be responsible for the direct payment of their fees, costs and expenses.

4.2 Our quoted fee does not include for colour printing/ copying of the report because we are unable to quantify the amount of copying required prior to our inspection. Colour copying/ printing will be charged in addition to the fee quoted.

4.3 Unless otherwise advised by us, our fee has been calculated on the basis of a single visit to the building. If, due to matters outside of our control, we have to make a second or subsequent visit to site, due to full access not being available as informed, we reserve the right to charge an additional fee for abortive time. Similarly, if we are instructed to carry out exploratory works, or to visit Planning or Building Regulation Departments, then we reserve the right to charge an additional fee on a similar basis.

5.0 FEES

5.1 Our fees will be as detailed in our letter confirming our appointment.

5.2 Unless otherwise agreed, our fee invoice will be submitted with the report for direct payment by the Client. If, for any reason, the survey is cancelled, our fees will be become immediately payable on a quantum merit basis.

5.3 Where specialists need to be appointed, this will be a direct appointment from you at an additional fee on a basis to be agreed.

5.4 Unless otherwise agreed, additional fees will become payable for the agreement of the Schedule of Condition with the other party; fees for these duties shall be agreed in advance of undertaking the work. Unless otherwise instructed, the Surveyor will assume that if he is instructed to agree the Schedule of Condition he is accordingly instructed to witness that agreement on behalf of the Client by signing the Schedule "OBI Property LIMITED".

5.5 The following charge-out rates would be applied to any additional duties that may be required on a time and expense basis:

Personnel	**£/hour**
Partner	£150
Associate Partner	£120
Senior Surveyor	£90
Surveyor	£70
Graduate Surveyor	£60

6.0 CONFIDENTIALITY

6.1 The report is provided for the sole use of the named Client and is confidential to the Client and his professional advisers. OBI Property LIMITED accepts responsibility to the Client alone for the stated purposes that the report will be prepared with the skill, care and diligence reasonably to be expected of a competent qualified Surveyor, but accepts no responsibility whatsoever to any other person other than the Client himself. Any such person relies upon the report at his own risk.

7.0 COMPLAINTS

7.1 In accordance with the Royal Institution of Chartered Surveyors Rules of Conduct, we confirm there is a complaints handling procedure for addressing any issues, a copy of which is available on request.

-END-

5

Appendix B: Heritage Significance Plans

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Manchester
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10.3 Significance Plans

The conclusions formulated from the Assessment of Significance are processed into a graphical representation in the Significance Plans. In particular, the Plans show the significance of the structure, openings and aesthetic elements (such as walls, partitions, joinery, staircases, etc.).

Architectural elements were hatched and significance is expressed according to the following colours:

- High: Parts or elements of special interest that are fundamental to the design concept of the building and/or parts that play a major role in its 'historical time line';
- Considerable: Parts or elements of special interest that are specific to the vocabulary of the building and/or parts that play a considerable role in its 'historical time line';
- Lower: Elements of some or little special architectural or historic interest, but that contribute to the vocabulary of the building as a whole and its historical time line;
- None/Detrimental: Parts or elements that do not have special interest; or are visually intrusive; or detract from the intactness of the building; or are of poor craftsmanship quality.

Drawings List:

SP01BF- Basement Floor
SP02GF- Ground Floor
SP03FF- First Floor
SP04SF- Second Floor
SP05TF- Third Floor
SP06R- Roof

© Stephen Levrant Heritage Architecture Ltd



General Notes

1. Please note that information used to produce these drawings is provided by others. A measured survey has not been provided. Heritage Architecture can not be held responsible for any inaccuracies that may exist. Do not scale the drawings. All dimensions should be verified on site prior commencement of works.
2. This drawing is to be read in conjunction with all related architect / engineers drawings / details and all other relevant information.

Legend

- High Significance
- Considerable Significance
- Lower Significance
- None/Detrimental
- Not Accessible (N/A) assumed significance based on archival documents
  - openings
  - walls
  - cornices

X.X.X — Room Number / Flat / Floor

X.XX — Room Number / Floor

Special notes:

- (FP) Early fireplace and surrounding
- Evidence of fireplace blocked in later date
- Removed fireplaces and surroundings

Client
Manchester City Council
Job
London Road Fire Station
Job Number
1862
Title
Significance Plans - Basement Floor
Drawing Number
SP01-BF
Scale
NTS
Date
20 May 2010
Drawn By / Revised By
FC, CP & DB/SL



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F: 0208 748 4992



General Notes

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2. This drawing is to be read in conjunction with all related architect / engineers drawings / details and all other relevant information.

Legend

- High Significance
- Considerable Significance
- Lower Significance
- None/Detrimental
- Not Accessible (N/A) assumed significance based on archival documents
  - openings
  - walls
  - cornices

X.X.X — Room Number / Flat / Floor

X.XX — Room Number / Floor

Special notes:

- (FP) Early fireplace and sourrounding
- Evidence of fireplace blocked in later date
- Removed fireplaces and surroundings

Client

Manchester City Council

Job

London Road Fire Station

Job Number

1862

Title

Significance Plans - Ground Floor

Drawing Number

SP02-GF

Scale

NTS

Date

20 May 2010

Drawn By / Revised By

FC, CP & DB/SL



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General Notes

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2. This drawing is to be read in conjunction with all related architect / engineers drawings / details and all other relevant information.

Legend

- High Significance
- Considerable Significance
- Lower Significance
- None/Detrimental
- Not Accessible (N/A) assumed significance based on archival documents
  - openings
  - walls
  - cornices

X.X.X — Room Number / Flat / Floor

X.XX — Room Number / Floor

Special notes:

- (FP) Early fireplace and sourrounding
- Evidence of fireplace blocked in later date
- Removed fireplaces and surroundings

Client

Manchester City Council

Job

London Road Fire Station

Job Number

1862

Title

Significance Plans - First Floor

Drawing Number

SP03-1F

Scale

NTS

Date

20 May 2010

Drawn By / Revised By

FC, CP & DB/SL



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General Notes

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2. This drawing is to be read in conjunction with all related architect / engineers drawings / details and all other relevant information.

Legend

- High Significance
- Considerable Significance
- Lower Significance
- None/Detrimental
- Not Accessible (N/A) assumed significance based on archival documents
  - openings
  - walls
  - cornices

X.X.X — Room Number / Flat / Floor

X.XX — Room Number / Floor

Special notes:

- (FP) Early fireplace and sourrounding
- Evidence of fireplace blocked in later date
- Removed fireplaces and surroundings

Client

Manchester City Council

Job

London Road Fire Station

Job Number

1862

Title

Significance Plans - Second Floor

Drawing Number

SP04-2F

Scale

NTS

Date

20 May 2010

Drawn By / Revised By

FC, CP & DB/SL



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General Notes

1. Please note that information used to produce these drawings is provided by others. A measured survey has not been provided. Heritage Architecture can not be held responsible for any inaccuracies that may exist. Do not scale the drawings. All dimensions should be verified on site prior commencement of works.
2. This drawing is to be read in conjunction with all related architect / engineers drawings / details and all other relevant information.

Legend

- High Significance
- Considerable Significance
- Lower Significance
- NoneDetrimental
- Not Accessible (N/A) assumed significance based on archival documents
  - openings
  - walls
  - cornices

X.X.X — Room Number / Flat / Floor

X.XX — Room Number / Floor

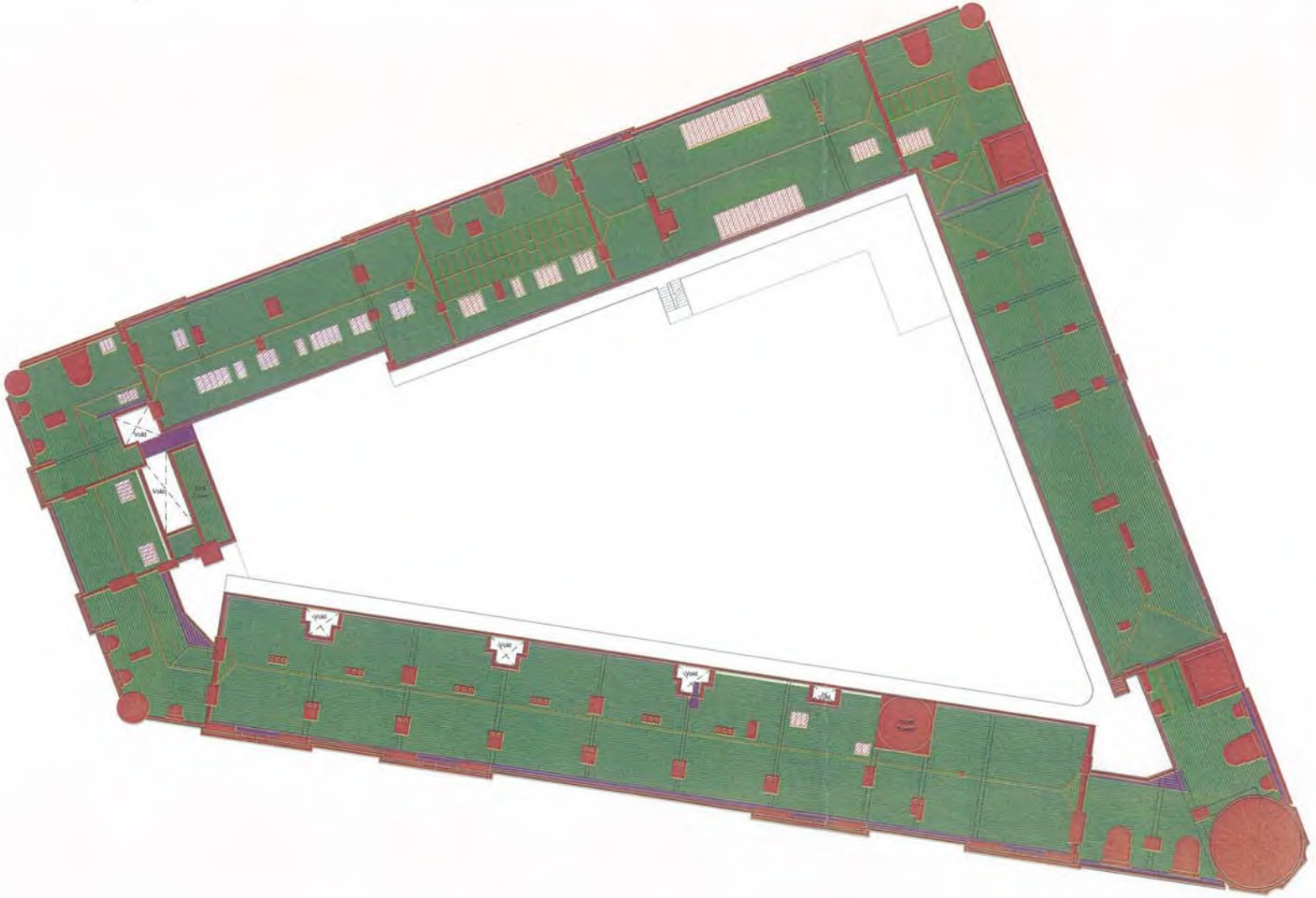
Special notes:

- (FP) Early fireplace and sourrounding
- Evidence of fireplace blocked in later date
- Removed fireplaces and surroundings

Client
Manchester City Council
Job
London Road Fire Station
Job Number
1862
Title
Significance Plans - Third Floor
Drawing Number
SP05-3F
Scale
NTS
Date
20 May 2010
Drawn By / Revised By
FC, CP & DB/SL



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General Notes

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2. This drawing is to be read in conjunction with all related architect / engineers drawings / details and all other relevant information.

Legend

- High Significance
- Considerable Significance
- Lower Significance
- None/Detrimental
- Not Accessible (N/A) assumed significance based on archival documents
- openings
- walls
- cornices

X.X.X — Room Number / Flat / Floor

X.XX — Room Number / Floor

Special notes:

- FP — Early fireplace and sourrounding
- Evidence of fireplace blocked in later date
- Removed fireplaces and surroundings

Client

Manchester City Council

Job

London Road Fire Station

Job Number

1862

Title

Significance Plans - Roof

Drawing Number

SP06-R

Scale

NTS

Date

20 May 2010

Drawn By / Revised By

FC, CP & DB/SL



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6

Appendix C: Window Condition Survey

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WINDOW CONDITION SURVEY

Quadriga

AT

LONDON ROAD FIRE STATION

Prepared for:

OBI Property
80 Mosley Street
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M2 3FX

Telephone: 0161 237 1717
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Date: 19th September 2016

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FILE ADDRESS: - W:\Contracts\Quadriga Contracts Limited\2016\West\C16 4762 London Road Fire Station,Manchester\11.Reports\London Road Station Survey\London Road Station Survey.docx

CONTENTS

1 INTRODUCTION 3
1.1 ORIGIN OF THE REPORT 3
1.2 EXTENT OF SURVEY 3
1.3 PROCEDURES 3
2 TESTING PROCEDURES 3
2.2 LIMITATIONS 3
2.3 PAINT TESTING 4
3 FINDINGS 4
3.1 EXTERNAL ELEVATIONS 4
3.2 COURTYARD ELEVATIONS 4
3.3 PAINT TESTING 4
4 APPENDIX 1 – WINDOW DEFECTS SCHEDULE 5
5 APPENDIX 2 – PAINT REPORT 6
6 APPENDIX 3 –PLAN DRAWINGS 1
7 APPENDIX 4 - PHOTOGRAPHS 2

1 INTRODUCTION

1.1 Origin of the report

1.1.1 We were commissioned by OBI Property to undertake a timber condition survey of the windows located at London Road Fire Station.

1.1.2 The survey is based upon a brief outlined in the Quadriga Contracts Limited quotation reference Q16/5448/W dated 16th June 2016.

1.1.3 The survey/investigation was carried out over a 5-day period.

1.1.4 The overall purpose of this testing and investigation was to determine the existing condition of the timber windows, so as to enable improvement works to be formulated and specified; and it was required in reporting that the assessment of condition of the elements be made; that any defects should be noted and appropriate remedial works should be suggested.

1.2 Extent of Survey

1.2.1 The survey was requested to record current defects to 630 accessible windows of varying design over all floors.

1.3 Procedures

1.3.1 All works were carried out in accordance with the method statements submitted by Quadriga Contracts Limited, and in compliance with statutory, company and client safety policies and regulations.

1.3.2 The survey was carried out with due regard for the safety, health and welfare of all on site staff.

2 TESTING PROCEDURES

2.1.1 A visual survey was carried out to assess missing elements and visual signs of rot or decay.

2.1.2 A probe test was carried out with a sharp narrow screw driver to assess any soft/decayed timber particularly at timber joints.

2.1.3 A physical operation of casements to assess functionality of hinges.

2.1.4 A photographic record of windows to 1st, 2nd and 3rd floor to both external elevations and courtyard. – See Appendix 4

2.1.5 The above was subsequently placed on a schedule showing defects found to each individual window. See Appendix 1

2.2 Limitations

2.2.1 A number of windows were inaccessible due to being blocked off and the presence of asbestos. See Appendix 3

2.3 Paint Testing

2.3.1 Paint samples were collected from the windows and doors and sent to BLC in Northampton for laboratory analysis looking for the presence of Lead. The results of which can be found in Appendix 2.

2.3.2 Paint was sent to Johnston's Paint in Bolton for colour matching. – See Appendix 2

3 FINDINGS

3.1 External Elevations

3.1.1 Window frames to the external elevation are of a well-seasoned hardwood construction, due to this fact most are of a good to fair condition. Wet rot has been identified in a small number of window cills and parting beads due to the degradation of the linseed sand mastic between the masonry and timber structures. As a recommendation to stop further decay to the external timber, all linseed sand mastic should be replaced. A thorough inspection of the external windows should be carried out when scaffold is in place. There are areas where dry rot is extensive and has resulted in timber frames structurally compromising the window. Our recommendation for these areas is full replacement. See Appendix 1

3.2 Courtyard Elevations

3.2.1 The windows to the courtyard elevations are all casement in design and are constructed using soft wood. As a result of sustained water ingress at the head of the window frame, wet rot damage to the head rails, cills and vertical joints is evident. We would recommend a full replacement in areas identified with extensive wet rot, this is areas that have rendered the timber frame beyond practical repair. – See Appendix 1

3.3 Paint Testing

3.3.1 Off site testing found the presence of Lead within the existing paint to both frames and doors – See Appendix 2

3.3.2 The safest way of dealing with lead paint is not to attempt to remove it, but rather to encapsulate it within a new coating. This also has the benefit of preserving what may well be a historic pain layer. If removal is unavoidable, steps will need to be taken to reduce the risk of lead dust or fumes getting into the air. Blowtorches should never be used, as this creates toxic lead fumes. Sanding should use wet sandpaper, but liquid or gel paint strippers are usually a better choice. Workers should wear disposable gloves and overalls, and a dust make fitted with a P2 filter. Industrial-grad vacuum cleaners fitted with P2 cartridge filters should be used for clearing waste, and all surfaces where dust can settle should be wiped down.

4 APPENDIX 1 – Window Defects Schedule

Window Number	Window Design/Description	Nominal Structural Opening (WidthXHeight)	Condition	Ironmongery (Number of Items missing or defective)	Finish	Glazing	Recommended Repair	Notes
London Rd External Elevation								
E3001	Casement, 1 opener, curved head detail	2430x1200	FAIR		PAINT	Replace 3 panes	Remove opener and ease to fit. Strip, fill defects and redecorate	
E3002	Double Action Sliding Sash	1020x1970	POOR	2	PAINT		Overhaul window replacing cords, parting and sash beads, replace damaged timber sections, any missing ironmongery and redecorate	
E3003	Double Action Sliding Sash	1020x1970	FAIR	2	PAINT		Remove opener and Ease to fit. Strip, fill defects replace missing ironmongery and redecorate	
E3004	Double Action Sliding Sash	1020x1970	POOR	2	PAINT	Replace 1 pane	Overhaul window replacing cords, parting and sash beads, replace damaged timber sections, any missing ironmongery and redecorate	
E3005	Double Action Sliding Sash	1020x1970	POOR	2	PAINT	Replace 1 pane	Overhaul window replacing cords, parting and sash beads, replace damaged timber sections, any missing ironmongery and redecorate	
E3006	Double Action Sliding Sash	1020x1970	POOR	2	PAINT	Replace 1 pane	Overhaul window replacing cords, parting and sash beads, replace damaged timber sections, any missing ironmongery and redecorate	
E3007	Double Action Sliding Sash	1020x1970	POOR	2	PAINT	Replace 2 panes	Overhaul window replacing cords, parting and sash beads, replace damaged timber sections, any missing ironmongery and redecorate	
E3008	Double Action Sliding Sash	1020x1970	POOR	2	PAINT	Replace 1 pane	Overhaul window replacing cords, parting and sash beads, replace damaged timber sections and missing ironmongery and redecorate	
E3009	Double Action Sliding Sash	1020x1970	POOR	2	PAINT	Replace 1 pane	Overhaul window replacing cords, parting and sash beads, replace damaged timber sections and missing ironmongery and redecorate	
E3010	Double Action Sliding Sash	444X1980	FAIR	1	PAINT	Replace 1 pane	Remove opener and ease to fit. Strip, fill defects, replace any missing ironmongery and redecorate	
E3011	Double Action Sliding Sash	1070X1980	POOR	2	PAINT		Overhaul window replacing cords, parting and sash beads, replace damaged timber sections and missing ironmongery and redecorate	

E3012	Double Action Sliding Sash	44X1980	FAIR	2	PAINT		Remove opener and ease to fit. Strip, fill defects, replace any missing ironmongery and redecorate	
E3013	Double Action Sliding Sash	1020X1980	GOOD	2	PAINT		Strip, fill defects, replace any missing ironmongery and repaint	
E3014	Double Action Sliding Sash	1020X1980	FAIR	2	PAINT	Replace 2 pane	Remove opener and ease to fit. Strip, fill defects, replace any missing ironmongery and redecorate	
E3015	Double Action Sliding Sash	1020X1980	FAIR	2	PAINT	Replace 2 pane	Remove opener and ease to fit. Strip, fill defects, replace any missing ironmongery and redecorate	
E3016	Double Action Sliding Sash	1020X1980	FAIR	2	PAINT	Replace 2 pane	Remove opener and ease to fit. Strip, fill defects, replace any missing ironmongery and redecorate	
Window Number	**Window Design/Description**	**Nominal Structural Opening** **(WidthXHeight)**	**Condition**	**Ironmongery** **(Number of Items missing or defective)**	**Finish**	**Glazing**	**Recommended Repair**	**Notes**
E3017	Double Action Sliding Sash	1020X1980	FAIR	2	PAINT	Replace 1 pane	Remove opener and ease to fit. Strip, fill defects, replace any missing ironmongery and redecorate	
E3018	Double Action Sliding Sash	1020X1980	POOR	2	PAINT		Overhaul window replacing cords, parting and sash beads, replace damaged timber sections and missing ironmongery and redecorate	
E3019	Double Action Sliding Sash	1020X1980	POOR	2	PAINT		Overhaul window replacing cords, parting and sash beads, replace damaged timber sections and missing ironmongery and redecorate	
E3020	Double Action Sliding Sash	1020X1980	FAIR	2	PAINT	Replace 1 pane	Remove opener and ease to fit. Strip, fill defects, replace any missing ironmongery and redecorate	
E3021	Casement, 1 opener, curved head detail	2430x1200	FAIR		PAINT	Replace 1 panes	Remove opener and ease to fit. Strip, fill defects and redecorate	
E3022	Circle casement 1 center opener	1063 diameter	POOR		PAINT		Overhaul window, replace damaged timber sections, redecorate	Center opener is metal
E3023	Double Action Sliding Sash	1200x1700	GOOD				Strip, fill defects and repaint	
E3024	Circle casement 1 center opener	1063 diameter	GOOD				Strip, fill defects and repaint	Center opener is metal
Fairfield Street External Elevation								
E3025	Double Action Sliding Sash	1050x2050	FAIR	2	PAINT		Remove opener and ease to fit. Strip, fill defects, replace any missing ironmongery and redecorate	

E3026	Double Action Sliding Sash	1050x2050	FAIR	2	PAINT		Remove opener and ease to fit. Strip, fill defects, replace any missing ironmongery and redecorate	
E3027	Double Action Sliding Sash	1050x2050	FAIR	2	PAINT		Remove opener and ease to fit. Strip, fill defects, replace any missing ironmongery and redecorate	
E3028	Double Action Sliding Sash	1050x2050	FAIR	2	PAINT		Remove opener and ease to fit. Strip, fill defects, replace any missing ironmongery and redecorate	
E3029	Double Action Sliding Sash	1050x2050	FAIR	2	PAINT		Remove opener and ease to fit. Strip, fill defects, replace any missing ironmongery and redecorate	
E3030	Double Action Sliding Sash	1200x1740	FAIR	2	PAINT	Replace 1 pane	Remove opener and ease to fit. Strip, fill defects, replace any missing ironmongery and redecorate	
E3031	Double Action Sliding Sash	600x1800	REPLACE				Full window replacement	Extensive dry rot present in sashes and box, beyond practicable repair
E3032	Double Action Sliding Sash	600x1800	REPLACE				Full window replacement	Extensive dry rot present in sashes and box, beyond practicable repair
E3033	Double Action Sliding Sash	748x1480	FAIR	2	PAINT		Remove opener and ease to fit. Strip, fill defects, replace any missing ironmongery and redecorate	
E3034	Double Action Sliding Sash	1024x1994	FAIR	2	PAINT		Remove opener and ease to fit. Strip, fill defects, replace any missing ironmongery and redecorate	
Window Number	**Window Design/Description**	**Nominal Structural Opening** **(WidthXHeight)**	**Condition**	**Ironmongery** **(Number of Items missing or defective)**	**Finish**	**Glazing**	**Recommended Repair**	**Notes**
E3035	Double Action Sliding Sash	1024x1994	POOR	2	PAINT		Overhaul window, replace damaged timber sections and ironmongery and redecorate	
E3036	Double Action Sliding Sash	870x1500	POOR	2	PAINT	Replace 2 panes	Overhaul window, replace damaged timber sections and ironmongery and redecorate	
E3037	Double Action Sliding Sash	100x1157	GOOD	2		Replace 1 pane	Strip, fill defects replace missing ironmongery and repaint	
E3038	Double Action Sliding Sash	872x1521	GOOD	2		Replace 1 pane	Strip, fill defects replace missing ironmongery and repaint	
E3039	Double Action Sliding Sash	872x1521	FAIR	2	PAINT		Remove opener and ease to fit. Strip, fill defects, replace any missing ironmongery and redecorate	
E3040	Double Action Sliding Sash	1239x2098	POOR	2	PAINT		Overhaul window, replace damaged timber sections and ironmongery and redecorate	

E3041	Double Action Sliding Sash	1257x2084	POOR	2	PAINT	Replace 3 panes	Overhaul window, replace damaged timber sections and ironmongery and redecorate	
E3042	Double Action Sliding Sash	870x1524	POOR	2	PAINT	Replace 4 panes	Overhaul window, replace damaged timber sections and ironmongery and redecorate	
E3043	Double Action Sliding Sash	1262x2053	POOR	2	PAINT	Replace 2 panes	Overhaul window, replace damaged timber sections and ironmongery and redecorate	
E3044	Double Action Sliding Sash	1262x2053	POOR	2	PAINT		Overhaul window, replace damaged timber sections and ironmongery and redecorate	
E3045	Double Action Sliding Sash	1262x2053	POOR	2	PAINT		Overhaul window, replace damaged timber sections and ironmongery and redecorate	
E3046	Double Action Sliding Sash	1262x2053	POOR	2	PAINT		Overhaul window, replace damaged timber sections and ironmongery and redecorate	
E3047	Double Action Sliding Sash	1300x2100	POOR	2	PAINT		Overhaul window, replace damaged timber sections and ironmongery and redecorate	
E3048	Double Action Sliding Sash	1300x2100	POOR	2	PAINT	Replace 4 panes	Overhaul window, replace damaged timber sections and ironmongery and redecorate	
E3049	Double Action Sliding Sash	1300x2100	POOR	2	PAINT		Overhaul window, replace damaged timber sections and ironmongery and redecorate	
E3050	Double Action Sliding Sash	1300x2100	POOR	2	PAINT		Overhaul window, replace damaged timber sections and ironmongery and redecorate	
E3051	Double Action Sliding Sash	1300x2100	POOR	2	PAINT		Overhaul window, replace damaged timber sections and ironmongery and redecorate	
E3052	Double Action Sliding Sash	1300x2100	POOR	2	PAINT	Replace 1 pane	Overhaul window, replace damaged timber sections and ironmongery and redecorate	
E3053	Double Action Sliding Sash	1300x2100	POOR	2	PAINT		Overhaul window, replace damaged timber sections and ironmongery and redecorate	
E3054	Double Action Sliding Sash	1300x2100	POOR	2	PAINT		Overhaul window, replace damaged timber sections and ironmongery and redecorate	
Window Number	**Window Design/Description**	**Nominal Structural Opening** **(WidthXHeight)**	**Condition**	**Ironmongery** **(Number of Items missing or defective)**	**Finish**	**Glazing**	**Recommended Repair**	**Notes**

E3055	Double Action Sliding Sash	1050x1600	POOR	2	PAINT		Overhaul window, replace damaged timber sections and ironmongery and redecorate	
E3056	Double Action Sliding Sash	1300x2100	POOR	2	PAINT		Overhaul window, replace damaged timber sections and ironmongery and redecorate	
E3057	Double Action Sliding Sash	1300x2100	POOR	2	PAINT		Overhaul window, replace damaged timber sections and ironmongery and redecorate	
E3058	Double Action Sliding Sash	1050x1600	POOR	2	PAINT		Overhaul window, replace damaged timber sections and ironmongery and redecorate	
E3059	Double Action Sliding Sash	1300x2100	POOR	2	PAINT		Overhaul window, replace damaged timber sections and ironmongery and redecorate	
E3060	Double Action Sliding Sash	1300x2100	POOR	2	PAINT		Overhaul window, replace damaged timber sections and ironmongery and redecorate	
E3061	Double Action Sliding Sash	1300x2100	POOR	2	PAINT	Replace 1 pane	Overhaul window, replace damaged timber sections and ironmongery and redecorate	
E3062	Double Action Sliding Sash	1300x2100	POOR	2	PAINT	Replace 1 pane	Overhaul window, replace damaged timber sections and ironmongery and redecorate	
E3063	Double Action Sliding Sash	1050x1600	POOR	2	PAINT		Overhaul window, replace damaged timber sections and ironmongery and redecorate	
E3064	Double Action Sliding Sash	1300x2100	POOR	2	PAINT		Overhaul window, replace damaged timber sections and ironmongery and redecorate	
E3065	Double Action Sliding Sash	1300x2100	POOR	2	PAINT	Replace 1 pane	Overhaul window, replace damaged timber sections and ironmongery and redecorate	
E3066	Double Action Sliding Sash	1050x1600	FAIR	2	PAINT		Remove opener and ease to fit. Strip, fill defects, replace any missing ironmongery and redecorate	
MInshull Street External Elevation								
E3067	Double Action Sliding Sash	1100 Diameter	REPLACE				Full window replacement	Extensive dry rot present in sashes and box, beyond practicable repair
E3068	Double Action Sliding Sash	1100 Diameter	FAIR	2	PAINT	Replace 1 pane	Remove opener and ease to fit. Strip, fill defects, replace any missing ironmongery and redecorate	
E3069	Double Action Sliding Sash	1100 Diameter	FAIR	2	PAINT		Remove opener and ease to fit. Strip, fill defects, replace any missing ironmongery and redecorate	

E3070	Double Action Sliding Sash	1114x2030	FAIR	2	PAINT		Remove opener and ease to fit. Strip, fill defects, replace any missing ironmongery and redecorate	
E3071	Double Action Sliding Sash	1200x2050	REPLACE				Full window replacement	Extensive dry rot present in sashes and box, beyond practicable repair
E3072	Double Action Sliding Sash	1200x2050	REPLACE				Full window replacement	Extensive dry rot present in sashes and box, beyond practicable repair
Window Number	**Window Design/Description**	**Nominal Structural Opening (WidthXHeight)**	**Condition**	**Ironmongery (Number of Items missing or defective)**	**Finish**	**Glazing**	**Recommended Repair**	**Notes**
E3073	Double Action Sliding Sash	1200x2050	REPLACE				Full window replacement	Extensive dry rot present in sashes and box, beyond practicable repair
E3074	Double Action Sliding Sash	1200x2050	REPLACE				Full window replacement	Extensive dry rot present in sashes and box, beyond practicable repair
E3075	Double Action Sliding Sash	1200x2050	POOR	2	PAINT		Overhaul window, replace damaged timber sections and ironmongery and redecorate	
E3076	Double Action Sliding Sash	1100 Diameter	FAIR	2	PAINT	Replace 2 panes	Remove opener and ease to fit. Strip, fill defects, replace any missing ironmongery and redecorate	
E3077	Double Action Sliding Sash	1100 Diameter	REPLACE				Full window replacement	Extensive dry rot present in sashes and box, beyond practicable repair
Whitworth Street External Elevation								
E3078	Double Action Sliding Sash	1300x1800	FAIR	2	PAINT		Remove opener and ease to fit. Strip, fill defects, replace any missing ironmongery and redecorate	
E3079	Double Action Sliding Sash	500x2000	FAIR		PAINT		Remove opener and ease to fit. Strip, fill defects and redecorate	
E3080	Double Action Sliding Sash	1200x2000	FAIR		PAINT		Remove opener and ease to fit. Strip, fill defects and redecorate	
E3081	Double Action Sliding Sash	500x2000	FAIR		PAINT		Remove opener and ease to fit. Strip, fill defects and redecorate	
E3082	Double Action Sliding Sash	1200x2000	REPLACE				Full window replacement	Extensive dry rot present in sashes and box, beyond practicable repair
E3083	Double Action Sliding Sash	1200x2000	REPLACE				Full window replacement	Extensive dry rot present in sashes and box, beyond practicable repair

E3084	Double Action Sliding Sash	1100x2000	REPLACE	As existing	PAINT		Full window replacement	Extensive dry rot present in sashes and box, beyond practicable repair
E3085	Double Action Sliding Sash	1100x2000	FAIR		PAINT		Remove opener and ease to fit. Strip, fill defects and redecorate	
E3086	Double Action Sliding Sash	1100x2000	FAIR		PAINT		Remove opener and ease to fit. Strip, fill defects and redecorate	
E3087	Double Action Sliding Sash	1100x2000	FAIR		PAINT		Remove opener and ease to fit. Strip, fill defects and redecorate	
E3088	Double Action Sliding Sash	1100x2000	FAIR	1	PAINT		Remove opener and ease to fit. Strip, fill defects, replace any missing ironmongery and redecorate	
E3089	Double Action Sliding Sash	1100x2000	FAIR	2	PAINT		Remove opener and ease to fit. Strip, fill defects, replace any missing ironmongery and redecorate	
Window Number	**Window Design/Description**	**Nominal Structural Opening** **(WidthXHeight)**	**Condition**	**Ironmongery** **(Number of Items missing or defective)**	**Finish**	**Glazing**	**Recommended Repair**	**Notes**
E3090	Double Action Sliding Sash	500x2000	FAIR	2	PAINT		Remove opener and ease to fit. Strip, fill defects, replace any missing ironmongery and redecorate	
E3091	Double Action Sliding Sash	1200x2000	POOR	2	PAINT	Replace 5 panes	Overhaul window, replace damaged timber sections and ironmongery and redecorate	
E3092	Double Action Sliding Sash	500x2000	FAIR	1	PAINT		Remove opener and ease to fit. Strip, fill defects, replace any missing ironmongery and redecorate	
E3093	Double Action Sliding Sash	1200x2000	FAIR	3	PAINT	Replace 7 panes	Remove opener and ease to fit. Strip, fill defects, replace any missing ironmongery and redecorate	
E3094	Double Action Sliding Sash	1200x2000	FAIR	1	PAINT	Replace 2 panes	Remove opener and ease to fit. Strip, fill defects, replace any missing ironmongery and redecorate	
E3095	Double Action Sliding Sash	500x2000	POOR	1	PAINT	Replace 3 panes	Overhaul window, replace damaged timber sections and ironmongery and redecorate	
E3096	Double Action Sliding Sash	1100x2000	POOR	1	PAINT	Replace 1 panes	Overhaul window, replace damaged timber sections and ironmongery and redecorate	
E3097	Double Action Sliding Sash	1100x2000	POOR	3	PAINT		Overhaul window, replace damaged timber sections and ironmongery and redecorate	
E3098	Double Action Sliding Sash	500x2000	FAIR	2	PAINT		Remove opener and ease to fit. Strip, fill defects, replace any missing ironmongery and redecorate	

E3099	Double Action Sliding Sash	1100x2000	POOR	3	PAINT	Replace 1 pane	Overhaul window, replace damaged timber sections and ironmongery and redecorate	
E3100	Double Action Sliding Sash	1100x2000	POOR	1	PAINT		Overhaul window, replace damaged timber sections and ironmongery and redecorate	
E3101	Double Action Sliding Sash	1100x2000	POOR	3	PAINT	Replace 1 panes	Overhaul window, replace damaged timber sections and ironmongery and redecorate	
E3102	Double Action Sliding Sash	1100x2000	FAIR	2	PAINT		Remove opener and ease to fit. Strip, fill defects, replace any missing ironmongery and redecorate	
E3103	Double Action Sliding Sash	1100x2000	POOR		PAINT		Overhaul window, replace damaged timber sections, redecorate	
E3104	Double Action Sliding Sash	1100x2000	POOR	1	PAINT		Overhaul window, replace damaged timber sections and ironmongery and redecorate	
E3105	Double Action Sliding Sash	1100x2000	FAIR	2	PAINT	Replace 3 panes	Remove opener and ease to fit. Strip, fill defects, replace any missing ironmongery and redecorate	
E3106	Double Action Sliding Sash	1100x2000	FAIR	2	PAINT		Remove opener and ease to fit. Strip, fill defects, replace any missing ironmongery and redecorate	

Window Number	**Window Design/Description**	**Nominal Structural Opening (WidthXHeight)**	**Condition**	**Ironmongery (Number of Items missing or defective)**	**Finish**	**Glazing**	**Recommended Repair**	**Notes**
London Road Courtyard Elevation								
C3001	Casement window 1 Opening lights	1330x1728	REPLACE	AS EXISTING	PAINT	AS EXISTING	Full window replacement	Extensive Wet rot present in head rail, jambs and vertical joints. Beyond practicable repair
C3002	Casement window 1 Opening lights	1330x1728	REPLACE	AS EXISTING	PAINT	AS EXISTING	Full window replacement	Extensive Wet rot present in head rail, jambs and vertical joints. Beyond practicable repair
C3003	Casement window 4 Opening lights	669x1392	REPLACE	AS EXISTING	PAINT	AS EXISTING	Full window replacement	Extensive Wet rot present in head rail, jambs and vertical joints. Beyond practicable repair

C3004	Casement window 2 Opening lights	1330x1726	REPLACE	AS EXISTING	PAINT	AS EXISTING	Full window replacement	Extensive Wet rot present in head rail, jambs and vertical joints. Beyond practicable repair
C3005	Casement window 2 Opening lights	981x1400	REPLACE	AS EXISTING	PAINT	AS EXISTING	Full window replacement	Extensive Wet rot present in head rail, jambs and vertical joints. Beyond practicable repair
C3006	Casement window 4 Opening lights	950x1390	REPLACE	AS EXISTING	PAINT	AS EXISTING	Full window replacement	Extensive Wet rot present in head rail, jambs and vertical joints. Beyond practicable repair
C3007	Casement window 2 Opening lights	1317x1738	REPLACE	AS EXISTING	PAINT	AS EXISTING	Full window replacement	Extensive Wet rot present in head rail, jambs and vertical joints. Beyond practicable repair
C3008	Casement window 4 Opening lights	665x1400	REPLACE	AS EXISTING	PAINT	AS EXISTING	Full window replacement	Extensive Wet rot present in head rail, jambs and vertical joints. Beyond practicable repair
C3009	Casement window 4 Opening lights	1283x1740	REPLACE	AS EXISTING	PAINT	AS EXISTING	Full window replacement	Extensive Wet rot present in head rail, jambs and vertical joints. Beyond practicable repair
C3010	Casement window 2 Opening lights	1313x1741	REPLACE	AS EXISTING	PAINT	AS EXISTING	Full window replacement	Extensive Wet rot present in head rail, jambs and vertical joints. Beyond practicable repair
Window Number	**Window Design/Description**	**Nominal Structural Opening (WidthXHeight)**	**Condition**	**Ironmongery (Number of Items missing or defective)**	**Finish**	**Glazing**	**Recommended Repair**	**Notes**
C3011	Casement window 2 Opening lights	661x1401	REPLACE	AS EXISTING	PAINT	AS EXISTING	Full window replacement	Extensive Wet rot present in head rail, jambs and vertical joints. Beyond practicable repair
C3012	Casement window 4 Opening lights	645x1412	REPLACE	AS EXISTING	PAINT	AS EXISTING	Full window replacement	Extensive Wet rot present in head rail, jambs and vertical joints. Beyond practicable repair
C3013	Casement window 6 Opening lights	1330x1731	REPLACE	AS EXISTING	PAINT	AS EXISTING	Full window replacement	Extensive Wet rot present in head rail, jambs and vertical joints. Beyond practicable repair
C3014	Casement window 2 Opening lights	2014x1729	REPLACE	AS EXISTING	PAINT	AS EXISTING	Full window replacement	Extensive Wet rot present in head rail, jambs and

								vertical joints. Beyond practicable repair
C3015	Casement window 6 Opening lights	660x1364	REPLACE	AS EXISTING	PAINT	AS EXISTING	Full window replacement	Extensive Wet rot present in head rail, jambs and vertical joints. Beyond practicable repair
C3016	Casement window 6 Opening lights	2000x1730	REPLACE	AS EXISTING	PAINT	AS EXISTING	Full window replacement	Extensive Wet rot present in head rail, jambs and vertical joints. Beyond practicable repair
C3017	Casement window 2 Opening lights	668x1398	REPLACE	AS EXISTING	PAINT	AS EXISTING	Full window replacement	Extensive Wet rot present in head rail, jambs and vertical joints. Beyond practicable repair
C3018	Casement window 4 Opening lights	664x1400	REPLACE	AS EXISTING	PAINT	AS EXISTING	Full window replacement	Extensive Wet rot present in head rail, jambs and vertical joints. Beyond practicable repair
C3019	Casement window 4 Opening lights	1392x1388	REPLACE	AS EXISTING	PAINT	AS EXISTING	Full window replacement	Extensive Wet rot present in head rail, jambs and vertical joints. Beyond practicable repair
C3020	Casement window 2 Opening lights	702x1352	REPLACE	AS EXISTING	PAINT	AS EXISTING	Full window replacement	Extensive Wet rot present in head rail, jambs and vertical joints. Beyond practicable repair
Fairfield Street Courtyard Elevation								
Window Number	**Window Design/Description**	**Nominal Structural Opening (WidthXHeight)**	**Condition**	**Ironmongery (Number of Items missing or defective)**	**Finish**	**Glazing**	**Recommended Repair**	**Notes**
C3021	Casement window 2 Opening lights	728x1359	REPLACE	AS EXISTING	PAINT	AS EXISTING	Full window replacement	Extensive Wet rot present in head rail, jambs and vertical joints. Beyond practicable repair
C3022	Casement window 2 Opening lights	704x1344	REPLACE	AS EXISTING	PAINT	AS EXISTING	Full window replacement	Extensive Wet rot present in head rail, jambs and vertical joints. Beyond practicable repair
C3023	Casement window 2 Opening lights	743x1345	REPLACE	AS EXISTING	PAINT	AS EXISTING	Full window replacement	Extensive Wet rot present in head rail, jambs and vertical joints. Beyond practicable repair
C3024	Casement window 2 Opening lights	2000x1850	REPLACE	AS EXISTING	PAINT	AS EXISTING	Full window replacement	Extensive Wet rot present in head rail, jambs and vertical joints. Beyond practicable repair

C3025	Casement window Opening lights	2000x1850	POOR	2	PAINT	Replace 1 panes	Overhaul window, replace damaged timber sections and ironmongery and redecorate	
C3026	Casement window 3 Opening lights	3979x1720	POOR	2	PAINT	Replace 1 panes	Overhaul window, replace damaged timber sections and ironmongery and redecorate	
C3027	Casement window 2 Opening lights	2013x1722	POOR	1	PAINT		Overhaul window, replace damaged timber sections and ironmongery and redecorate	
C3028	Casement window 2 Opening lights	675x1392	POOR	2	PAINT		Overhaul window, replace damaged timber sections and ironmongery and redecorate	
C3029	Casement window 4 Opening lights	668x1390	POOR	3	PAINT		Overhaul window, replace damaged timber sections and ironmongery and redecorate	
C3030	Casement window 6 Opening lights	1320x1733	POOR	1	PAINT		Overhaul window, replace damaged timber sections and ironmongery and redecorate	
C3031	Casement window 2 Opening lights	2016x1729	REPLACE	AS EXISTING	PAINT	AS EXISTING	Full window replacement	Extensive Wet rot present in head rail, jambs and vertical joints. Beyond practicable repair
C3032	Casement window 1 Opening lights	746x1421	REPLACE	AS EXISTING	PAINT	AS EXISTING	Full window replacement	Extensive Wet rot present in head rail, jambs and vertical joints. Beyond practicable repair
C3033	Casement window 3 Opening lights	746x1421	POOR		PAINT	Replace panes	Overhaul window, replace damaged timber sections, redecorate	
C3034	Casement window 4 Opening lights	310x1480	REPLACE	AS EXISTING	PAINT	AS EXISTING	Full window replacement	Extensive Wet rot present in head rail, jambs and vertical joints. Beyond practicable repair
Window Number	**Window Design/Description**	**Nominal Structural Opening (WidthXHeight)**	**Condition**	**Ironmongery (Number of Items missing or defective)**	**Finish**	**Glazing**	**Recommended Repair**	**Notes**
C3035	Casement window 4 Opening lights	2000x1725	POOR	2	PAINT		Overhaul window, replace damaged timber sections and ironmongery and redecorate	
C3036	Casement window 4 Opening lights	1322x1731	POOR	2	PAINT		Overhaul window, replace damaged timber sections and ironmongery and redecorate	
C3037	Casement window 2 Opening lights	1325x1731	POOR	4	PAINT		Overhaul window, replace damaged timber sections and ironmongery and redecorate	

C3038	Casement window 2 Opening lights	1998x1726	POOR	1	PAINT		Overhaul window, replace damaged timber sections and ironmongery and redecorate	
C3039	Casement window 2 Opening lights	742x1416	POOR	2	PAINT		Overhaul window, replace damaged timber sections and ironmongery and redecorate	
C3040	Casement window 2 Opening lights	742x1416	REPLACE	AS EXISTING	PAINT	AS EXISTING	Full window replacement	Extensive Wet rot present in head rail, jambs and vertical joints. Beyond practicable repair
C3041	Casement window 2 Opening lights	2027x1739	POOR	2	PAINT		Overhaul window, replace damaged timber sections and ironmongery and redecorate	
C3042	Casement window 6 Opening lights	1329x1739	POOR	2	PAINT		Overhaul window, replace damaged timber sections and ironmongery and redecorate	
C3043	Casement window 2 Opening lights	1329x1737	REPLACE	AS EXISTING	PAINT	AS EXISTING	Full window replacement	Extensive Wet rot present in head rail, jambs and vertical joints. Beyond practicable repair
C3044	Casement window 2 Opening lights	1333x1729	REPLACE	AS EXISTING	PAINT	AS EXISTING	Full window replacement	Extensive Wet rot present in head rail, jambs and vertical joints. Beyond practicable repair
C3045	Casement window 6 Opening lights	2031x1732	REPLACE	AS EXISTING	PAINT	AS EXISTING	Full window replacement	Extensive Wet rot present in head rail, jambs and vertical joints. Beyond practicable repair
C3046	Casement window 4 Opening lights	758x1412	REPLACE	AS EXISTING	PAINT	AS EXISTING	Full window replacement	Extensive Wet rot present in head rail, jambs and vertical joints. Beyond practicable repair
C3047	Casement window 2 Opening lights	758x1412	POOR	2	PAINT	Replace panes	Overhaul window, replace damaged timber sections and ironmongery and redecorate	
Minshull Street Courtyard Elevation								
C3048	Casement window 2 Opening lights	2015x1736	REPLACE	AS EXISTING	PAINT	AS EXISTING	Full window replacement	Extensive Wet rot present in head rail, jambs and vertical joints. Beyond practicable repair
Window Number	**Window Design/Description**	**Nominal Structural Opening (WidthXHeight)**	**Condition**	**Ironmongery (Number of Items missing or defective)**	**Finish**	**Glazing**	**Recommended Repair**	**Notes**
C3049	Casement window 2 Opening lights	1341x1732	REPLACE	AS EXISTING	PAINT	AS EXISTING	Full window replacement	Extensive Wet rot present in head rail, jambs and

								vertical joints. Beyond practicable repair
C3050	Casement window 2 Opening lights	1400x1800	REPLACE	AS EXISTING	PAINT	AS EXISTING	Full window replacement	Extensive Wet rot present in head rail, jambs and vertical joints. Beyond practicable repair
C3051	Casement window 2 Opening lights	1400x1800	REPLACE	AS EXISTING	PAINT	AS EXISTING	Full window replacement	Extensive dry rot present in sashes and box, beyond practicable repair
C3052	Casement window 2 Opening lights	850x850	REPLACE	AS EXISTING	PAINT	AS EXISTING	Full window replacement	Extensive dry rot present in sashes and box, beyond practicable repair
Whitworth Street Courtyard Elevation								
C3053	Casement window 2 Opening lights	1000x1300	POOR		PAINT	Replace 2 panes	Overhaul window, replace damaged timber sections, redecorate	
C3054	Casement window 2 Opening lights	1000x1300	POOR	2	PAINT		Overhaul window, replace damaged timber sections and ironmongery and redecorate	
C3055	Casement window 2 Opening lights	750x1400	REPLACE	AS EXISTING	PAINT	AS EXISTING	Full window replacement	Extensive Wet rot present in head rail, jambs and vertical joints. Beyond practicable repair
C3056	Casement window 2 Opening lights	750x1400	REPLACE	AS EXISTING	PAINT	AS EXISTING	Full window replacement	Extensive Wet rot present in head rail, jambs and vertical joints. Beyond practicable repair
C3057	Casement window 2 Opening lights	Cant access	REPLACE	AS EXISTING	PAINT	AS EXISTING	Full window replacement	Extensive Wet rot present in head rail, jambs and vertical joints. Beyond practicable repair
C3058	Casement window 2 Opening lights	800x1400	REPLACE	AS EXISTING	PAINT	AS EXISTING	Full window replacement	Extensive Wet rot present in head rail, jambs and vertical joints. Beyond practicable repair
C3059	Casement window 2 Opening lights	800x1400	REPLACE	AS EXISTING	PAINT	AS EXISTING	Full window replacement	Extensive Wet rot present in head rail, jambs and vertical joints. Beyond practicable repair
Window Number	**Window Design/Description**	**Nominal Structural Opening (WidthXHeight)**	**Condition**	**Ironmongery (Number of Items missing or defective)**	**Finish**	**Glazing**	**Recommended Repair**	**Notes**
C3060	Casement window 2 Opening lights	800x1400	REPLACE	AS EXISTING	PAINT	AS EXISTING	Full window replacement	Extensive Wet rot present in head rail, jambs and

								vertical joints. Beyond practicable repair
C3061	Casement window 2 Opening lights	660x1725	REPLACE	AS EXISTING	PAINT	AS EXISTING	Full window replacement	Extensive Wet rot present in head rail, jambs and vertical joints. Beyond practicable repair
C3062	Casement window 2 Opening lights	660x1725	REPLACE	AS EXISTING	PAINT	AS EXISTING	Full window replacement	Extensive Wet rot present in head rail, jambs and vertical joints. Beyond practicable repair
C3063	Casement window2 Opening lights	2027x1732	REPLACE	AS EXISTING	PAINT	AS EXISTING	Full window replacement	Extensive Wet rot present in head rail, jambs and vertical joints. Beyond practicable repair
C3064	Casement window 2 Opening lights	2027x1732	REPLACE	AS EXISTING	PAINT	AS EXISTING	Full window replacement	Extensive Wet rot present in head rail, jambs and vertical joints. Beyond practicable repair
C3065	Casement window 2 Opening lights	666x1732	REPLACE	AS EXISTING	PAINT	AS EXISTING	Full window replacement	Extensive Wet rot present in head rail, jambs and vertical joints. Beyond practicable repair
C3066	Casement window 2 Opening lights	666x1732	REPLACE	AS EXISTING	PAINT	AS EXISTING	Full window replacement	Extensive Wet rot present in head rail, jambs and vertical joints. Beyond practicable repair
C3067	Casement window 3 Opening lights	2027x1732	REPLACE	AS EXISTING	PAINT	AS EXISTING	Full window replacement	Extensive Wet rot present in head rail, jambs and vertical joints. Beyond practicable repair
C3068	Casement window 2 Opening lights	2027x1732	REPLACE	AS EXISTING	PAINT	AS EXISTING	Full window replacement	Extensive Wet rot present in head rail, jambs and vertical joints. Beyond practicable repair
Window Number	**Window Design/Description**	**Nominal Structural Opening (WidthXHeight)**	**Condition**	**Ironmongery (Number of Items missing or defective)**	**Finish**	**Glazing**	**Recommended Repair**	**Notes**
London Road External Elevation								
E2001	Double Action Sliding Sash	1400x2100	FAIR		PAINT		Remove opener and ease to fit. Strip, fill defects and redecorate	

E2002	Casement window 2 Opening lights	1700x2100	FAIR		PAINT	Replace 2 panes	Remove opener and ease to fit. Strip, fill defects and redecorate	
E2003	Double Action Sliding Sash	1400x2100	POOR		PAINT	Replace 1 panes	Remove opener and ease to fit. Strip, fill defects and redecorate	
E2004	Double Action Sliding Sash	1400x2100	POOR		PAINT		Overhaul window, replace damaged timber sections, redecorate	
E2005	Casement window 2 Opening lights	2100x2000	FAIR		PAINT	Replace 1 panes	Remove opener and ease to fit. Strip, fill defects and redecorate	
E2006	Casement window 2 Opening lights	2100x2000	FAIR	2	PAINT	Replace 1 panes	Remove opener and ease to fit. Strip, fill defects, replace any missing ironmongery and redecorate	
E2007	Casement window 2 Opening lights	2100x2000	FAIR		PAINT	Replace 2 panes	Remove opener and ease to fit. Strip, fill defects and redecorate	
E2008	Casement window 2 Opening lights	2100x2000	FAIR		PAINT		Remove opener and ease to fit. Strip, fill defects and redecorate	
E2009	Double Action Sliding Sash	500x2000	POOR	1	PAINT		Overhaul window, replace damaged timber sections and ironmongery, redecorate	
E2010	Double Action Sliding Sash	2100x2000	POOR		PAINT		Overhaul window, replace damaged timber sections, redecorate	
E2011	Double Action Sliding Sash	2100x2000	FAIR		PAINT		Remove opener and ease to fit. Strip, fill defects and redecorate	
E2012	Casement window 2 Opening lights	2100x2000	FAIR	1	PAINT	Replace 1 panes	Remove opener and ease to fit. Strip, fill defects, replace any missing ironmongery and redecorate	
E2013	Casement window 2 Opening lights	2100x2000	FAIR	2	PAINT	Replace 1 panes	Remove opener and ease to fit. Strip, fill defects, replace any missing ironmongery and redecorate	
E2014	Casement window 2 Opening lights	2100x2000	FAIR	2	PAINT		Remove opener and ease to fit. Strip, fill defects, replace any missing ironmongery and redecorate	
E2015	Casement window 2 Opening lights	1400x2000	FAIR	2	PAINT		Remove opener and ease to fit. Strip, fill defects, replace any missing ironmongery and redecorate	
E2016	Casement window 2 Opening lights	1600x2000	FAIR		PAINT		Remove opener and ease to fit. Strip, fill defects and redecorate	
E2017	Double Action Sliding Sash	1400x2000	REPLACE	As existing	PAINT		Full window replacement	Extensive dry rot present in sashes and box, beyond practicable repair
E2018	Casement window 3 Opening lights	1400x2000	POOR	2	PAINT		Overhaul window, replace damaged timber sections and ironmongery and redecorate	
E2019	Double Action Sliding Sash	1400x2000	POOR		PAINT	Replace 2 panes	Overhaul window, replace damaged timber sections, redecorate	
Window Number	**Window Design/Description**	**Nominal Structural**	**Condition**	**Ironmongery (Number of Items**	**Finish**	**Glazing**	**Recommended Repair**	**Notes**

		Opening (WidthXHeight)		missing or defective)				
E2020	Double Action Sliding Sash	1400x2000	POOR		PAINT		Overhaul window, replace damaged timber sections, redecorate	
Fairfield Street External Elevation								
E2021	Double Action Sliding Sash	1400x2000	POOR		PAINT	Replace 1 panes	Overhaul window, replace damaged timber sections, redecorate	
E2022	Double Action Sliding Sash	1400x2000	POOR		PAINT	Replace 1 panes	Overhaul window, replace damaged timber sections, redecorate	
E2023	Double Action Sliding Sash	1400x2000	POOR		PAINT	Replace 1 panes	Overhaul window, replace damaged timber sections, redecorate	
E2024	Double Action Sliding Sash	1400x2000	POOR		PAINT		Overhaul window, replace damaged timber sections, redecorate	
E2025	Double Action Sliding Sash	1400x2000	POOR		PAINT		Overhaul window, replace damaged timber sections, redecorate	
E2026	Double Action Sliding Sash	1400x2000	REPLACE	As existing	PAINT		Full window replacement	Extensive dry rot present in sashes and box, beyond practicable repair
E2027	Casement window 2 Opening lights	900x1700	POOR		PAINT	Replace 1 panes	Overhaul window, replace damaged timber sections, redecorate	
E2028	Double Action Sliding Sash	1200x2000	POOR		PAINT		Overhaul window, replace damaged timber sections, redecorate	
E2029	Double Action Sliding Sash	1200x2000	POOR		PAINT	Replace 2 panes	Overhaul window, replace damaged timber sections, redecorate	
E2030	Double Action Sliding Sash	1200x2000	REPLACE	As existing	PAINT		Full window replacement	Extensive dry rot present in sashes and box, beyond practicable repair
E2031	Double Action Sliding Sash	1700x2000	POOR		PAINT	Replace 1 panes	Overhaul window, replace damaged timber sections, redecorate	
E2032	Double Action Sliding Sash	1700x2000	REPLACE	As existing	PAINT		Full window replacement	Extensive dry rot present in sashes and box, beyond practicable repair
E2033								No access to this area due to asbestos being present
E2034								No access to this area due to asbestos being present
E2035								No access to this area due to asbestos being present
E2036								No access to this area due to asbestos being present
E2037								No access to this area due to asbestos being present
Window Number	**Window Design/Description**	**Nominal Structural**	**Condition**	**Ironmongery (Number of Items**	**Finish**	**Glazing**	**Recommended Repair**	**Notes**

		Opening (WidthXHeight)		missing or defective)				
E2038								No access to this area due to asbestos being present
E2039								No access to this area due to asbestos being present
E2040								No access to this area due to asbestos being present
E2041								No access to this area due to asbestos being present
E2042								No access to this area due to asbestos being present
E2043								No access to this area due to asbestos being present
E2044								No access to this area due to asbestos being present
E2045								No access to this area due to asbestos being present
E2046								No access to this area due to asbestos being present
E2047								No access to this area due to asbestos being present
E2048								No access to this area due to asbestos being present
E2049								No access to this area due to asbestos being present
E2050								No access to this area due to asbestos being present
Minshull Street External Elevation								
E2051								No access to this area due to asbestos being present
E2052								No access to this area due to asbestos being present
E2053								No access to this area due to asbestos being present
E2054								No access to this area due to asbestos being present
E2055								No access to this area due to asbestos being present
E2056	Casement window 2 Opening lights	1600x2000	FAIR	4	PAINT	Replace 2 panes	Remove opener and ease to fit. Strip, fill defects, replace any missing ironmongery and redecorate	
E2057	Casement window 3 Opening lights	1600x2000	FAIR	4	PAINT	Replace 2 panes	Remove opener and ease to fit. Strip, fill defects, replace any missing ironmongery and redecorate	

Window Number	Window Design/Description	Nominal Structural Opening (WidthXHeight)	Condition	Ironmongery (Number of Items missing or defective)	Finish	Glazing	Recommended Repair	Notes
E2058	Double Action Sliding Sash	1250x2100	POOR	2	PAINT		Overhaul window, replace damaged timber sections and ironmongery and redecorate	
E2059	Double Action Sliding Sash	1400x2000	REPLACE	As existing	PAINT		Full window replacement	Extensive dry rot present in sashes and box, beyond practicable repair
E2060	Double Action Sliding Sash	1400x2000	REPLACE	As existing	PAINT		Full window replacement	Extensive dry rot present in sashes and box, beyond practicable repair
Whitworth Street External Elevation								
E2061	Double Action Sliding Sash	1400x2000	REPLACE	As existing	PAINT		Full window replacement	Extensive dry rot present in sashes and box, beyond practicable repair
E2062	Double Action Sliding Sash	1400x2000	REPLACE	As existing	PAINT		Full window replacement	Extensive dry rot present in sashes and box, beyond practicable repair
E2063	Double Action Sliding Sash	1400x2000	FAIR		PAINT		Remove opener and ease to fit. Strip, fill defects and redecorate	
E2064	Casement window 2 Opening lights	2000x2000	FAIR	2	PAINT	Replace 2 panes	Remove opener and ease to fit. Strip, fill defects, replace any missing ironmongery and redecorate	
E2065	Casement window 2 Opening lights	1700x2000	POOR	2	PAINT		Remove opener and ease to fit. Strip, fill defects, replace any missing ironmongery and redecorate	
E2066	Casement window 2 Opening lights	1400x2000	REPLACE	As existing	PAINT		Full window replacement	Extensive dry rot present in sashes and box, beyond practicable repair
E2067	Casement window 2 Opening lights	1400x2000	POOR	2	PAINT	Replace 1 pane	Overhaul window, replace damaged timber sections and ironmongery and redecorate	
E2068	Casement window 2 Opening lights	1400x2000	POOR	2	PAINT	Replace 1 pane	Overhaul window, replace damaged timber sections and ironmongery and redecorate	
E2069	Casement window 2 Opening lights	2000x2000	FAIR	2	PAINT		Remove opener and ease to fit. Strip, fill defects, replace any missing ironmongery and redecorate	
E2070	Double Action Sliding Sash	900x2000	POOR	2	PAINT		Overhaul window, replace damaged timber sections and ironmongery and redecorate	
E2071	Double Action Sliding Sash	900x2000	POOR	2	PAINT		Overhaul window, replace damaged timber sections and ironmongery and redecorate	

E2072	Double Action Sliding Sash	900x2000	FAIR	2	PAINT		Remove opener and ease to fit. Strip, fill defects, replace any missing ironmongery and redecorate	
E2073	Double Action Sliding Sash	900x2000	FAIR	2	PAINT		Remove opener and ease to fit. Strip, fill defects, replace any missing ironmongery and redecorate	
E2074	Double Action Sliding Sash	900x2000	FAIR	2	PAINT		Remove opener and ease to fit. Strip, fill defects, replace any missing ironmongery and redecorate	
E2075	Double Action Sliding Sash	900x2000	POOR	2	PAINT		Overhaul window, replace damaged timber sections and ironmongery and redecorate	
E2076	Casement window 2 Opening lights	2000x2000	REPLACE	As existing	PAINT		Full window replacement	Extensive dry rot present in sashes and box, beyond practicable repair
E2077	Casement window 2 Opening lights	1600x2100	POOR	4	PAINT		Overhaul window, replace damaged timber sections and ironmongery and redecorate	
E2078	Casement window 2 Opening lights	1600x2100	POOR	4	PAINT	Replace 1 pane	Overhaul window, replace damaged timber sections and ironmongery and redecorate	
E2079	Casement window 2 Opening lights	1600x2100	POOR	4	PAINT		Overhaul window, replace damaged timber sections and ironmongery and redecorate	
E2080	Casement window 2 Opening lights	1600x2100	REPLACE	As existing	PAINT		Full window replacement	Extensive dry rot present in sashes and box, beyond practicable repair
E2081	Casement window 1 Opening lights	200x200	FAIR	2	PAINT		Remove opener and ease to fit. Strip, fill defects, replace any missing ironmongery and redecorate	
E2082	Double Action Sliding Sash							High level cannot access
E2083	Double Action Sliding Sash							High level cannot access
E2084	Double Action Sliding Sash							High level cannot access
E2085	Double Action Sliding Sash	14x2000	FAIR		PAINT	Replace panes	Remove opener and ease to fit. Strip, fill defects and redecorate	
E2086	Double Action Sliding Sash	1400x2000	FAIR	2	PAINT	Replace 3 panes	Remove opener and ease to fit. Strip, fill defects, replace any missing ironmongery and redecorate	
E2087	Double Action Sliding Sash	1400x2000	FAIR	2	PAINT	Replace 1 panes	Remove opener and ease to fit. Strip, fill defects, replace any missing ironmongery and redecorate	
Window Number	**Window Design/Description**	**Nominal Structural**	**Condition**	**Ironmongery** (Number of Items	**Finish**	**Glazing**	**Recommended Repair**	**Notes**

		Opening (WidthXHeight)		missing or defective)				
London Road Courtyard Elevation								
C2001	Casement window 2 Opening lights	1325x1290	REPLACE	AS EXISTING	PAINT	AS EXISTING	Full window replacement	Extensive Wet rot present in head rail, jambs and vertical joints. Beyond practicable repair
C2002	Casement window 2 Opening lights	923x1474	REPLACE	AS EXISTING	PAINT	AS EXISTING	Full window replacement	Extensive Wet rot present in head rail, jambs and vertical joints. Beyond practicable repair
C2003	Casement window 2 Opening lights	1326x1472	REPLACE	AS EXISTING	PAINT	AS EXISTING	Full window replacement	Extensive Wet rot present in head rail, jambs and vertical joints. Beyond practicable repair
C2004	Casement window 2 Opening lights	991x1468	REPLACE	AS EXISTING	PAINT	AS EXISTING	Full window replacement	Extensive Wet rot present in head rail, jambs and vertical joints. Beyond practicable repair
C2005	Casement window 2 Opening lights	984x1461	REPLACE	AS EXISTING	PAINT	AS EXISTING	Full window replacement	Extensive Wet rot present in head rail, jambs and vertical joints. Beyond practicable repair
C2006	Casement window 2 Opening lights	1317x1810	REPLACE	AS EXISTING	PAINT	AS EXISTING	Full window replacement	Extensive Wet rot present in head rail, jambs and vertical joints. Beyond practicable repair
C2007	Casement window 2 Opening lights	664x1475	REPLACE	AS EXISTING	PAINT	AS EXISTING	Full window replacement	Extensive Wet rot present in head rail, jambs and vertical joints. Beyond practicable repair
C2008	Casement window 2 Opening lights	1282x1821	REPLACE	AS EXISTING	PAINT	AS EXISTING	Full window replacement	Extensive Wet rot present in head rail, jambs and vertical joints. Beyond practicable repair
C2009	Casement window 2 Opening lights	1318x1817	REPLACE	AS EXISTING	PAINT	AS EXISTING	Full window replacement	Extensive Wet rot present in head rail, jambs and vertical joints. Beyond practicable repair
C2010	Casement window 2 Opening lights	665x1480	REPLACE	AS EXISTING	PAINT	AS EXISTING	Full window replacement	Extensive Wet rot present in head rail, jambs and vertical joints. Beyond practicable repair
Window Number	**Window Design/Description**	**Nominal Structural**	**Condition**	**Ironmongery (Number of Items missing or defective)**	**Finish**	**Glazing**	**Recommended Repair**	**Notes**

		Opening (WidthXHeight)						
C2011	Casement window 2 Opening lights	665x1480	REPLACE	AS EXISTING	PAINT	AS EXISTING	Full window replacement	Extensive Wet rot present in head rail, jambs and vertical joints. Beyond practicable repair
C2012	Casement window 2 Opening lights	1328x1786	POOR	2	PAINT		Overhaul window, replace damaged timber sections and ironmongery and redecorate	
C2013	Casement window 2 Opening lights	2000x1780	POOR	3	PAINT		Overhaul window, replace damaged timber sections and ironmongery and redecorate	
C2014	Casement window 2 Opening lights	654x1450	POOR	2	PAINT		Overhaul window, replace damaged timber sections and ironmongery and redecorate	
C2015	Casement window 2 Opening lights	2000x1813	POOR	3	PAINT		Overhaul window, replace damaged timber sections and ironmongery and redecorate	
C2016	Casement window 2 Opening lights	665x1398	POOR	2	PAINT		Overhaul window, replace damaged timber sections and ironmongery and redecorate	
C2017	Casement window 2 Opening lights	665x1398	POOR	2	PAINT		Overhaul window, replace damaged timber sections and ironmongery and redecorate	
C2018	Casement window 2 Opening lights	1400x1400	REPLACE	AS EXISTING	PAINT	AS EXISTING	Full window replacement	Extensive Wet rot present in head rail, jambs and vertical joints. Beyond practicable repair
C2019	Casement window 2 Opening lights	1400x700	REPLACE	AS EXISTING	PAINT	AS EXISTING	Full window replacement	Extensive Wet rot present in head rail, jambs and vertical joints. Beyond practicable repair
C2020	Casement window 2 Opening lights	1400x700	REPLACE	AS EXISTING	PAINT	AS EXISTING	Full window replacement	Extensive Wet rot present in head rail, jambs and vertical joints. Beyond practicable repair
Fairfield Street Courtyard Elevation								
C2021	Casement window 2 Opening lights	1400x700	REPLACE	AS EXISTING	PAINT	AS EXISTING	Full window replacement	Extensive Wet rot present in head rail, jambs and vertical joints. Beyond practicable repair
C2022	Casement window 2 Opening lights	1400x700	REPLACE	AS EXISTING	PAINT	AS EXISTING	Full window replacement	Extensive Wet rot present in head rail, jambs and vertical joints. Beyond practicable repair
C2023	Casement window 2 Opening lights	1331x1618	REPLACE	AS EXISTING	PAINT	AS EXISTING	Full window replacement	Extensive Wet rot present in head rail, jambs and

								vertical joints. Beyond practicable repair
Window Number	**Window Design/Description**	**Nominal Structural Opening (WidthXHeight)**	**Condition**	**Ironmongery (Number of Items missing or defective)**	**Finish**	**Glazing**	**Recommended Repair**	**Notes**
C2024	Casement window 2 Opening lights	1980x1450	POOR		PAINT		Overhaul window, replace damaged timber sections, redecorate	
C2025	Casement window 2 Opening lights	1980x1450	POOR		PAINT		Overhaul window, replace damaged timber sections, redecorate	
C2026	Door & Frame	4000x1740	POOR		PAINT	Replace 1 pane	Overhaul window, replace damaged timber sections, redecorate	
C2027	Casement window 2 Opening lights	700x1400	POOR		PAINT		Overhaul window, replace damaged timber sections, redecorate	
C2028	Casement window 2 Opening lights	700x1400	POOR		PAINT		Overhaul window, replace damaged timber sections, redecorate	
C2029	Casement window 2 Opening lights							No access to this area due to asbestos being present
C2030	Casement window 2 Opening lights							No access to this area due to asbestos being present
C2031	Casement window 2 Opening lights							No access to this area due to asbestos being present
C2032	Casement window 2 Opening lights							No access to this area due to asbestos being present
C2033	Casement window 2 Opening lights							No access to this area due to asbestos being present
C2034	Casement window 2 Opening lights							No access to this area due to asbestos being present
C2035	Casement window 2 Opening lights							No access to this area due to asbestos being present
C2036	Casement window 2 Opening lights							No access to this area due to asbestos being present
C2037	Casement window 2 Opening lights							No access to this area due to asbestos being present
C2038	Casement window 2 Opening lights							No access to this area due to asbestos being present
C2039	Casement window 2 Opening lights							No access to this area due to asbestos being present
C2040	Casement window 2 Opening lights							No access to this area due to asbestos being present
C2041	Casement window 2 Opening lights							No access to this area due to asbestos being present
C2042	Casement window 2 Opening lights							No access to this area due to asbestos being present
C2043	Casement window 2 Opening lights							No access to this area due to asbestos being present

Window Number	Window Design/Description	Nominal Structural Opening (WidthXHeight)	Condition	Ironmongery (Number of Items missing or defective)	Finish	Glazing	Recommended Repair	Notes
C2044	Casement window 2 Opening lights							No access to this area due to asbestos being present
C2045	Casement window 2 Opening lights							No access to this area due to asbestos being present
C2046	Casement window 2 Opening lights							No access to this area due to asbestos being present
C2047	Casement window 2 Opening lights							No access to this area due to asbestos being present
C2048	Casement window 2 Opening lights							No access to this area due to asbestos being present
C2049	Casement window 2 Opening lights							No access to this area due to asbestos being present
C2050	Casement window 2 Opening lights							No access to this area due to asbestos being present
C2051	Casement window 2 Opening lights							No access to this area due to asbestos being present
C2052	Casement window 2 Opening lights							No access to this area due to asbestos being present
C2053	Casement window 2 Opening lights							No access to this area due to asbestos being present
C2054	Casement window 2 Opening lights							No access to this area due to asbestos being present
Minshull Street Courtyard Elevation								
C2055	Casement window 2 Opening lights	200x1800	POOR	5	PAINT	Replace 1 pane	Overhaul window, replace damaged timber sections and ironmongery and redecorate	
C2056	Casement window 2 Opening lights	600x1400	POOR	2	PAINT		Overhaul window, replace damaged timber sections and ironmongery and redecorate	
C2057	Casement window 2 Opening lights	700x1400	REPLACE	AS EXISTING	PAINT	AS EXISTING	Full window replacement	Extensive Wet rot present in head rail, jambs and vertical joints. Beyond practicable repair
C2058	Casement window 2 Opening lights	700x1400	POOR	2	PAINT	Replace 1 pane	Overhaul window, replace damaged timber sections and ironmongery and redecorate	
C2059	Casement window 2 Opening lights	1400x1300	REPLACE	AS EXISTING	PAINT	AS EXISTING	Full window replacement	Extensive Wet rot present in head rail, jambs and vertical joints. Beyond practicable repair
Whitworth Street Courtyard Elevation								

C2060	Casement window 2 Opening lights	850x1700	POOR		PAINT		Overhaul window, replace damaged timber sections and ironmongery and redecorate	
Window Number	**Window Design/Description**	**Nominal Structural Opening (WidthXHeight)**	**Condition**	**Ironmongery (Number of Items missing or defective)**	**Finish**	**Glazing**	**Recommended Repair**	**Notes**
C2061	Casement window 2 Opening lights	2100x1700	REPLACE	AS EXISTING	PAINT	AS EXISTING	Full window replacement	Extensive Wet rot present in head rail, jambs and vertical joints. Beyond practicable repair
C2062	Casement window 2 Opening lights	750x1400	REPLACE	AS EXISTING	PAINT	AS EXISTING	Full window replacement	Extensive Wet rot present in head rail, jambs and vertical joints. Beyond practicable repair
C2063	Casement window 2 Opening lights	750x1400	POOR		PAINT		Overhaul window, replace damaged timber sections, redecorate	
C2064	Casement window 2 Opening lights	1400x2300	REPLACE	AS EXISTING	PAINT	AS EXISTING	Full window replacement	Extensive Wet rot present in head rail, jambs and vertical joints. Beyond practicable repair
C2065	Casement window 2 Opening lights	1400x2350	REPLACE	AS EXISTING	PAINT	AS EXISTING	Full window replacement	Extensive Wet rot present in head rail, jambs and vertical joints. Beyond practicable repair
C2066	Casement window 2 Opening lights	700x1400	REPLACE	AS EXISTING	PAINT	AS EXISTING	Full window replacement	Extensive Wet rot present in head rail, jambs and vertical joints. Beyond practicable repair
C2067	Casement window 2 Opening lights	2024x1780	REPLACE	AS EXISTING	PAINT	AS EXISTING	Full window replacement	Extensive Wet rot present in head rail, jambs and vertical joints. Beyond practicable repair
C2068	Casement window 2 Opening lights	1331x1440	REPLACE	AS EXISTING	PAINT	AS EXISTING	Full window replacement	Extensive Wet rot present in head rail, jambs and vertical joints. Beyond practicable repair
Whitworth Street Courtyard Elevation								
C2069	Casement window 2 Opening lights	2024x1780	REPLACE	AS EXISTING	PAINT	AS EXISTING	Full window replacement	Extensive Wet rot present in head rail, jambs and vertical joints. Beyond practicable repair
C2070	Casement window 2 Opening lights	1330x1440	POOR	4	PAINT	Replace 1 pane	Overhaul window, replace damaged timber sections and ironmongery and redecorate	

C2071	Casement window 2 Opening lights	665x1440	POOR	4	PAINT	Replace 1 pane	Overhaul window, replace damaged timber sections and ironmongery and redecorate	
C2072	Casement window 2 Opening lights	1329x1775	REPLACE	AS EXISTING	PAINT	AS EXISTING	Full window replacement	Extensive Wet rot present in head rail, jambs and vertical joints. Beyond practicable repair
C2073	Casement window 2 Opening lights	660x1437	POOR		PAINT		Overhaul window, replace damaged timber sections, redecorate	
C2074	Casement window 2 Opening lights	531x1437	POOR		PAINT		Overhaul window, replace damaged timber sections, redecorate	
Window Number	**Window Design/Description**	**Nominal Structural Opening (WidthXHeight)**	**Condition**	**Ironmongery (Number of Items missing or defective)**	**Finish**	**Glazing**	**Recommended Repair**	**Notes**
C2075	Casement window 2 Opening lights	1322x1800	REPLACE	AS EXISTING	PAINT	AS EXISTING	Full window replacement	Extensive Wet rot present in head rail, jambs and vertical joints. Beyond practicable repair
C2076	Casement window 2 Opening lights	2011x1772	REPLACE	AS EXISTING	PAINT	AS EXISTING	Full window replacement	Extensive Wet rot present in head rail, jambs and vertical joints. Beyond practicable repair
C2077	Casement window 2 Opening lights	460x1270	REPLACE	AS EXISTING	PAINT	AS EXISTING	Full window replacement	Extensive Wet rot present in head rail, jambs and vertical joints. Beyond practicable repair
C2078	Casement window 2 Opening lights	685x1811	POOR	4	PAINT	Replace 1 pane	Overhaul window, replace damaged timber sections and ironmongery and redecorate	
C2079	Casement window 2 Opening lights	1979x1777	REPLACE	AS EXISTING	PAINT	AS EXISTING	Full window replacement	Extensive Wet rot present in head rail, jambs and vertical joints. Beyond practicable repair
C2080	Casement window 2 Opening lights	1991x1777	REPLACE	AS EXISTING	PAINT	AS EXISTING	Full window replacement	Extensive Wet rot present in head rail, jambs and vertical joints. Beyond practicable repair
C2082	Casement window 2 Opening lights	1991x1777	REPLACE	AS EXISTING	PAINT	AS EXISTING	Full window replacement	Extensive Wet rot present in head rail, jambs and vertical joints. Beyond practicable repair

Window Number	Window Design/Description	Nominal Structural Opening (WidthXHeight)	Condition	Ironmongery (Number of Items missing or defective)	Finish	Glazing	Recommended Repair	Notes
London Road External Elevation								
E1001	Double Action Sliding Sash	1250x2000	FAIR		PAINT		Remove opener and ease to fit. Strip, fill defects	
E1002	Door & Window combination frame	1550x3050	FAIR		PAINT	Replace 1 pane	Remove opener and ease to fit. Strip, fill defects and redecorate	
E1003	Double Action Sliding Sash	1250x2000	POOR		PAINT		Overhaul window, replace damaged timber sections, redecorate	
E1004	Casement window 2 Opening lights	1400x2000	FAIR		PAINT	Replace 1 pane	Remove opener and ease to fit. Strip, fill defects and redecorate	
E1005	Double Action Sliding Sash							High level windows cant inspect
E1006	Double Action Sliding Sash							High level windows cant inspect
E1007	Double Action Sliding Sash							High level windows cant inspect
E1008	Double Action Sliding Sash							High level windows cant inspect
E1009	Double Action Sliding Sash							High level windows cant inspect
E1010	Double Action Sliding Sash							High level windows cant inspect
E1011	Double Action Sliding Sash							High level windows cant inspect
E1012	Double Action Sliding Sash							High level windows cant inspect
E1013	Double Action Sliding Sash	700x1800	POOR	1	PAINT	Replace pane	Overhaul window, replace damaged timber sections and ironmongery and redecorate	
E1014	Double Action Sliding Sash	1111x1800	POOR	2	PAINT	Replace pane	Overhaul window, replace damaged timber sections and ironmongery and redecorate	
E1015	Double Action Sliding Sash	700x1800	POOR	1	PAINT	Replace pane	Overhaul window, replace damaged timber sections and ironmongery and redecorate	
E1016	Double Action Sliding Sash	1100x1800	POOR	2	PAINT	Replace pane	Overhaul window, replace damaged timber sections and ironmongery and redecorate	
E1017	Double Action Sliding Sash	1100x1800	POOR	2	PAINT	Replace pane	Overhaul window, replace damaged timber sections and ironmongery and redecorate	

E1018	Double Action Sliding Sash	1100x1800	POOR	2	PAINT	Replace pane	Overhaul window, replace damaged timber sections and ironmongery and redecorate	
E1019	Double Action Sliding Sash	1100x1800	POOR	2	PAINT	Replace pane	Overhaul window, replace damaged timber sections and ironmongery and redecorate	
E1020	Double Action Sliding Sash	1100x1800	POOR	2	PAINT	Replace pane	Overhaul window, replace damaged timber sections and ironmongery and redecorate	
Window Number	**Window Design/Description**	**Nominal Structural Opening (WidthXHeight)**	**Condition**	**Ironmongery (Number of Items missing or defective)**	**Finish**	**Glazing**	**Recommended Repair**	**Notes**
E1021	Double Action Sliding Sash	1100x1800	POOR	2	PAINT	Replace pane	Overhaul window, replace damaged timber sections and ironmongery and redecorate	
E1022	Double Action Sliding Sash	1100x1800	POOR	2	PAINT	Replace 1 pane	Overhaul window, replace damaged timber sections and ironmongery and redecorate	
E1023	Double Action Sliding Sash	1100x1800	POOR	2	PAINT	Replace 2 pane	Overhaul window, replace damaged timber sections and ironmongery and redecorate	
E1024	Casement window 2 Opening lights	1400x2000	POOR		PAINT		Overhaul window, replace damaged timber sections and ironmongery and redecorate	
E1025	Double Action Sliding Sash	1300x1800	POOR	2	PAINT	Replace 1 pane	Overhaul window, replace damaged timber sections and ironmongery and redecorate	
E1026	Door & Window combination frame	1550x2800	FAIR		PAINT		Remove opener and ease to fit. Strip, fill defects	
E1027	Double Action Sliding Sash	1250x1900	POOR		PAINT		Overhaul window, replace damaged timber sections, redecorate	
E1028	Double Action Sliding Sash	1500x2000	POOR	2	PAINT	Replace 1 pane	Overhaul window, replace damaged timber sections and ironmongery and redecorate	
Fairfield Street External Elevation								
E1029	Double Action Sliding Sash	1500x2000	REPLACE	As existing	PAINT	As Existing	Full window replacement	Extensive dry rot present in sashes and box, beyond practicable repair
E1030	Double Action Sliding Sash	1500x2000	POOR	2	PAINT		Overhaul window, replace damaged timber sections and ironmongery and redecorate	
E1031	Double Action Sliding Sash	1250x2000	POOR	2	PAINT	Replace 1 pane	Overhaul window, replace damaged timber sections and ironmongery and redecorate	

E1032	Double Action Sliding Sash	1250x2000	POOR	2	PAINT	Replace 1 pane	Overhaul window, replace damaged timber sections and ironmongery and redecorate	
E1033	Double Action Sliding Sash	1250x1900	POOR		PAINT		Overhaul window, replace damaged timber sections, redecorate	
E1034	Double Action Sliding Sash	1250x1900	REPLACE	As existing	PAINT		Full window replacement	Extensive dry rot present in sashes and box, beyond practicable repair
E1035	Double Action Sliding Sash	1100x1800	POOR		PAINT	Replace pane	Overhaul window, replace damaged timber sections, redecorate	
E1036	Double Action Sliding Sash	1100x1800	POOR		PAINT	Replace pane	Overhaul window, replace damaged timber sections, redecorate	
E1037	Double Action Sliding Sash	1100x1800	FAIR	2	PAINT		Remove opener and ease to fit. Strip, fill defects, replace any missing ironmongery and redecorate	
E1038	Double Action Sliding Sash	1100x1800	POOR		PAINT	Replace pane	Overhaul window, replace damaged timber sections, redecorate	
E1039	Casement window 2 Opening lights	1550x2100	FAIR	2	PAINT		Remove opener and ease to fit. Strip, fill defects, replace any missing ironmongery and redecorate	
Window Number	**Window Design/Description**	**Nominal Structural Opening (WidthXHeight)**	**Condition**	**Ironmongery (Number of Items missing or defective)**	**Finish**	**Glazing**	**Recommended Repair**	**Notes**
E1040	Casement window 2 Opening lights	1550x2100	FAIR	4	PAINT		Remove opener and ease to fit. Strip, fill defects, replace any missing ironmongery and redecorate	
E1041	Double Action Sliding Sash	1100x1800	POOR	4	PAINT		Overhaul window, replace damaged timber sections and ironmongery and redecorate	
E1042	Double Action Sliding Sash	1100x1800	POOR		PAINT		Overhaul window, replace damaged timber sections, redecorate	
E1043	Double Action Sliding Sash	1100x1800	POOR		PAINT		Overhaul window, replace damaged timber sections, redecorate	
E1044	Double Action Sliding Sash	1100x1800	POOR		PAINT		Overhaul window, replace damaged timber sections, redecorate	
E1045	Casement window 2 Opening lights	1550x2100	FAIR	4	PAINT		Remove opener and ease to fit. Strip, fill defects, replace any missing ironmongery and redecorate	
E1046	Casement window 2 Opening lights	1550x2100	FAIR	4	PAINT		Remove opener and ease to fit. Strip, fill defects, replace any missing ironmongery and redecorate	
E1047	Casement window 2 Opening lights	1550x2100	FAIR	4	PAINT	Replace 1 pane	Remove opener and ease to fit. Strip, fill defects, replace any missing ironmongery and redecorate	

E1048	Casement window 2 Opening lights	1550x2100	FAIR	4	PAINT	Replace 2 pane	Remove opener and ease to fit. Strip, fill defects, replace any missing ironmongery and redecorate	
E1049	Casement window 2 Opening lights	1550x2100	FAIR	4	PAINT	Replace 1 pane	Remove opener and ease to fit. Strip, fill defects, replace any missing ironmongery and redecorate	
E1050	Casement window 2 Opening lights	1550x2100	FAIR	4	PAINT		Remove opener and ease to fit. Strip, fill defects, replace any missing ironmongery and redecorate	
E1051	Double Action Sliding Sash	1100x1800	FAIR		PAINT		Remove opener and ease to fit. Strip, fill defects and redecorate	
E1052	Double Action Sliding Sash	1100x1800	FAIR		PAINT		Remove opener and ease to fit. Strip, fill defects and redecorate	
E1053	Double Action Sliding Sash	1100x1800	FAIR	4	PAINT		Remove opener and ease to fit. Strip, fill defects, replace any missing ironmongery and redecorate	
E1054	Double Action Sliding Sash	1100x1800	FAIR	4	PAINT		Remove opener and ease to fit. Strip, fill defects, replace any missing ironmongery and redecorate	
E1055	Casement window 2 Opening lights	1550x2100	FAIR		PAINT		Remove opener and ease to fit. Strip, fill defects and redecorate	
E1056	Casement window 2 Opening lights	1550x2100	FAIR		PAINT		Remove opener and ease to fit. Strip, fill defects and redecorate	
E1057	Double Action Sliding Sash	1100x1800	FAIR		PAINT		Remove opener and ease to fit. Strip, fill defects and redecorate	
E1058	Double Action Sliding Sash	1100x1800	POOR	2	PAINT	Replace 1 pane	Overhaul window, replace damaged timber sections, replace ironmongery and redecorate	
E1059	Double Action Sliding Sash	1100x1800	POOR		PAINT	Replace pane	Overhaul window, replace damaged timber sections and redecorate	
Window Number	**Window Design/Description**	**Nominal Structural Opening (WidthXHeight)**	**Condition**	**Ironmongery (Number of Items missing or defective)**	**Finish**	**Glazing**	**Recommended Repair**	**Notes**
E1060	Double Action Sliding Sash	1100x1800	POOR		PAINT		Overhaul window, replace damaged timber sections, redecorate	
E1061	Double Action Sliding Sash	1300x2000	POOR		PAINT		Overhaul window, replace damaged timber sections, redecorate	
E1062	Double Action Sliding Sash	1250x2000	FAIR		PAINT		Remove opener and ease to fit. Strip, fill defects, redecorate	
Minshul Street External Elevation								
E1063	Double Action Sliding Sash	1250x2000	REPLACE	As existing	PAINT		Full window replacement	Extensive dry rot present in sashes and box, beyond practicable repair

E1064	Double Action Sliding Sash	1250x2000	REPLACE	As existing	PAINT		Full window replacement	Extensive dry rot present in sashes and box, beyond practicable repair
E1065	Double Action Sliding Sash	1250x2000	REPLACE	As existing	PAINT		Full window replacement	Extensive dry rot present in sashes and box, beyond practicable repair
E1066	Casement window 2 Opening lights	1527x2067	POOR	4	PAINT		Overhaul window, replace damaged timber sections, replace ironmongery and redecorate	
E1067	Casement window 2 Opening lights	1525x2070	POOR	4	PAINT	Replace 4 pane	Overhaul window, replace damaged timber sections, replace ironmongery and redecorate	
E1068	Double Action Sliding Sash	1250x3400	POOR	2	PAINT	Replace 4 pane	Overhaul window, replace damaged timber sections, replace ironmongery and redecorate	
E1069	Double Action Sliding Sash	1250x2000	REPLACE	As existing	PAINT		Full window replacement	Extensive dry rot present in sashes and box, beyond practicable repair
E1070	Double Action Sliding Sash	1250x3400	POOR	2	PAINT		Overhaul window, replace damaged timber sections, replace ironmongery and redecorate	
Whitworth Street External Elevation								
E1071	Double Action Sliding Sash	1250x2000	POOR	2	PAINT		Overhaul window, replace damaged timber sections, replace ironmongery and redecorate	
E1072	Double Action Sliding Sash	1250x2000	POOR	2	PAINT		Overhaul window, replace damaged timber sections, replace ironmongery and redecorate	
E1073	Double Action Sliding Sash	1250x2000	FAIR		PAINT	Replace 3 pane	Remove opener and ease to fit. Strip, fill defects and redecorate	
E1074	Double Action Sliding Sash	1100x1800	FAIR		PAINT		Remove opener and ease to fit. Strip, fill defects and redecorate	
E1075	Double Action Sliding Sash	1100x1800	POOR	2	PAINT	Replace 1 pane	Overhaul window, replace damaged timber sections, replace ironmongery and redecorate	
E1076	Casement window 2 Opening lights	1530x2075	FAIR	4	PAINT		Remove opener and ease to fit. Strip, fill defects, replace any missing ironmongery and redecorate	
E1077	Casement window 2 Opening lights	1525x2075	FAIR	4	PAINT		Remove opener and ease to fit. Strip, fill defects, replace any missing ironmongery and redecorate	
Window Number	**Window Design/Description**	**Nominal Structural Opening** **(WidthXHeight)**	**Condition**	**Ironmongery** **(Number of Items missing or defective)**	**Finish**	**Glazing**	**Recommended Repair**	**Notes**

E1078	Casement window 2 Opening lights	1525x2075	POOR	4	PAINT		Overhaul window, replace damaged timber sections, replace ironmongery and redecorate	
E1079	Casement window 2 Opening lights	1529x2075	REPLACE	As existing	PAINT		Full window replacement	Extensive dry rot present in sashes and box, beyond practicable repair
E1080	Double Action Sliding Sash	1100x1800	FAIR		PAINT		Remove opener and ease to fit. Strip, fill defects and redecorate	
E1081	Double Action Sliding Sash	1100x1800	POOR		PAINT		Overhaul window, replace damaged timber sections, redecorate	
E1082	Double Action Sliding Sash	900x1950	FAIR		PAINT		Remove opener and ease to fit. Strip, fill defects and redecorate	
E1083	Double Action Sliding Sash	900x1950	FAIR		PAINT	Replace 1 pane	Remove opener and ease to fit. Strip, fill defects and redecorate	
E1084	Double Action Sliding Sash	900x1950	FAIR		PAINT		Remove opener and ease to fit. Strip, fill defects and redecorate	
E1085	Double Action Sliding Sash	900x1950	FAIR		PAINT		Remove opener and ease to fit. Strip, fill defects and redecorate	
E1086	Double Action Sliding Sash	900x1950	FAIR		PAINT		Remove opener and ease to fit. Strip, fill defects and redecorate	
E1087	Double Action Sliding Sash	900x1950	FAIR		PAINT		Remove opener and ease to fit. Strip, fill defects and redecorate	
E1088	Double Action Sliding Sash	1100x1800	FAIR		PAINT		Remove opener and ease to fit. Strip, fill defects and redecorate	
E1089	Double Action Sliding Sash	1100x1800	FAIR		PAINT		Remove opener and ease to fit. Strip, fill defects and redecorate	
E1090	Casement window 2 Opening lights	1530x2070	FAIR		PAINT		Remove opener and ease to fit. Strip, fill defects and redecorate	
E1091	Casement window 2 Opening lights	1530x2070	FAIR	2	PAINT		Remove opener and ease to fit. Strip, fill defects, replace any missing ironmongery and redecorate	
E1092	Casement window 2 Opening lights	1530x2070	FAIR		PAINT		Remove opener and ease to fit. Strip, fill defects and redecorate	
E1093	Casement window 2 Opening lights	1530x2070	FAIR	4	PAINT		Remove opener and ease to fit. Strip, fill defects, replace any missing ironmongery and redecorate	
E1094	Double Action Sliding Sash	1100x1800	FAIR	2	PAINT	Replace 1 pane	Remove opener and ease to fit. Strip, fill defects, replace any missing ironmongery and redecorate	
E1095	Double Action Sliding Sash	1100x1800	POOR	2	PAINT	Replace 1 pane	Overhaul window, replace damaged timber sections, missing ironmongery and redecorate	
E1096	Double Action Sliding Sash	1100x1800	FAIR	1	PAINT		Remove opener and ease to fit. Strip, fill defects, replace any missing ironmongery and redecorate	
E1097	Double Action Sliding Sash	1255x2000	POOR	4	PAINT	Replace pane	Overhaul window, replace damaged timber sections, missing ironmongery and redecorate	

E1098	Double Action Sliding Sash	1255x2000	POOR		PAINT	Replace pane	Overhaul window, replace damaged timber sections, redecorate	
E1099	Casement window 2 Opening lights	395x850	FAIR	1	PAINT		Remove opener and ease to fit. Strip, fill defects, replace any missing ironmongery and redecorate	
Window Number	**Window Design/Description**	**Nominal Structural Opening (WidthXHeight)**	**Condition**	**Ironmongery (Number of Items missing or defective)**	**Finish**	**Glazing**	**Recommended Repair**	**Notes**
London Road Courtyard Elevation								
C1001	Fixed Casement	990x1760	POOR		PAINT		Overhaul window, replace damaged timber sections, redecorate	
C1002	Fixed Casement	990x1760	REPLACE	AS EXISTING	PAINT	AS EXISTING	Full window replacement	Extensive Wet rot present in head rail, jambs and vertical joints. Beyond practicable repair
C1003	Fixed Casement	990x1760	POOR		PAINT		Overhaul window, replace damaged timber sections, redecorate	
C1004	Fixed Casement	990x1760	POOR		PAINT		Overhaul window, replace damaged timber sections, redecorate	
C1005	Fixed Casement	990x1760	POOR		PAINT		Overhaul window, replace damaged timber sections, redecorate	
C1006	Fixed Casement	990x1760	POOR		PAINT		Overhaul window, replace damaged timber sections, redecorate	
C1007	Fixed Casement	990x1760	POOR		PAINT		Overhaul window, replace damaged timber sections, redecorate	
C1008	Fixed Casement	990x1760	POOR		PAINT		Overhaul window, replace damaged timber sections, redecorate	
C1009	Casement window 2 Opening lights	1326x1727	POOR	2	PAINT		Overhaul window, replace damaged timber sections, missing ironmongery and redecorate	
C1010	Casement window 2 Opening lights	660x1553	POOR	2	PAINT		Overhaul window, replace damaged timber sections, missing ironmongery and redecorate	
C1011	Casement window 2 Opening lights	660x1553	POOR	2	PAINT		Overhaul window, replace damaged timber sections, missing ironmongery and redecorate	
C1012	Casement window 2 Opening lights	1326x1769	POOR	2	PAINT		Overhaul window, replace damaged timber sections, missing ironmongery and redecorate	
C1013	Casement window 2 Opening lights	2011x1769	POOR	4	PAINT		Overhaul window, replace damaged timber sections, missing ironmongery and redecorate	
C1014	Casement window 2 Opening lights	640x1514	POOR	2	PAINT		Overhaul window, replace damaged timber sections, missing ironmongery and redecorate	

C1015	Casement window 2 Opening lights	2000x1800	POOR	3	PAINT		Overhaul window, replace damaged timber sections, missing ironmongery and redecorate	
C1016	Casement window 2 Opening lights	662x1522	POOR	2	PAINT		Overhaul window, replace damaged timber sections, missing ironmongery and redecorate	
Window Number	**Window Design/Description**	**Nominal Structural Opening (WidthXHeight)**	**Condition**	**Ironmongery (Number of Items missing or defective)**	**Finish**	**Glazing**	**Recommended Repair**	**Notes**
C1017	Casement window 2 Opening lights	662x1522	REPLACE	AS EXISTING	PAINT	AS EXISTING	Full window replacement	Extensive Wet rot present in head rail, jambs and vertical joints. Beyond practicable repair
C1018	Casement window 2 Opening lights	1810x1590	REPLACE	AS EXISTING	PAINT	AS EXISTING	Full window replacement	Extensive Wet rot present in head rail, jambs and vertical joints. Beyond practicable repair
Fairfield Street Courtyard Elevation								
C1019	Casement window 2 Opening lights		REPLACE	AS EXISTING	PAINT	AS EXISTING	Full window replacement	Extensive Wet rot present in head rail, jambs and vertical joints. Beyond practicable repair
C1020	Casement window 2 Opening lights		REPLACE	AS EXISTING	PAINT	AS EXISTING	Full window replacement	Extensive Wet rot present in head rail, jambs and vertical joints. Beyond practicable repair
C1021	Casement window 2 Opening lights		REPLACE	AS EXISTING	PAINT	AS EXISTING	Full window replacement	Extensive Wet rot present in head rail, jambs and vertical joints. Beyond practicable repair
C1022	Casement window 2 Opening lights		REPLACE	AS EXISTING	PAINT	AS EXISTING	Full window replacement	Extensive Wet rot present in head rail, jambs and vertical joints. Beyond practicable repair
C1023	Casement window 2 Opening lights	1850x1650	REPLACE	AS EXISTING	PAINT	AS EXISTING	Full window replacement	Extensive Wet rot present in head rail, jambs and vertical joints. Beyond practicable repair
C1024	Casement window 2 Opening lights	2000x1450	FAIR	2	PAINT		Remove opener and ease to fit. Strip, fill defects, replace any missing ironmongery and redecorate	
C1025	Casement window 2 Opening lights	2000x1450	FAIR	2	PAINT		Remove opener and ease to fit. Strip, fill defects, replace any missing ironmongery and redecorate	

C1026	Casement window 2 Opening lights	640x1185	REPLACE	AS EXISTING	PAINT	AS EXISTING	Full window replacement	Extensive Wet rot present in head rail, jambs and vertical joints. Beyond practicable repair
C1027	Door & Frame	3990x1670	FAIR	2	PAINT	24	Strip, fill defects, replace missing ironmongery and redecorate	
Window Number	**Window Design/Description**	**Nominal Structural Opening (WidthXHeight)**	**Condition**	**Ironmongery (Number of Items missing or defective)**	**Finish**	**Glazing**	**Recommended Repair**	**Notes**
C1028	Casement window 2 Opening lights	2005x1775	REPLACE	AS EXISTING	PAINT	AS EXISTING	Full window replacement	Extensive Wet rot present in head rail, jambs and vertical joints. Beyond practicable repair
C1029	Casement window 2 Opening lights	1322x1775	FAIR	2	PAINT		Remove opener and ease to fit. Strip, fill defects, replace any missing ironmongery and redecorate	
C1030	Casement window 2 Opening lights	410x1433	FAIR	2	PAINT		Remove opener and ease to fit. Strip, fill defects, replace any missing ironmongery and redecorate	
C1031	Casement window 2 Opening lights	1460x1438	FAIR	2	PAINT		Remove opener and ease to fit. Strip, fill defects, replace any missing ironmongery and redecorate	
C1032	Casement window 2 Opening lights	2015x1780	REPLACE	AS EXISTING	PAINT	AS EXISTING	Full window replacement	Extensive Wet rot present in head rail, jambs and vertical joints. Beyond practicable repair
C1033	Casement window 2 Opening lights	300x1430	FAIR	2	PAINT		Remove opener and ease to fit. Strip, fill defects, replace any missing ironmongery and redecorate	
C1034	Casement window 2 Opening lights	680x1430	REPLACE	AS EXISTING	PAINT	AS EXISTING	Full window replacement	Extensive Wet rot present in head rail, jambs and vertical joints. Beyond practicable repair
C1035	Casement window 2 Opening lights	300x1430	FAIR	2	PAINT		Remove opener and ease to fit. Strip, fill defects, replace any missing ironmongery and redecorate	
C1036	Casement window 2 Opening lights	1270x1775	REPLACE	AS EXISTING	PAINT	AS EXISTING	Full window replacement	Extensive Wet rot present in head rail, jambs and vertical joints. Beyond practicable repair
C1037	Casement window 2 Opening lights	1270x1770	REPLACE	AS EXISTING	PAINT	AS EXISTING	Full window replacement	Extensive Wet rot present in head rail, jambs and vertical joints. Beyond practicable repair
C1038	Casement window 2 Opening lights	1270x1770	REPLACE	AS EXISTING	PAINT	AS EXISTING	Full window replacement	Extensive Wet rot present in head rail, jambs and

								vertical joints. Beyond practicable repair
C1039	Casement window 2 Opening lights	1270x1770	FAIR	4	PAINT		Remove opener and ease to fit. Strip, fill defects, replace any missing ironmongery and redecorate	
C1040	Casement window 2 Opening lights	300x1430	FAIR	1	PAINT		Remove opener and ease to fit. Strip, fill defects, replace any missing ironmongery and redecorate	
C1041	Casement window 2 Opening lights	690x430	FAIR	2	PAINT		Remove opener and ease to fit. Strip, fill defects, replace any missing ironmongery and redecorate	
C1042	Casement window 2 Opening lights	300x1430	FAIR	1	PAINT		Remove opener and ease to fit. Strip, fill defects, replace any missing ironmongery and redecorate	
C1043	Casement window 2 Opening lights	2012x1730	FAIR	3	PAINT		Remove opener and ease to fit. Strip, fill defects, replace any missing ironmongery and redecorate	
C1044	Casement window 2 Opening lights	1330x1780	REPLACE	AS EXISTING	PAINT	AS EXISTING	Full window replacement	Extensive Wet rot present in head rail, jambs and vertical joints. Beyond practicable repair
Window Number	**Window Design/Description**	**Nominal Structural Opening (WidthXHeight)**	**Condition**	**Ironmongery (Number of Items missing or defective)**	**Finish**	**Glazing**	**Recommended Repair**	**Notes**
C1045	Casement window 2 Opening lights	868x1580	POOR	2	PAINT		Overhaul window, replace damaged timber sections, replace missing ironmongery and redecorate	
C1046	Casement window 2 Opening lights	2225x1780	FAIR	3	PAINT		Remove opener and ease to fit. Strip, fill defects, replace any missing ironmongery and redecorate	
C1047	Casement window 2 Opening lights	1000x1700	REPLACE	AS EXISTING	PAINT	AS EXISTING	Full window replacement	Extensive Wet rot present in head rail, jambs and vertical joints. Beyond practicable repair
C1048	Casement window 2 Opening lights	300x1450	POOR	1	PAINT		Overhaul window, replace damaged timber sections, replace missing ironmongery and redecorate	
C1049	Casement window 2 Opening lights	670x1450	REPLACE	AS EXISTING	PAINT	AS EXISTING	Full window replacement	Extensive Wet rot present in head rail, jambs and vertical joints. Beyond practicable repair
C1050	Casement window 2 Opening lights	670x1450	REPLACE	AS EXISTING	PAINT	AS EXISTING	Full window replacement	Extensive Wet rot present in head rail, jambs and vertical joints. Beyond practicable repair

C1051	Casement window 2 Opening lights	300x1450	POOR	1	PAINT	Replace 1 pane	Overhaul window, replace damaged timber sections, replace missing ironmongery and redecorate	
C1052	Casement window 2 Opening lights	225x1790	FAIR		PAINT		Remove opener and ease to fit. Strip, fill defects and redecorate	
Minshul Street Courtyard Elevation								
C1053	Casement window 2 Opening lights	1330x1765	FAIR		PAINT		Remove opener and ease to fit. Strip, fill defects redecorate	
C1054	Casement window 2 Opening lights	600x1000	FAIR	1	PAINT	Replace 1 pane	Remove opener and ease to fit. Strip, fill defects, replace any missing ironmongery and redecorate	
C1055	Casement window 2 Opening lights	1340x1855	REPLACE	AS EXISTING	PAINT	AS EXISTING	Full window replacement	Extensive Wet rot present in head rail, jambs and vertical joints. Beyond practicable repair
Whitworth Street Courtyard Elevation								
C1056	Casement window 2 Opening lights	1000x2026	POOR	2	PAINT		Overhaul window, replace damaged timber sections, replace missing ironmongery and redecorate	
C1057	Casement window 2 Opening lights	1333x1063	POOR		PAINT	Replace 4 pane	Overhaul window, replace damaged timber sections, redecorate	
C1058	Casement window 2 Opening lights	1842x1581	REPLACE	AS EXISTING	PAINT	AS EXISTING	Full window replacement	Extensive Wet rot present in head rail, jambs and vertical joints. Beyond practicable repair
Window Number	**Window Design/Description**	**Nominal Structural Opening (WidthXHeight)**	**Condition**	**Ironmongery (Number of Items missing or defective)**	**Finish**	**Glazing**	**Recommended Repair**	**Notes**
C1059	Casement window 2 Opening lights	526x1439	POOR	2	PAINT		Overhaul window, replace damaged timber sections, replace missing ironmongery and redecorate	
C1060	Casement window 2 Opening lights	665x1420	POOR	2	PAINT	Replace 1 pane	Overhaul window, replace damaged timber sections, replace missing ironmongery and redecorate	
C1061	Casement window 2 Opening lights	720x1440	POOR	1	PAINT	Replace 4 pane	Overhaul window, replace damaged timber sections, replace missing ironmongery and redecorate	
C1062	Casement window 2 Opening lights	2012x1680	POOR		PAINT		Overhaul window, replace damaged timber sections, redecorate	
C1063	Casement window 2 Opening lights	665x1340	POOR	2	PAINT		Overhaul window, replace damaged timber sections, replace missing ironmongery and redecorate	
C1064	Casement window 2 Opening lights	665x1340	POOR	2	PAINT		Overhaul window, replace damaged timber sections, replace missing ironmongery and redecorate	

C1065	Casement window 2 Opening lights	660x1340	POOR	2	PAINT		Overhaul window, replace damaged timber sections, replace missing ironmongery and redecorate	
C1066	Casement window 2 Opening lights	660x1340	POOR	1	PAINT		Overhaul window, replace damaged timber sections, replace missing ironmongery and redecorate	
C1067	Casement window 2 Opening lights	660x1340	POOR		PAINT		Overhaul window, replace damaged timber sections, redecorate	
C1068	Casement window 2 Opening lights	2006x1680	POOR	3	PAINT		Overhaul window, replace damaged timber sections, replace missing ironmongery and redecorate	
C1069	Casement window 2 Opening lights	2015x1750	POOR	3	PAINT		Overhaul window, replace damaged timber sections, replace missing ironmongery and redecorate	
C1070	Casement window 2 Opening lights	1330x1740	POOR	2	PAINT		Overhaul window, replace damaged timber sections, replace missing ironmongery and redecorate	
C1071	Casement window 2 Opening lights	1330x1420	POOR	2	PAINT		Overhaul window, replace damaged timber sections, replace missing ironmongery and redecorate	
C1072	Casement window 2 Opening lights	1324x1765	POOR	2	PAINT		Overhaul window, replace damaged timber sections, replace missing ironmongery and redecorate	
C1073	Casement window 2 Opening lights	662x1423	POOR	2	PAINT		Overhaul window, replace damaged timber sections, replace missing ironmongery and redecorate	
C1074	Casement window 2 Opening lights	1325x1753	POOR	2	PAINT	Replace 1 pane	Overhaul window, replace damaged timber sections, replace missing ironmongery and redecorate	
C1075	Casement window 2 Opening lights	2010x1720	POOR	3	PAINT	Replace 1 pane	Overhaul window, replace damaged timber sections, replace missing ironmongery and redecorate	
C1076	Casement window 2 Opening lights	466x1150	POOR	2	PAINT	Replace 1 pane	Overhaul window, replace damaged timber sections, replace missing ironmongery and redecorate	
C1077	Casement window 2 Opening lights	1360x1950	REPLACE	AS EXISTING	PAINT	AS EXISTING	Full window replacement	Extensive Wet rot present in head rail, jambs and vertical joints. Beyond practicable repair
C1078	Casement window 2 Opening lights	1992x1940	REPLACE	AS EXISTING	PAINT	AS EXISTING	Full window replacement	Extensive Wet rot present in head rail, jambs and vertical joints. Beyond practicable repair
C1079	Casement window 2 Opening lights	1992x1940	REPLACE	AS EXISTING	PAINT	AS EXISTING	Full window replacement	Extensive Wet rot present in head rail, jambs and vertical joints. Beyond practicable repair

Window Number	Window Design/Description	Nominal Structural Opening (WidthXHeight)	Condition	Ironmongery (Number of Items missing or defective)	Finish	Glazing	Recommended Repair	Notes
London Road External Elevation								
E0001	Fixed Casement	2534x1333	FAIR		PAINT	1	Strip, fill defects and redecorate	
E0002	Fixed Casement	1988x2530	FAIR		PAINT	1	Strip, fill defects and redecorate	
E0003	Fixed Casement	1332x2530	FAIR		PAINT	1	Strip, fill defects and redecorate	
E0004	Fixed Casement	1984x2530	FAIR		PAINT	2	Strip, fill defects and redecorate	
E0005	Fixed Casement	1990x2530	FAIR		PAINT	3	Strip, fill defects and redecorate	
E0006	Fixed Casement	1990x2530	FAIR		PAINT	5	Strip, fill defects and redecorate	
E0007	Fixed Casement	1990x2530	FAIR		PAINT	5	Strip, fill defects and redecorate	
E0008	Fixed Casement	1990x2530	FAIR		PAINT	4	Strip, fill defects and redecorate	
E0009	Fixed Casement	1975x2530	FAIR		PAINT	3	Strip, fill defects and redecorate	
E0010	Fixed Casement	1989x2530	FAIR		PAINT	3	Strip, fill defects and redecorate	
E0011	Fixed Casement	1993x2530	FAIR		PAINT	3	Strip, fill defects and redecorate	
E0012	Fixed Casement	1319x2530	FAIR		PAINT	3	Strip, fill defects and redecorate	
E0013	Fixed Casement	1981x2530	FAIR		PAINT	2	Strip, fill defects and redecorate	
E0014	Fixed Casement	1317x2530	FAIR		PAINT	1	Strip, fill defects and redecorate	
E0015	Fixed Casement	1996x2530	FAIR		PAINT	1	Strip, fill defects and redecorate	
Fairfield Street External Elevation								
E0016	Fixed Casement	21993x2530	FAIR		PAINT	2	Strip, fill defects and redecorate	
E0017	Fixed Casement	1530x2780	FAIR		PAINT	2	Strip, fill defects and redecorate	
E0018	Fixed Casement	1530x2780	FAIR		PAINT		Strip, fill defects and redecorate	
E0019	Fixed Casement	1530x2780	FAIR		PAINT	2	Strip, fill defects and redecorate	
E0020	Fixed Casement	993x3100	FAIR		PAINT	4	Strip, fill defects and redecorate	
E0021	Fixed Casement	1527x3100	FAIR		PAINT	4	Strip, fill defects and redecorate	
E0022	Fixed Casement	993x3100	FAIR		PAINT	4	Strip, fill defects and redecorate	
Window Number	**Window Design/Description**	**Nominal Structural Opening (WidthXHeight)**	**Condition**	**Ironmongery (Number of Items missing or defective)**	**Finish**	**Glazing**	**Recommended Repair**	**Notes**
E0023	Fixed Casement	1980x2790	FAIR		PAINT	2	Strip, fill defects and redecorate	
E0024	Circle	540 Diameter	FAIR		PAINT		Strip, fill defects and redecorate	
E0025	Casement 1 opener	915x2115	FAIR		PAINT		Strip, fill defects and redecorate	

E0026	Fixed Casement	915x2115	FAIR		PAINT		Strip, fill defects and redecorate	
Minshul Street External Elevation								
E0027	Fixed Casement	915x2115	FAIR		PAINT		Strip, fill defects and redecorate	
E0028	Fixed Casement	915x2115	FAIR		PAINT		Strip, fill defects and redecorate	
E0029	Fixed Casement	915x1014	FAIR		PAINT	4	Strip, fill defects and redecorate	
E0030	Fixed Casement	915x2115	FAIR		PAINT	2	Strip, fill defects and redecorate	
E0031	Fixed Casement	915x2115	FAIR		PAINT	3	Strip, fill defects and redecorate	
Whitworth Street External Elevation								
E0032	Fixed Casement	915x2115	FAIR		PAINT	1	Strip, fill defects and redecorate	
E0033	Fixed Casement	915x2115	FAIR		PAINT	2	Strip, fill defects and redecorate	
E0034	Fixed Casement	915x2115	FAIR		PAINT	2	Strip, fill defects and redecorate	
E0035	Fixed Casement	915x2115	FAIR		PAINT	2	Strip, fill defects and redecorate	
E0036	Fixed Casement	915x2115	FAIR		PAINT	2	Strip, fill defects and redecorate	
E0037	Fixed Casement	915x2115	FAIR		PAINT	2	Strip, fill defects and redecorate	
E0038	Fixed Casement	915x2115	FAIR		PAINT	2	Strip, fill defects and redecorate	
E0039	Fixed Casement	915x2115	FAIR		PAINT	3	Strip, fill defects and redecorate	
E0040	Fixed Casement	2750x290	FAIR		PAINT	3	Strip, fill defects and redecorate	
E0041	Fixed Casement	1506x20810	FAIR		PAINT	4	Strip, fill defects and redecorate	
E0042	Fixed Casement	760x1510	FAIR		PAINT	2	Strip, fill defects and redecorate	
E0043	Fixed Casement	1450x2800	FAIR		PAINT	2	Strip, fill defects and redecorate	
E0044	Fixed Casement	760x1500	FAIR		PAINT	2	Strip, fill defects and redecorate	
E0045	Fixed Casement	1520x2775	FAIR		PAINT	2	Strip, fill defects and redecorate	
E0046	Fixed Casement	2750x1400	FAIR		PAINT	2	Strip, fill defects and redecorate	
E0047	Fixed Casement	1520x2530	FAIR		PAINT	1	Strip, fill defects and redecorate	
E0048	Fixed Casement	1520x2530	FAIR		PAINT		Strip, fill defects and redecorate	
E0049	Fixed Casement	2750x2860	FAIR		PAINT	5	Strip, fill defects and redecorate	
E0050	Fixed Casement	1530x2540	FAIR		PAINT	3	Strip, fill defects and redecorate	
E0051	Fixed Casement	1530x2540	FAIR		PAINT	2	Strip, fill defects and redecorate	
E0052	Fixed Casement	1530x2540	FAIR		PAINT	1	Strip, fill defects and redecorate	
Window Number	**Window Design/Description**	**Nominal Structural Opening** (WidthXHeight)	**Condition**	**Ironmongery** (Number of Items missing or defective)	**Finish**	**Glazing**	**Recommended Repair**	**Notes**
London Road Courtyard Elevation								
C0001	Fixed Casement	915x2115	FAIR		PAINT	4	Strip, fill defects and redecorate	

C0002	Fixed Casement	915x2115	FAIR		PAINT	5	Strip, fill defects and redecorate	
C0003	Fixed Casement	915x2115	FAIR		PAINT	4	Strip, fill defects and redecorate	
C0004	Fixed Casement	915x2115	FAIR		PAINT	6	Strip, fill defects and redecorate	
C0005	Casement window 2 Opening lights	1326x1928	FAIR		PAINT		Strip, fill defects and redecorate	
C0006	Fixed Casement	673x1204	FAIR		PAINT		Strip, fill defects and redecorate	
C0007	Fixed Casement	673x1204	FAIR		PAINT		Strip, fill defects and redecorate	
C0008	Fixed Casement	660x1088	FAIR	3	PAINT		Strip, fill defects, replace ironmongery and redecorate	
C0009	Fixed Casement	1683x1077						
C0010	Fixed Casement	1600x1400						Meatal window with stained glass
C0011	Fixed Casement	2112x2939						Meatal window with stained glass
C0012	Fixed Casement	2112x2939						Meatal window with stained glass
C0013	Fixed Casement	2112x2939						Meatal window with stained glass
C0014	Fixed Casement	1600x1400						Meatal window with stained glass
C0015	Casement window 2 Opening lights	917x1099	FAIR		PAINT		Strip, fill defects and redecorate	
C0016	Casement window 2 Opening lights	917x1099	FAIR		PAINT		Strip, fill defects and redecorate	
C0017	Casement window 2 Opening lights	610x1600	FAIR		PAINT		Strip, fill defects and redecorate	
C0018	Casement window 2 Opening lights	610x1600	FAIR		PAINT		Strip, fill defects and redecorate	
C0019	Casement window 2 Opening lights	610x1600	FAIR		PAINT		Strip, fill defects and redecorate	
Fairfield Street Courtyard Elevation								
C0020	Casement window 2 Opening lights	768x1600	FAIR		PAINT		Strip, fill defects and redecorate	
Window Number	**Window Design/Description**	**Nominal Structural Opening (WidthXHeight)**	**Condition**	**Ironmongery (Number of Items missing or defective)**	**Finish**	**Glazing**	**Recommended Repair**	**Notes**
C0021	Casement window 2 Opening lights	1900x2800	FAIR		PAINT	2	Strip, fill defects and redecorate	
C0022	Fixed Casement	3900x3500	FAIR	2	PAINT	2	Strip, fill defects, replace ironmongery and redecorate	
C0023	Fixed Casement	3900X3500	FAIR		PAINT	29	Strip, fill defects and redecorate	
C0024	Casement window 2 Opening lights	High level	FAIR		PAINT		Ease, Strip, fill defects and redecorate	

C0025	Casement window 2 Opening lights	High level	FAIR		PAINT		Ease, Strip, fill defects and redecorate	
C0026	Casement window 2 Opening lights	High level	FAIR		PAINT		Ease, Strip, fill defects and redecorate	
C0027	Casement window 2 Opening lights	High level	FAIR		PAINT		Ease, Strip, fill defects and redecorate	
C0028	Casement window 2 Opening lights	High level	FAIR		PAINT		Ease, Strip, fill defects and redecorate	
C0029	Casement window 2 Opening lights	High level	FAIR		PAINT		Ease, Strip, fill defects and redecorate	
C0030	Casement window 2 Opening lights	High level	FAIR		PAINT		Ease, Strip, fill defects and redecorate	
C0031	Casement window 2 Opening lights	High level	FAIR		PAINT		Ease, Strip, fill defects and redecorate	
C0032	Casement window 2 Opening lights	High level	FAIR		PAINT		Ease, Strip, fill defects and redecorate	
C0033	Casement window 2 Opening lights	High level	FAIR		PAINT		Ease, Strip, fill defects and redecorate	
C0034	Casement window 2 Opening lights	High level	FAIR		PAINT		Ease, Strip, fill defects and redecorate	
C0035	Casement window 2 Opening lights	High level	FAIR		PAINT		Ease, Strip, fill defects and redecorate	
C0036	Casement window 2 Opening lights	High level	FAIR		PAINT		Ease, Strip, fill defects and redecorate	
Minshul Street Courtyard Elevation								
C0037	Casement window 2 Opening lights	High level	REPLACE	AS EXISTING	PAINT	AS EXISTING	Full window replacement	Extensive Wet rot present in head rail, jambs and vertical joints. Beyond practicable repair
C0038	Casement window 2 Opening lights	High level	FAIR		PAINT	12	Strip, fill defects and redecorate	High level further inspection required
C0039	Casement window 2 Opening lights	High level	FAIR		PAINT		Strip, fill defects and redecorate	High level further inspection required
Window Number	**Window Design/Description**	**Nominal Structural Opening (WidthXHeight)**	**Condition**	**Ironmongery (Number of Items missing or defective)**	**Finish**	**Glazing**	**Recommended Repair**	**Notes**
C0040	Casement window 2 Opening lights	High level	FAIR		PAINT		Strip, fill defects and redecorate	High level further inspection required
C0041	Casement window 2 Opening lights	High level	FAIR		PAINT		Strip, fill defects and redecorate	High level further inspection required
Whitworth Street Courtyard Elevation								
C0042	Fixed Casement	High level	FAIR		PAINT		Strip, fill defects and redecorate	High level further inspection required
C0043	Fixed Casement	High level	FAIR		PAINT		Strip, fill defects and redecorate	High level further inspection required

C0044	Fixed Casement	High level	FAIR		PAINT		Strip, fill defects and redecorate	High level further inspection required
C0045	Fixed Casement	High level	FAIR		PAINT		Strip, fill defects and redecorate	High level further inspection required
C0046	Fixed Casement	High level	FAIR		PAINT		Strip, fill defects and redecorate	High level further inspection required
C0047	Fixed Casement	High level	FAIR		PAINT		Strip, fill defects and redecorate	High level further inspection required
C0048	Fixed Casement	High level	FAIR		PAINT		Strip, fill defects and redecorate	High level further inspection required
C0049	Fixed Casement	660x2200	FAIR		PAINT		Strip, fill defects and redecorate	
C0050	Fixed Casement	660x2200	FAIR		PAINT	2	Strip, fill defects and redecorate	
C0051	Fixed Casement	1400x2200	FAIR		PAINT	2	Strip, fill defects and redecorate	
C0052	Fixed Casement	1400x2200	FAIR		PAINT	2	Strip, fill defects and redecorate	
C0053	Fixed Casement	1065x2154	FAIR		PAINT	2	Strip, fill defects and redecorate	
C0054	Fixed Casement	610x1600	FAIR		PAINT	9	Strip, fill defects and redecorate	
C0055	Fixed Casement	610x1600	FAIR		PAINT	9	Strip, fill defects and redecorate	
C0056	Fixed Casement	610x1600	FAIR		PAINT	9	Strip, fill defects and redecorate	
C0057	Fixed Casement	610x1600	FAIR		PAINT	9	Strip, fill defects and redecorate	

5 APPENDIX 2 – Paint Report

6 Appendix 3 –Plan Drawings

7 Appendix 4 - Photographs

7

Appendix D: External Elevations and Roof Survey

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London Road Fire Station
Manchester

EXTERNAL VISUAL CONDITION SURVEY
REF: R 82407 OG 001

Prepared for:	Gabriel Erinle Allied London – OBI Property LTD 80 Mosley Street Manchester M2 3FX	
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TABLE OF CONTENTS

Section 1. REPORT 3
1.1. INTRODUCTION 4
1.2. SCOPE 4
1.3. PROCEDURE 4
1.4. REPORT FORMAT 5
1.5. GENERAL INFORMATION 5
1.6. STRUCTURAL DESCRIPTION 5
1.7. INSPECTION SUMMARY 6
1.7.1. SPECIFIC DEFECT LOG 6
1.7.2. RECOMMENDATIONS 37
Section 2. GENERAL PHOTOGRAPHS 38
Section 3. INSPECTION PHOTOGRAPHS 71
Section 4. ELEVATION & REFERENCE DRAWINGS 571

Section 1. REPORT

1.1. INTRODUCTION

Total Access (UK) LTD was instructed by Allied London – OBI Property Ltd to undertake a detailed visual inspection of London Road Fire station within touching distance (where possible) to enable a detailed report to be completed.
The work was carried out in two phases: Phase 1 was completed with the use of a Mobile elevated work platform (MEWP) to inspect the courtyard elevations and roof condition.
Phase 2 was completed using specialist rope access methods to inspect all external elevations.
London Road Fire Station was inspected on the following dates, 19th – 23rd of September 2016 (phase1). 26th – 30th + 3rd – 7th September/October 2016 (phase 2). The weather at the time of inspection was dry and mild.

This document includes supporting photographs, reference drawings and details the findings from the inspection.

1.2. SCOPE

The scope of the works was to carry out a detailed visual inspection. The inspection consisted of photographing all surfaces of the external, internal and roof of the building, cataloguing their locations and marking them on a plan. Construction materials and element condition was also recorded. Scale CAD drawings have been provided showing the structural arrangement of the elevations and the corresponding defects.

1.3. PROCEDURE

The equipment required to carry out the works consisted of:

- BS EN 795 class B Rope access weight systems as below.
- Rope access equipment
- PPE
- MEWP
- Digital Cameras/Note Pads/Pencils attached via lanyard.

Initially a dynamic site risk assessment was completed to ascertain any additional hazards not covered by our pre-works risk assessment. The works procedure was completed in accordance with the sequence of works set out in the pre-prepared method statement.

1.4. REPORT FORMAT

The findings from the inspection can be found in a tabulated format within section 1.7 of this report. Each defect has been marked individually on the drawings unless the defect is generic to the area/elevation/structure. Please see drawings numbered R82407 VC A-001 to L-001 in section 4.0 of this document.

1.5. GENERAL INFORMATION

Location:	Manchester London Road. OS REF: SJ84664 97798
Personnel:	OG, ML, MS, KM, CC, AS
Dates:	08:30am / 19th – 23rd September 2016 (Phase 1) 08:30am / 26th – 30th September & 3rd – 7th October 2016 (Phase 2)

1.6. STRUCTURAL DESCRIPTION

London Road Fire Station is Grade II* listed building. First listed on the 03rd October 1974, list entry number: 1197918. London road fire station has a large irregular quadrilateral plan around a central triangular courtyard. The building has a four story range. The inner courtyard consists of iron balconies at 3 levels of the 3 main ranges previously serving domestic accommodation. The external surface of the structure is finished predominantly with red brick and dressings of yellow terracotta and slate roof tiles.

1.7. INSPECTION SUMMARY

Below are the findings in tabulated form that should be read in conjunction with reference drawings numbered R82407 VC A-001 to L-001 in section 4.0 of this document. Specific defects are listed in the table below and numbered on reference drawings using the photograph number.
Photographs of specific defects can be found in section 3.0.

1.7.1. SPECIFIC DEFECT LOG

Whitworth Street – External Elevation Drawings A001-007

Whitworth Street External - Description of Defect	Photo No.
100mm lead flashing displaced from the stonework to a maximum of 10mm.	A1
De-bonding throughout the window frame sealant.	A2
Additional bracing present to box section downpipe.	A3
Surface corrosion to the full circumference of the downpipe at the joint <2mm deep.	A4
Stepped diagonal crack through stone and mortar above the keystone, 1.6m x 3mm maximum width.	A5
Stepped diagonal crack through stone and mortar, 1.5m x 4mm maximum width.	A6
Stepped diagonal crack through stone and mortar, 1.6m x 3mm maximum width.	A7
Vertical crack through stone and mortar, 600mm x 2mm maximum width.	A8
Boarded pane.	A9
Broken pane.	A10
4No isolated hairline cracks through the balcony coping stone to the full width of the stone. Isolated moss growth to the mortar joints.	A11
Open joints at the keystone, 350mm x 10mm x 20mm maximum depth.	A12
Minor active water seepage to the balcony downpipe suggesting it's partially blocked. Delamination to the DPM at the underside of the balcony.	A13
Broken pane.	A14
Horizontal crack through stone at lintel level, 150mm x 3mm maximum width.	A15
2No redundant fixings.	A16
Diagonal crack through stone window jamb, 150mm x 2mm maximum width.	A17
Crack through stone sill, 70mm x 2mm.	A18
Spalled stone to the string course 100mm x 40mm x 20mm. 2No vertical hairline cracks through stone, 100mm long.	A19
Vertical hairline crack through keystone, 200mm long.	A20
Downpipe replaced with GRP section.	A21
20mm cavity surrounding the window frame, sealant 100% de-bonded.	A22
Loss of section to the stone sill, 100mm x 40mm x 40mm.	A23
3m² Calcite emanating from the mortar joints.	A24
Loss of section to the stone sill, 100mm x 40mm x 40mm.	A25
Spalling to stone window sill, 100mm x 20mm x 10mm.	A26
Moss growth typical throughout stone arch joints.	A27
Redundant pipe, 1No missing fixing.	A28
Redundant fixing, surface corrosion throughout <1mm deep.	A29

Whitworth Street External - Description of Defect	Photo No.
Gutter only partially lined, surface corrosion throughout internal gutter 2-3mm deep.	A30
Spalling to the stone sill, 50mm x 20mm x 40mm.	A31
Vertical hairline crack through the keystone, 100mm long.	A32
Algae and calcite staining to 30% of the string course.	A33
Tangled redundant cables.	A34
Spalled stonework, 80mm x 80mm x 5mm.	A35
2No areas of spalled stonework, 250mm x 200mm x 50mm maximum depth.	A36
Open bed joint above the keystone, 800mm x 20mm x 20mm maximum depth.	A37
Broken pane.	A38
Spalling to the window sill, 80mm x 30mm x 20mm.	A39
Spalling to the underside of the arch, 50mm x 40mm x 10mm.	A40
Spalling to the arch stone, 200mm x 100mm x 20mm.	A41
Loss of section to the string course above the pillar,150mm x 40mm x 30mm.	A42
Vertical hairline crack through stone to the pillar, 500mm long.	A43
View of decorative stone work with a build-up of a black granular deposit to 10% of its entire area.	A44
Vertical crack through stone parapet pillar, 500mm x 4mm maximum width.	A45
Spalling to balcony stringcourse, 50mm x 30mm x 20mm.	A46
Broken pane.	A47
Spalled stone to the window detail, 30mm x 30mm x 10mm.	A48
4No vertical hairline cracks through stone at the window jambs, 330mm maximum length.	A49
View of functional drainage outlet.	A50
Minor debris build up within the gutter channel, 10mm maximum depth.	A51
Paint loss and surface corrosion <2mm deep to 20% of the box section downpipe. Replacement GRP section present.	A52
4No redundant fixing holes.	A53
Spalling to decorative stonework, 80mm x 50mm x 10mm.	A54
Boarded pane.	A55
2No areas of spalled stonework, 170mm x 70mm x 30mm, 100mm x 40mm x 20mm.	A56
Spalling to stonework, 40mm x 50mm x 5mm.	A57
2No areas of spalled stonework, 120mm x 60mm x 5mm, 40mm x 70mm x 10mm.	A58
Vertical crack through stone, 340mm x 1mm.	A59
Cavity present to the top of the frame due to no sealant, 1m x 10mm.	A60
3No areas of spalled stonework, 90mm x 50mm x 10-15mm, 50mm² x 5mm, 90mm x 10mm².	A61
Hairline crack through stone to the underside of the dental course, 300mm long.	A62
Paint loss and associated surface corrosion to 10% of the downpipe <2mm deep. New GRP section installed.	A63
2No hairline cracks present to the underside of the dental course, 300mm.	A64
Missing pane.	A65
2No cracks through stone above the dental course, 200mm x 2mm.	A66
Vertical crack through stone to the pillar, 250mm x 1mm.	A67
Spalling to the stone pillar, 60mm x 40mm x 10mm.	A68

Whitworth Street External - Description of Defect	Photo No.
Minor isolated vegetation to the coping stones of the balcony.	A69
Spalling to the base of the pillar support, 70mm x 30mm x 10mm.	A70
Moss growth present to 70% of the parapet coping joints.	A71
7No parapet supports cracked at the base to the full width of the support open to maximum of 2mm.	A72
Redundant bracket.	A73
Vertical crack through stone, 350mm x 2mm maximum width.	A74
Missing sealant leaving a cavity at the top of the frame to the full width of the window.	A75
Calcite emanating 30mm either side of 7No joints of the dental course.	A76
3No areas of spalled stonework to the sill, 70mm x 10mm², 50mm x 10mm²,40mm x 10mm².	A77
Open joints present to 20% of the underside of the window head, open to a maximum of 8mm and to a maximum of 15mm deep.	A78
Broken pane.	A79
Surface corrosion throughout window hinges <2mm deep.	A80
Moss and algae stain to 80% of the string course.	A81
Paint loss and associated surface corrosion to 10% of the downpipe <2mm deep. New GRP section installed.	A82
Spalling to the top of the window head, 70mm x 20mm x 30mm.	A83
2No open joints at the underside of the keystone, 250mm x 5mm x 10mm.	A84
Boarded pane.	A85
Vertical hairline crack through stone, 300mm.	A86
Spalling at the window return, 150mm x 60mm x 4mm.	A87
Spalling to the pillar, 100mm x 30mm x 10mm.	A88
Spalling to the window sill, 50mm x 30mm x 10mm.	A89
Spalling to the balcony string course, 120mm x 50mm x 30mm.	A90
Spalling to the window jamb with previous repair present, 70mm x 50mm x 20mm.	A91
Broken pane.	A92
Redundant fixing bracket holes.	A93
Non offensive graffiti to the window jamb.	A94
Spalling to the arch detail, 250mm x 100m x 30mm.	A95
3Nocracks to the underside of the dental course, 150mm open to a maximum of 5mm.	A96
Vertical crack through stone to the pillar, 550mm x 2mm maximum width.	A97
General view of decorative stonework above the arch with a black granular deposit to 20% of its entire area.	A98
Balcony drainage 100% blocked.	A99
Open joint, 250mm x 5mm x 15mm maximum depth.	A100
Broken pane.	A101
General of decorative steel work, paint loss and associated surface corrosion <10% of its entire area and <1mm deep.	A102
General view of decorative stonework with a black granular deposit to 10% of its entire area.	A103
View of debris build up within the gutter channel, 20mm maximum depth typically 10mm.	A104

Whitworth Street External - Description of Defect	Photo No.
Small tree growth.	A105
Wet rot present throughout the timber frame.	A106
Paint loss and associated surface corrosion to 10% of the downpipe <2mm deep.	A107
Small tree growth.	A108
Crack through stone at the window frame return, 100mm x 3mm maximum width.	A109
Calcite emanating 50mm either side of 3No joints at the dental course.	A110
Spalling present to the corner of the sill, 30mm² x 40mm.	A111
Calcite staining to 40% of the window head return emanating from the mortar joints.	A112
Open joints, 400mm x 10mm x 30mm maximum depth.	A113
Redundant cables.	A114
Horizontal hairline crack through keystone, 350mm.	A115
Spalling at the window arch, 50mm² x 5mm.	A116

Minshull Street – External Elevation Drawings B001-003

Minshull Street External - Description of Defect	Photo No.
Tree growth to the turret string course.	B1
Paint loss typical throughout the upper circle window frames, coating 100% ineffective.	B2
View of reinstated lead flashing.	B3
Calcite emanating 50mm either side of the dental course joints over a 3m length.	B4
Paint loss and associated surface corrosion to 30% of the downpipe hopper <2mm deep. New GRP section installed.	B5
Missing section of downpipe.	B6
Diagonal step crack through mortar, spanning from the dental course through to the window arch, 2.1m x 20mm maximum width (typically 10mm), isolated displacement to a maximum 3mm.	B7
Vertical step crack through mortar, spanning from the sill through to the window arch, 1.4m x 20mm maximum width (typically 10mm), isolated displacement to a maximum 3mm.	B8
Diagonal step crack through mortar, spanning from the sill and bisecting around the keystone, 2.0m x 20mm maximum width (typically 10mm), isolated displacement to a maximum 3mm.	B9
View of opposing diagonal step crack through mortar (see photo B9) bisecting around the keystone, 2.0m x 20mm maximum width (typically 10mm), isolated displacement to a maximum 3mm.	B10
Diagonal step crack through mortar, 1.8m x 8mm, isolated displacement to a maximum of 3mm. Associated spalling 110mm x 50mm x 40mm.	B11
1No shattered roof tile.	B12
Minor active water seepage from roof drainage suggesting the drainage remains functional.	B13
2No diagonal step cracks through mortar, spanning from the dental course through to the window arch, 1.5m x 30mm maximum width (typically 10mm), isolated displacement to a maximum 3mm.	B14

Minshull Street External - Description of Defect	Photo No.
View at which the aforementioned crack (see photo B14) spans through the window arch stonework.	B15
2No diagonal step cracks through mortar, spanning from the window sill through to the window arch, 1.4 m x 20mm maximum width (typically 10mm), isolated displacement to a maximum 3mm.	B16
View at which the aforementioned crack (see photo B16) spans through the window arch stonework.	B17
Window frame displaced to a maximum of 10mm.	B18
Diagonal step crack through mortar, spanning from the sill and bisecting around the keystone, 1.7m x 20mm maximum width (typically 10mm), isolated displacement to a maximum 3mm.	B19
View of opposing diagonal step crack through mortar (see photo B19) bisecting around the keystone, 1.7m x 20mm maximum width (typically 10mm), isolated displacement to a maximum 3mm.	B20
Stepped vertical crack (multi directional) spanning from the sill to ground level, 1.4m x 6mm.	B21
Minor calcite staining emanating from the mortar joints at the dental course.	B22
Broken pane.	B23
5No intermittent areas of spalling to the stone sill, typically 50mm x 20mm x 10mm.	B24
Spalling to the keystone, 40mm² x 10mm.	B25
Open joints to the stonework, 2m² x 5mm x 15mm maximum depth.	B26
Spalling to the stone frame, 40mm x 20mm x 10mm.	B27
Boarded pane.	B28
Open joints to 80% of the stone frame, open to 10mm to a maximum depth of 10mm.	B29
3m² area of friable mortar.	B30
Paint loss to 30% of the frame and surface corrosion throughout the hinges <2mm deep.	B31
Redundant cables.	B32
Void from previous fixing, 100mm²	B33
Surface corrosion to 20% of redundant fixings <2mm deep.	B34
Reinstated timber frame, 1m section loose to touch possible result of RTC.	B35
RTC marks typical throughout <5% of the corner locations to a maximum depth of 20mm.	B36
Minor isolated vegetation growth throughout the dental course.	B37
Broken pane.	B38
Open joints, 2m² x 5mm x 10mm maximum depth.	B39
4No Isolated spalled sections of stone to the string course, 30mm x 20mm x 5mm.	B40
Broken pane. Paint loss to 30% of the window frame.	B41
Spalled window sill, 70mm x 10mm x 40mm.	B42
Missing hinge to the window frame.	B43
Minor moss growth throughout the joints of the string course.	B44
Moderate corrosion throughout pattress plate <2mm deep with minimal thread to the top bolt.	B45
Section of timber frame reinstated, loose to touch. 6No broken panes.	B46
13No panes not secured with bevels only tacks and isolated cracks to panes.	B47

Minshull Street External - Description of Defect	Photo No.
Moderate corrosion to the connection bolts <2mm deep typical throughout.	B48
1No missing connection bolt to the base of the timber door frame. Loss of section, 250mm x 50mm x 20mm.	B49
RTC damage to the stone corner.	B50
Splits to the base of the door frame surrounding the connection bolts, 470mm x 3mm.	B51
Moderate corrosion to the cable ducting and missing section at the base, 750mm.	B52
Spalled stone, 250mm x 350mm x 50mm.	B53
Spalled stone at the dental course, 100mm x 150mm x 50mm.	B54
Calcite emanating from the mortar joints at the underside of the window arch.	B55
Open joints present to 10% of the entire arch, open 5mm, 15mm maximum depth.	B56
Spalling to the key stone, 20mm x 30mm x 5mm.	B57
Spalling at the sill, 80mm² x 5mm.	B58
Loss of section to the sill, 30mm x 40mm x 50mm.	B59
Spalled stone to the underside of the sill, 40mm x 20mm²	B60
Paint loss to 40% of the frame, typical throughout the elevation.	B61
3No boarded panes.	B62
RTC marks to corner stone, 110mm x 150mm x 5mm.	B63
2No areas of spalling, sill:60mm x 70mm x 10mm, stonework:100mm x 30mm x 5mm.	B64
Stepped diagonal crack through mortar to the return wall, 2.5m x 20mm, displaced to a maximum of 5mm.	B65
Paint coating ineffective throughout the entire frame.	B66
Minor tree growth.	B67
Additional downpipe fixings typical throughout the downpipe.	B68
Spalled stonework, 100mm x 60mm x 10mm.	B69
Missing frame and glass.	B70
Stepped vertical crack through mortar to the stonework head, 400mm x 10mm.	B71
Stepped vertical crack through mortar, 1.3m x 20mm maximum width (typically 10mm).	B72
Spalled stone, 180mm x 80mm x 20mm.	B73
Stepped vertical crack through mortar, 500mm x 4mm maximum width.	B74
Stepped vertical crack through mortar, 1.4m x 3mm maximum width.	B75
Stepped vertical crack through mortar, 1.4m x 3mm maximum width.	B76

Fairfield Street - External Elevation Drawings C001-009

Fairfield Street External - Description of Defect	Photo No.
Crack through stone to the underside of the dental course,200mm long open to a maximum of 8mm.	C1
Vertical crack through stone to 1No pillar section, 500mm long open to a maximum of 3mm.	C2
3No diagonal cracks to the stonework, 250mm long open to a maximum of 5mm.	C3
Spalling to the top of the window arch, 150mm x 50mm x 30mm.	C4
3No horizontal cracks to the coping stones of the balcony, 230mm long open to a maximum of 3mm typically hairline.	C5
2No areas of spalling to the to the window sill stone work, 150mm x 70mm x 20mm maximum.	C6
Spalling to the string course at the balcony, 80mm x 30mm x 40mm.	C7
Open joint below the window arch crown, 180mm x 20mm x 30mm deep.	C8
RTC damage to the stone at pavement level 120mm x 80mm x 10mm deep.	C9
Spalling to window sill, 150mm x 40mm x 20mm maximum.	C10
Calcite emanating from 4No joints at the underside of the dental course.	C11
2no areas of spalling to the window sill, 80mm x 30mm x 20mm maximum.	C12
Spalling to the window sill, 50mm x 40mm x 20mm maximum.	C13
Repaired downpipe, 2No 780mm sections.	C14
View of redundant fixings.	C15
Vertical crack through stone at the window jamb, 320mm x 3mm maximum.	C16
Spalling to the window sill, 40mm x 30mm x 10mm.	C17
1No broken pane.	C18
Spalling to stone at lintel level 50mm x 30mm x 20mm.	C19
Spalling to stone at lintel level 30mm x 20mm x 10mm.	C20
Open joint with surrounding friable mortar at the door jamb, 440mm long open to 10mm to a maximum depth of 10mm.	C21
1No displaced arch ring stone, 30mm maximum outward displacement.	C22
Board repair to the door.	C23
3No missing panes of glass (boarded).	C24
Hairline crack through stone to the underside of the dental course, 240mm long with calcite emanating 10mm either side of the crack.	C25
Broken pane.	C26
Broken/missing panes.	C27
Redundant cable.	C28
2m² light calcite staining.	C29
Vertical hairline crack to the full height of the stone, 250mm.	C30
Isolated spalled stone at the column, 120mm x 30mm x 5mm.	C31
Isolated spalled stone at the column, 60mm x 30mm x 10mm.	C32
Paint loss to 50% of the window frame with isolated wet rot at the lower sill. This is typical throughout the elevation.	C33
Spalling at the stone arch, 50mm x 10mm x 10mm.	C34
Minor vegetation to the internal balcony.	C35
5No isolated hairline cracks throughout the balcony coping, 230mm (full width of stone) and moss growth typical throughout the balcony joints.	C36

Fairfield Street External - Description of Defect	Photo No.
Diagonal crack through stone at the column return, 80mm x 1mm.	C37
Calcite staining and a black granular deposit build up to the underside of the balcony deck. Evidence of water ingress and poor drainage.	C38
Open joint at the window arch, 800mm long open to 10mm and to a maximum depth of 10mm.	C39
Isolated hairline cracks throughout the balcony coping, 230mm (full width of stone) and moss growth typical throughout the balcony joints.	C40
Minor vegetation growth at the internal balcony.	C41
Blocked basin outlet.	C42
Paint loss to 50% of the window frame with isolated wet rot at the lower sill. This is typical throughout the elevation.	C43
Calcite staining and algae build up to the underside of the balcony deck. Evidence of water ingress and ineffective drainage.	C44
Isolated horizontal crack through stone, 260mm long open to 1mm.	C45
1m² calcite staining to the keystone due to inefficient drainage at the balcony.	C46
2No areas of spalling to the sill, 50mm x 30mm x 20mm.	C47
Spalling at window sill, 40mm x 30mm x 10mm.	C48
Diagonal crack through stone below sill, 180mm long open to 3mm maximum.	C49
3No cracks through stone, 250mm long open to a maximum of 5mm.	C50
2No spalled door jamb stones, 320mm x 10mm x 10mm.	C51
None offensive graffiti to stone work.	C52
Vertical crack through stone at the column, 510mm long open to a maximum of 3mm.	C53
Hairline crack through 7No balcony coping stones, 1.7m long with isolated moss growth throughout the joints.	C54
Crack through stone to the underside of balcony, 350mm x 1mm. Minor associated calcite staining.	C55
Missing window pane.	C56
Missing window pane.	C57
Paint loss to the down pipe to <10% of the entire area.	C58
Spalling to the stone sill, 90mm x 20mm x 5mm.	C59
Wet rot throughout the timber sill.	C60
10mm displacement to the original downpipe fixing.	C61
Cracked pane.	C62
View of ventilation duct.	C63
GRP reinstated section of downpipe.	C64
Open joint at the intrados of the arch, 1m x 10mm x 30mm maximum depth.	C65
Spalling at the string course, 100mm x 30mm x 30mm.	C66
Open joints, 3m² total area, open 8mm to a maximum depth of 30mm.	C67
Spalling at the sill coping, 35mm x 30mm x 10mm.	C68
Spalling at the sill coping, 40mm x 20mm x 10mm.	C69
Spalling at the arch coping, 70mm x 20mm x 10mm.	C70
Loss of section to the arch coping stone, 40mm² to the full width of the material.	C71
Redundant cables attached to the downpipe	C72
4No broken panes.	C73
Spalled stone, 40mm² x 10mm maximum depth.	C74

Fairfield Street External - Description of Defect	Photo No.
2No missing panes.	C75
2No broken window panes.	C76
2No areas of spalling to the top of the arch stones, 60mm x 30mm x 10mm.	C77
Boarded window.	C78
Spalled stone at the top of the window, 30mm x 30mm x 10mm.	C79
Ducting present through window.	C80
2No areas of spalled stone at the string course, 100mm x 30mm x 30mm maximum depth.	C81
Horizontal hairline crack through arch stone, 700mm long.	C82
5No missing panes of glass.	C83
Spalled stone at the door jamb, 90mm x 30mm x 10mm (possible RTC mark).	C84
2No cracks to the underside of the dental course 250mm long open to a maximum of 7mm and damp staining emanating 30mm either side of the crack.	C85
2No cracked window panes.	C86
Loss of section to window jamb at sill height,150mm x 20mm x 30mm.	C87
Isolated vegetation growth to coping stones.	C88
Coping stone displaced by 20mm, no evidence of recent movement or being loose.	C89
6No hairline cracks throughout balcony coping stones, 260mm (full width) and moss growth throughout the coping joints.	C90
Balcony drainage 100% sectional blockage (dysfunctional).	C91
Isolated crack to coping stone, 240mm x 5mm maximum width.	C92
Isolated spalling to balcony pillar, 180mm x 50mm x 30mm.	C93
Evidence balcony drainage is 100% blocked.	C94
3No broken window panes.	C95
Spalling to the arch keystone, 50mm x 20mm x 5mm.	C96
Spalling to stonework, 90mm x 20mm x 10mm.	C97
Additional downpipe fixing.	C98
Spalling to window sill, 120mm x 30mm x 10mm.	C99
Spalling to the ledge below the window, 80mm x 30mm x 10mm.	C100
Vertical crack to door jamb stone, 250mm x 3mm maximum width.	C101
Spalling to the dental course, 50mm² x 10mm.	C102
5No isolated areas of minor spalling at the sill coping, 30mm x 10mm x 5mm over an 800mm length.	C103
Spalling to the string course, 50mm x 10mm x 5mm.	C104
General view of the door frame with a black granular build up.	C105
Moss growth typical throughout the gutter stone joints.	C106
Paint loss and associated surface corrosion to the downpipe, 90% of its entire area <1mm deep. Reinstated GRP downpipe present.	C107
Cracked stone to the underside of the dental course, 250mm long filled with calcite.	C108
Calcite staining emanating from the mortar joints, 1m x 500mm.	C109
Open bed joint, 240mm long open to 5mm to a maximum depth of 10mm.	C110
Redundant original downpipe fixing, typical throughout elevation.	C111
Open joints, 1.5m x 250mm, open to 5mm, to a maximum depth of 10mm.	C112
2No spalled areas of stone work, 20mm² x 5mm.	C113

Fairfield Street External - Description of Defect	Photo No.
3No intermittent spalled areas of stone work at the sill, total area, 300mm x 80mm x 30mm maximum.	C114
Wet rot throughout the sill.	C115
Spalling to the string course, 60mm x 20mm x 10mm.	C116
Paint loss and associated surface corrosion to the decorative bracket, 10% of its entire area <1mm deep.	C117
Calcite staining emanating from the mortar joints at the underside of the arch frame, typical throughout the arch.	C118
Crack to the underside of the dental course, 250mm long open to a maximum of 2mm, damp stain 30mm either side of the crack suggesting poor waterproofing.	C119
Small tree growth at the string course joint.	C120
Spalled stone 30mm² x 6mm.	C121
Moss growth typical throughout coping joints.	C122
Spalled stonework to the column 200 mm ² x 5mm maximum depth.	C123
Minor isolated hairline cracks throughout 4No balcony coping stones and moss growth typical throughout the mortar joints.	C124
Horizontal hairline crack through stone to the return face 120mm long.	C125
Spalling to balcony coping stone, 30mm x 20mm x 15mm and a horizontal hairline crack 70mm long.	C126
Calcite and moss growth to the underside of the balcony and stone support suggesting water ingress caused by ineffective balcony drainage.	C127
Friable mortar to the top joint of the keystone, 250mm x 20mm.	C128
Broken window pane, 300mm x 550mm.	C129
Hairline crack through stone to the sill, 220mm long.	C130
4No intermittent areas of spalling to the window at lintel level, total area 100 x 30mm x 10mm.	C131
Open joints, 1.9m x 690mm, open to 5mm to a maximum depth of 10mm.	C132
Repair work evident to the downpipe.	C133
General view of stone detail with 40% coverage of a black granular deposit.	C134
2No areas of spalling to the arch keystone, total area 200mm x 50mm x 30mm.	C135
Paint loss and associated surface corrosion to the decorative bracket, 10% of its entire area <1mm deep.	C136
Hairline crack to arch stonework, 330mm long.	C137
Unsympathetic repair to the downpipe and old drill holes for the previous hopper fixing.	C138
6No isolated hairline cracks to the full width of the coping stones at the balcony and moss growth typical throughout the mortar joints.	C139
Spalling to 30% of the balcony deck to a maximum depth of 3mm.	C140
Friable mortar typical throughout the coping joints on the balcony.	C141
Paint loss to 50% of the window frame with isolated wet rot at the lower sill. This is typical throughout the elevation.	C142
Vertical hairline through stone to the balcony return, 200mm long.	C143
View of balcony drainage, no evidence of being functional.	C144
2No areas of spalled stone sill, 2(60mm² x 10mm).	C145
Spalled sill, 20mm x 70mm x 5mm.	C146
Hairline vertical crack through stone to the full height of the stone, 240mm long.	C147

Fairfield Street External - Description of Defect	Photo No.
Paint loss to 50% of the window frame with isolated wet rot at the lower sill. This is typical throughout the elevation.	C148
Balcony drainage inlet visually clear and functional.	C149
Vertical crack through stone, 180mm long open to 2mm maximum.	C150
Horizontal crack through stone window jamb, 135mm long open to a maximum of 5mm.	C151
Isolated area of spalling to stonework, 60mm x 40mm x 5mm.	C152
2No hairline cracks to the sill, total length 600mm.	C153
Isolated spalling to the string course, 160mm x 60mm x 30mm.	C154
Vertical crack through stone, 940mm long open to a maximum of 3mm.	C155
Missing stone from string course, void remaining 140mm x 130mm x 130mm.	C156
Spalling to the string course, 100mm x 90mm x 50mm.	C157
2No areas of spalling to the sill, total area 220mm x 20mm x 30mm.	C158
2No hairline cracks through stone at the keystone, total length 500mm.	C159
4No redundant fixings.	C160
Vertical crack through stone, 240mm long, open to 5mm maximum, typically 1mm and to a maximum depth of 5mm.	C161
Spalled sill, 100mm² x 50mm.	C162
Isolated areas of debris build up within the guttering reducing drainage functionality.	C163
Broken window pane, 900mm x 360mm.	C164
Open bed joint to stonework, 5m long open to 15mm, to a maximum depth of 30mm.	C165
2No isolated areas of calcite staining, total area 200mm².	C166
Paint loss and associated surface corrosion to 10% of the entire downpipe <1mm deep.	C167
Stone window detail with black granular deposit coverage to 40% of its entire area.	C168
Diagonal crack through stone 120mm x 1mm.	C169
Diagonal crack through stone detail at lintel level, 470mm x 100mm x 3mm maximum width.	C170
Diagonal crack through stone, 190mm x 3mm.	C171
Horizontal crack through stone, 120mm x 1mm. Isolated area of spalling 100mm x 50mm x 10mm.	C172
Horizontal crack through stone, 120mm x 1mm.	C173
Horizontal crack through stone, 120mm x 1mm.	C174
General view of outlet.	C175
Calcite emanating 30mm either side of the joints at the dental course.	C176
Paint loss to 50% of the window frame with isolated wet rot at the lower sill. This is typical throughout the elevation.	C177
Downpipe fixing outwardly displaced 20mm maximum.	C178
2No cracked panes.	C179
Horizontal hairline crack to the stone arch, 100mm x 1mm.	C180
Surface corrosion typical to the joints of the downpipe, 50mm either side of the joint to the full perimeter of the pipe <2mm deep.	C181
Hairline horizontal crack through stone 260mm long.	C182

Fairfield Street External - Description of Defect	Photo No.
Vertical hairline crack through stone 270mm long.	C183
Crack through stone at lintel level, 400mm x 2mm, crack bisects at its midpoint.	C184
1No cracked pane.	C185
Severe wet rot throughout timber sill.	C186
Open bed joint, 480mm x 10mm x 20mm maximum depth.	C187
600mm Lead flashing displaced to a maximum of 20mm.	C188
Paint loss and associated surface corrosion to the downpipe to 10% of its entire area <2mm deep.	C189
Downpipe fixing outwardly displaced 20mm maximum.	C190
Tear to the lead flashing, 100mm x 3mm. 880mm length of flashing detached from brickwork.	C191
Isolated spalling at the sill 80mm x 90mm x 3mm. Horizontal hairline crack through stone 200mm long.	C192
Open bed joint throughout the centre pillar open 35mm to a maximum depth of 30mm.	C193
2No areas of spalling to the stone work at lintel level, total area 150mm x 50mm x 20mm.	C194
Open bed joint below stone at lintel level, 520mm x 20mm x 15mm maximum depth.	C195
Crack below keystone, 80mm x 3mm.	C196
50mm lead flashing outwardly displaced at sill level by a maximum of 20mm.	C197
320mm lead flashing separated from bed joint to a maximum of 30mm.	C198
Loss of section to stone detail, 100mm x 40mm x 20mm.	C199
Stepped vertical crack through mortar to deck support stone, 670mm x 20mm x 100mm maximum depth.	C200
5No cracks through stone at the window arch to the full width of the stone. 2No open 1mm, 3No open 2-3mm.	C201
Stepped diagonal crack through mortar, 1.8m x 15mm x 50mm maximum depth. Crack spans from the sill to ground level.	C202

Corner of Fairfield Street/London Road – External Elevation Drawing D001

Corner Fairfield St/London Rd - Description of Defect	Photo No.
Open joints to stonework above the window, 240mm x 120mm, open to 5mm and to a maximum depth of 10mm.	D1
Paint loss to 50% of the window frame with isolated wet rot at the lower sill. This is typical throughout the elevation.	D2
Open joint at sill level, 220mm x 200mm, open to 20mm and to a maximum depth of 20mm. Minor vegetation growth also present.	D3
300mm lead flashing separated from stonework, maximum outward displacement 20mm.	D4
Spalled stonework, 40mm x 30mm x 10mm.	D5
800mm x 80mm lead flashing separated from stonework, maximum outward displacement 20mm.	D6

Corner Fairfield St/London Rd - Description of Defect	Photo No.
Open bed joints at the lead flashing connection points, 480mm x 10mm x 10mm maximum depth.	D7
340mm x 200mm lead flashing separated from stonework, maximum outward displacement 60mm.	D8
Spalled stonework, 50mm x 80mm x 5mm.	D9
Vertical hairline crack through keystone, 300mm long. 3No areas of spalling, 3(50mm x 30mm x 5mm).	D10
Spalled sill, 40mm x 30mm x 20mm.	D11
Horizontal hairline crack through stone to the sill, 180mm long.	D12
Moss coverage typical throughout arch joints.	D13
View of stone sculpture with a black granular deposit to 30% of its entire area.	D14
10mm gap between window frame and stonework, typical throughout the elevation.	D15
Wet rot to the timber sill, 980mm x 20mm.	D16
Open bed joint, 400mm x 30mm x 30mm maximum depth.	D17
Open bed joint, 350mm x 20mm x 30mm maximum depth.	D18
Broken pane.	D19
150mm x 100mm lead flashing separated from stonework, maximum outward displacement 100mm.	D20
Vertical hairline crack through stone, 230mm long.	D21
Broken pane.	D22
Paint loss and surface corrosion to 90% of the flag pole <2mm deep. Loss of section to the main supporting bracket, 60mm² total area to the full width of the material.	D23
De-bonded lead flashing at the corner of the sill, 100mm x 10mm.	D24
De-bonded lead flashing at the corner of the sill, 400mm x 30mm. Spalling to the corner of the stone work, 50mm x 30mm x 10mm.	D25
Spalling to the stone detail, 100mm x 30mm x 40mm.	D26
Mortar loss throughout the bed joint at which the lead flashing joins the brickwork.	D27
Markings to the underside of the stonework.	D28
De-bonded lead flashing at the corner of the sill, 250mm x 10mm.	D29
Damaged sash window (broken chords).	D30
Wet rot to the window sill 50mm² x 20mm.	D31
Moss growth throughout the mortar joints of the sill.	D32
Open joints to string course 200mm long open 5-10mm, 20mm maximum depth.	D33
'Bank' signage, 1No missing letter, 1No letter partially attached, rot present throughout the timber and surface corrosion throughout the support strips <1mm deep.	D34
View of surface corrosion throughout bracket attachment <2mm deep	D35
General view of sculpture showing isolated mortar loss and calcite staining to 30% of its entire area.	D36
View of redundant fixing holes to the stone work.	D37

London Road – External Elevation Drawings E001-007

London Road External - Description of Defect	Photo No.
Paint loss to 50% of the window frame with isolated wet rot at the lower sill. This is typical throughout the elevation.	E1
Open bed joint at sill level, 600mm x 20mm x 20mm.	E2
Open bed joint at sill level to the base of the pillar, 300mm x 30mm x 20mm.	E3
Previous repairs present to the box section downpipe.	E4
Paint loss and associated surface corrosion to <10% of the downpipe <1mm deep.	E5
Redundant flag pole fixing in poor condition. 40% paint loss and associated surface corrosion <1mm deep.	E6
Previous repairs present to the box section downpipe.	E7
100% section loss to the flag pole fixing.	E8
Damaged lead flashing at the window sill, 700mm long.	E9
General view of repairs throughout the down pipe.	E10
Moderate corrosion to the base of the downpipe <2mm deep, blank plate installed.	E11
Paint loss to 50% of the window frame with isolated wet rot at the lower sill. Sealant surrounding the frame is also perished.	E12
Open joint at the sill, 200mm x 25mm x 20mm.	E13
350mm lead flashing separated from stonework, maximum outward displacement 20mm, defect present on opposing sides.	E14
General view of the black granular deposit <10% of the stone works entire area.	E15
Window dropped by 10mm maximum.	E16
Friable mortar throughout stonework above the window.	E17
View of redundant fixing holes.	E18
Paint loss and associated surface corrosion typical throughout 10% of the box section downpipe and hoppers <2mm deep.	E19
Calcite emanating from the joints at the underside of the dental course suggesting insufficient water proofing.	E20
Spalling present to the coping stone, 40mm x 20mm x 10mm.	E21
View of functional drainage.	E22
Paint loss to 50% of the window frame with isolated wet rot at the lower sill.	E23
Friable mortar throughout the decorative stonework.	E24
Redundant flag pole fixing in poor condition. 50% paint loss and associated surface corrosion <2mm deep.	E25
Minor intermittent spalls, total area, 300mm x 10mm².	E26
Black granular deposit to the decorative stone work covering 80% of its entire area.	E27
Spalling to the stonework, total area, 300mm x 20mm x 10mm.	E28
Pooling present throughout the balcony to maximum of 10mm deep. Drainage dysfunctional.	E29
Moss typical throughout the mortar joints at the balcony coping stones.	E30
Minor vegetation growth throughout the balcony stringcourse.	E31
2No horizontal cracks to the keystones 2(300mm x 1mm).	E32
Redundant flag pole fixing in poor condition. 50% paint loss and associated surface corrosion <2mm deep.	E33

London Road External - Description of Defect	Photo No.
Vertical crack through stone, 300mm long open to 2mm maximum.	E34
Moss growth and minor damp staining to the underside of the balcony caused by water ingress and ineffective drainage at the balcony.	E35
Minor active water seepage to the balcony drainage downpipe suggesting almost 100% sectional blockage.	E36
Paint loss to 50% of the window frame with isolated wet rot to 10% of the lower sill.	E37
Broken window pane.	E38
Spalling to the string course, 140mm x 100mm x10mm.	E39
Spalling to the stone work at lintel level, 100mm x 60mm x 40mm.	E40
Loss of section to 80% of the flag pole fixing.	E41
View of additional support typical throughout the downpipe.	E42
Vertical crack through stone, 200mm x 2mm.	E43
Spalling to stone detail, 70mm x 30mm x 30mm. minor isolated vegetation growth.	E44
View of window vent.	E45
Vertical crack through stone above door arch, 340mm x 5mm.	E46
Spalled stone to doorway arch,60mm x 20mm x 50mm.	E47
Loss of section to stone detail, 50mm x 40mm x 40mm.	E48
Downpipe replaced with GRP section.	E49
Spalled stone detail, 200mm x 80mm x 30mm.	E50
Coroners court signage minor weathering.	E51
Diagonal crack through stone at lintel level, 330mm x 5mm maximum width.	E52
Spalled stone at lintel level to the underside, 100mm x 80mm x 30mm.	E53
Diagonal crack through stone below the window sill, 300mm x 15mm maximum width.	E54
Spalling to the stone work, 220mm x 80mm x 20mm.	E55
Broken window pane.	E56
Horizontal crack through stone to the underside of the dental course, 200mm x 3mm.	E57
2No areas of spalled stone to the sill, total area, 50mm x 30mm.	E58
Spalling to the window arch, 60mm x 30mm x 20mm.	E59
Broken window pane.	E60
2No areas of spalling to the sill, total area 30mm x 15mm x 10mm.	E61
Horizontal crack through stone and mortar at lintel level, 1.1m x 10mm maximum depth, displaced 10mm maximum. Associated spalling 1m x 100mm x 30mm.	E62
Horizontal crack through stone 1.1m x 3mm maximum width.	E63
Spalled stone at lintel level, 280mm x 130mm x 40mm.	E64
2No areas of spalling to the window sill 2(50mm x 20mm x 20mm).	E65
Redundant flag pole fixing in poor condition. 50% paint loss and associated surface corrosion <2mm deep.	E66
Spalling to the sill, 80mm x 50mm x 30mm.	E67
Spalling to the sill, 100mm x 30mm x 30mm.	E68
Horizontal crack through stone at lintel level, 1.1m x 40mm maximum width (typically 20mm) maximum outward displacement 50mm, associated spalling total area 700mm x 10mm x 80mm.	E69

London Road External - Description of Defect	Photo No.
Horizontal crack through stone at lintel level, 1.1m x 30mm maximum width, maximum outward displacement 50mm, associated spalling total area 200mm x 100mm x 40mm.	E70
Spalling to the keystone, 70mm x 80mm x 10mm.	E71
Stepped vertical crack through mortar, 400mm x 2mm.	E72
Horizontal crack through stone at lintel level, 1.1m x 30mm maximum width, maximum outward displacement 70mm.	E73
Horizontal crack through stone at lintel level, 1.1m x 30mm maximum width, maximum outward displacement 50mm.	E74
Loss of section to the window sill, 60mm x 30mm x 30mm.	E75
Loss of section to the window sill below pillars, 120mm x 30mm x 30mm.	E76
Loss of section to the arch stone detail, 100mm² x 40mm.	E77
Horizontal crack through stone to the underside of the arch at lintel level, 250mm x 2mm.	E78
10No hairline cracks through stone to the window jambs, 400mm maximum length.	E79
Hairline crack through stone and mortar at the stone return, 2.5m x 1mm maximum width.	E80
Heavy pigeon guano to the stone detail.	E81
Spalled stone work, 30mm x 20mm x 10mm.	E82
Debris build up to 30% of the area above the arch, 10mm maximum depth.	E83
Paint loss to 20% of the window frame with isolated wet rot at the lower sill.	E84
Spalled stone work, 40mm x 20mm x 5mm.	E85
Spalled stone work, 90mm x 30mm x 10mm.	E86
2No steel fixings have delamination throughout to a maximum of 30mm.	E87
Horizontal hairline crack through stone, 280mm long.	E88
Black granular deposit to 80% of decorative steelwork.	E89
Crack through stone spanning from the brace fixing to the edge of the stone, 80mm x 2mm, associated spalling, 120mm x 40mm x 10mm.	E90
Crack through stone spanning from the brace fixing to the edge of the stone, 100mm x 3mm, 3mm displacement.	E91
Loss of section to the timber at the top of the gate, 800mm x 50mm to the full width of the material.	E92
Vertical hairline crack through stone, 250mm.	E93
RTC damage to the stonework, 80mm x 50mm x 20mm.	E94
Horizontal crack through stone at lintel level, 1.1m x 30mm maximum width, maximum outward displacement 50mm.	E95
Spalling to window sill, 90mm x 40mm x 20mm.	E96
Spalling to window sill detail, 60mm x 50mm x 20mm.	E97
Horizontal crack through stone at lintel level, 1.1m x 4mm maximum width, maximum outward displacement 3-4mm.	E98
Horizontal crack through stone at lintel level, 1.1m x 4mm maximum width maximum outward displacement 3-4mm, associated spalling total area 400mm x 50mm x 10mm.	E99
Broken pane.	E100
Loss of section at the window sill, 100mm x 30mm to the full width of the stone.	E101

London Road External - Description of Defect	Photo No.
Redundant flag pole fixing in poor condition. 50% paint loss and associated surface corrosion <2mm deep.	E102
Broken pane.	E103
Paint loss to 30% of the window frame with isolated wet rot at the lower sill.	E104
Vertical hairline crack through stone, 300mm.	E105
Horizontal crack through stone at lintel level, 1.1m x 5mm maximum width, maximum outward displacement 3mm.	E106
Horizontal crack through stone at lintel level, 1.1m x 10mm maximum width, maximum outward displacement 10mm.	E107
Loss of section to the top coping, 100mm² x 20mm.	E108
2No spalled areas to the window sill 2(100mm x 40mm x 30mm).	E109
Broken pane.	E110
2No broken panes.	E111
Vertical crack through stone and mortar, 420mm x 1mm.	E112
Horizontal crack through stone at lintel level, 1.1m x 20mm maximum width, maximum outward displacement 50mm.	E113
Loss of section to the window sill, 60mm x 20mm x 10mm.	E114
Broken pane.	E115
Crack through stone to the base of the pillar,110mm x 2mm.	E116
2No areas of spalling to the sill, 2(100mm x 30mm²).	E117
Spalling to the sill, 130mm x 30mm².	E118
Loss of section to the window detail, 40mm² x 10mm.	E119
Diagonal hairline crack through stone, 350mm long.	E120
Spalling to the dental course, 400mm x 120mm x 150mm.	E121
Downpipe replaced with GRP section.	E122
Spalling to the stone detail, 40mm x 20mm x 10mm.	E123
Stepped vertical crack through stone and mortar, 760mm x 10mm maximum width (typically 2mm).	E124
Spalling to stone window jamb, 70mm x 30mm x 15mm.	E125
Broken pane.	E126
Horizontal hairline crack through stone detail, 500mm.	E127
Vertical crack through stone arch support, 550mm x 3mm maximum width.	E128
Vertical crack through stone arch detail, 250mm x 3mm maximum width.	E129
Redundant fixing holes to stone jambs.	E130
Vertical crack through stone, 250mm x 2mm maximum width.	E131
Paint loss and associated surface corrosion to steel sign to 20% of its entire area <2mm deep.	E132
Redundant flag pole fixing in poor condition. 60% paint loss and associated surface corrosion <2mm deep.	E133
200mm lead flashing separated from stone work to a maximum of 30mm.	E134
Spalling to stone work, 50mm x 30mm x 5mm.	E135
Stepped diagonal crack through mortar, 1.3m x 3-4mm. Previous repair work evident.	E136
Delamination to the full circumference of the downpipe fixing, 3-4mm maximum depth, typical throughout the downpipe.	E137

London Road External - Description of Defect	Photo No.
Minor active seepage to the balcony drainage suggesting that it's partially blocked. Damp and algae staining to 40% of the underside of the balcony deck also suggesting insufficient drainage.	E138
Calcite emanating 30mm either side of the mortar joints. Spalling 80mm x 80mm x 5mm.	E139
Paint loss to 10% of the window frame with isolated wet rot at the lower sill.	E140
300mm lead flashing separated from stone work to a maximum of 30mm.	E141
Spalling to the stone detail, 60mm x 20mm x 10mm.	E142
Minor vegetation growth to the internal balcony. Moss growth to 80% of the deck area.	E143
Broken pane.	E144
Spalling to the balcony coping, 100mm x 20mm x 10mm.	E145
Paint loss to 10% of the window frame with isolated wet rot at the lower sill.	E146
Crack through concrete, 400mm x 4-5mm.	E147
Open joints, 800mm x 4mm x 10mm maximum depth.	E148

Minshull Street – Internal Elevation Drawings F001-002

Minshull Street Internal - Description of Defect	Photo No.
Numerous damaged and slipped tiles. Lead flashing ineffective.	F1
Stepped vertical crack through mortar spanning from the stone coping to the keystone of the arch window, 1.3m x 30mm x 60mm maximum depth.	F2
Stepped vertical crack through mortar spanning from the stone coping to the keystone of the arch window, 1.3m x 5mm maximum width.	F3
Stepped vertical crack through mortar spanning from the stone coping to the keystone of the arch window. The crack bisects at the keystone and tracks the profile of the arch either side, 3m long open 30-60mm.	F4
View of 400mm displaced brickwork with a maximum outward displacement of 15mm associated with the aforementioned crack (see photo F4).	F5
2No stepped vertical cracks through mortar spanning from the stone sill to the soldier course, 1.43m x 20mm maximum width.	F6
Stepped vertical crack through mortar spanning from the stone sill to the soldier course, 1.46m x 10mm maximum width.	F7
Horizontal crack through the stone sill, 260mm x 3mm.	F8
Missing window pane.	F9
Verticality test against the south face of the chimney.	F10
Stepped vertical crack through mortar spanning from the stone coping to the keystone of the arch window, 1.3m x 15mm maximum width. 1No displaced brick with a maximum outward displacement of 15mm.	F11
Stepped diagonal crack through mortar, 1m x 10mm.	F12
Stepped vertical crack through mortar spanning from the stone coping to the keystone of the arch window, 2m x 20mm x 70mm maximum depth.	F13
3No displaced bricks at the crown of the window arch with a maximum outward displacement of 70mm.	F14
Stepped vertical crack through mortar, 1.2m x 20mm x 70mm maximum depth.	F15

Minshull Street Internal - Description of Defect	Photo No.
Open joint at the stone sill, 300mm x 20mm to the full width of the sill.	F16
Stepped vertical crack through mortar spanning from the stone sill to the soldier course, 1.39m x 15mm x 75mm maximum depth.	F17
Area of displaced bricks associated with aforementioned crack (see photo F17) 280mm x 260mm with a maximum outward displacement of 20mm.	F18
Stepped vertical crack through mortar spanning from the stone sill to the soldier course, 1.46m x 10mm maximum width.	F19
Stepped diagonal crack through mortar at the north facing return wall. The crack spans 2.6m x 20mm maximum width. Area of bulging associated with the crack 1.5m x 1m with a maximum outward displacement of 20mm.	F20
Stepped vertical crack through brick and mortar to the east facing return wall, 2m x 20mm maximum width. The crack is a continuation of the aforementioned crack (see photo F20).	F21
Stepped horizontal crack through mortar spanning from the north facing return wall to the east facing return wall 5.07m x 40mm maximum width.	F22
Stepped vertical crack through mortar to the north facing return wall, 2.3m x 20mm. isolated displacement above the soldier course to a maximum of 30mm.	F23

Fairfield Street – Internal Elevation Drawings G001-010

Fairfield Street Internal - Description of Defect	Photo No.
Loss of section to coping stones (cut for previously installed downpipe).	G1
Vertical crack to the downpipe, 1m x 10mm, displaced to a maximum of 20mm.	G2
Loss of section to the downpipe, 200mm x 10mm.	G3
Stepped diagonal crack through mortar, 800mm x 10mm.	G4
Stepped diagonal crack through mortar, 880mm x 10mm. 350mm² displaced brickwork to a maximum of 30mm.	G5
Paintwork 100% ineffective throughout the timber.	G6
Paint loss and surface corrosion to 60% of the entire pipe <2mm deep.	G7
Vertical step crack through mortar, 1.69m x 10mm (maximum 20mm at the coping).	G8
Vertical step crack through mortar, 2.9m x 5-20mm x 10mm maximum depth.	G9
2.1m length of brickwork outwardly displaced along the bed joint to a maximum of 10mm.	G10
Open joints, 1.3m x 800mm x10mm maximum depth.	G11
Stepped vertical crack through mortar, 2.5m x 5mm x 10mm maximum depth.	G12
Vertical crack through stone sill, 223mm x 2mm.	G13
Stepped vertical crack through brick and mortar 610mm x 5mm.	G14
Girder paint coating 100% ineffective. Surface corrosion to 10% of the entire area <2mm deep. Moderate delamination throughout the entire top flange <10mm deep.	G15
Separation crack running parallel to the top flange of the girder at the bed joint, 7.05m x 10mm maximum width.	G16
Loss of section to the frame due to wet rot, 80mm x 45mm x 30mm.	G17
Loss of section to the sill due to wet rot, 940mm x 40mm x 20mm.	G18

Fairfield Street Internal - Description of Defect	Photo No.
Parapet hand railing, 30% paint loss and associated surface corrosion <2mm deep.	G19
2No missing rivets. Girder paint coating 90% ineffective. Surface corrosion to 10% of the entire area <2mm deep. Moderate delamination throughout the entire top flange <10mm deep.	G20
Balcony deck girders paint coating 90% ineffective. Isolated areas of delamination <10mm deep typical throughout the girders. Isolated crazing typical throughout the concrete deck soffit.	G21
Concrete render to the balcony deck soffit bulging, 650mm x 250mm with a maximum outward displacement of 50mm. multiple associated cracks.	G22
Paint loss and surface corrosion to 50% of the service pipe <1mm deep.	G23
3No missing rivets. Girder paint coating 90% ineffective. Surface corrosion to 10% of the entire area <2mm deep. Moderate delamination throughout the entire top flange <10mm deep.	G24
Stepped diagonal crack through mortar, 1.6m x 5mm.	G25
Paint loss and surface corrosion <2mm deep to 50% of the bottom flange of the internal girder.	G26
Spalling to deck render, 500mm x 80mm x 40mm.	G27
Stepped vertical crack through mortar 300mm x 10mm x 75mm.	G28
Light calcite staining 5m x 2m.	G29
Paint coating 100% ineffective.	G30
18No RTC marks, typical dimensions 60mm² x 10mm.	G31
1No missing downpipe fixing and paint loss to 40% of its entire area.	G32
Stepped vertical crack through mortar, 700mm x 4mm.	G33
Paint loss and associated surface corrosion to <5% the bottom flange of the lintel <2mm deep.	G34
Spalling to the sill, 80mm² x 10mm.	G35
Spalling to brickwork, 170mm x 230mm x 20mm.	G36
Paint loss to 10% of the timber. Vertical split 800mm x 2mm. loss of section, 300mm x 10mm x 40mm.	G37
Stepped vertical crack through brick and mortar, 1m x 2mm.	G38
Paint coating ineffective to 100% of the bottom flange of the lintel. Spalled brick above the lintel, 85mm x 50mm x 30mm.	G39
Loss of section to the downpipe, 740mm x 60mm. 100% surface corrosion <1mm deep.	G40
Paint coat 100% ineffective throughout timber frame.	G41
Spalled render to balcony deck soffit, 600mm x 300mm x 70mm maximum depth.	G42
Paint loss and associated surface corrosion <2mm deep to the bottom flange of lintel.	G43
Light calcite staining and open joints 2m x 1.5m. Joints open to 4mm and 10mm maximum depth.	G44
Exposed electrical joint box.	G45
1No broken pane. Paint coating ineffective to 100% of the timber frame.	G46
2No missing louvres.	G47
Paint loss and surface corrosion to 10% of the downpipe <1mm deep.	G48
Open joints, 2.3m x 700mm, open to 4mm and to a maximum depth of 10mm.	G49
Separation crack surrounding frame, typically open 3mm.	G50

Fairfield Street Internal - Description of Defect	Photo No.
Loss of section to the top of the downpipe, 500mm remaining.	G51
Light calcite and algae staining at the internal arch and an area of open joints 1.7m x 5mm x 20mm maximum depth.	G52
Separation crack through mortar, 300mm x 2mm.	G53
Loss of section to the downpipe, 1.8m missing.	G54
Open joints, 2m² open 5mm, 10mm maximum depth. 500mm² isolated calcite staining. 2No spalled bricks, 10mm maximum depth (1No header, 1No stretcher).	G55
Loss of section to the timber sill due to wet rot, 300mm x 30mm².	G56
Loss of section to timber door, 280mm x 80mm x 40mm.	G57
Paint coating at the door lintel 100% ineffective, associated surface corrosion to 60% of the lintel <2mm deep.1m² calcite staining present above the lintel.	G58
1No missing bolt to the downpipe fixing.	G59
1No missing pane.	G60
Open joints, 1m² x 5mm x 20mm maximum depth.	G61
Missing service duct cover. Internal pipe displaced 200mm protruding into the walkway.	G62
3No broken/cracked panes.	G63
Vertical crack through downpipe bracket, 100mm x 3mm.	G64
Paint loss to 20% of the downpipe, associated surface corrosion <2mm deep.	G65
Split to the timber sill 250mm x 5mm.	G66
Vertical crack through mortar, 380mm x 2mm.	G67
Vertical crack through mortar, 250mm x 2mm.	G68
Diagonal step crack through mortar, 380mm x 10mm x 40mm.	G69
Loss of section to the base of the door frame 80mm² to the full width of the timber.	G70
Open joints throughout the arch soffit, open 10mm, typically 10mm deep. Calcite staining to 20% of the entire soffit.	G71
Paint loss to 80% of the duct.	G72
Loss of section to the sill due to wet rot, 90mm x 70mm x 30mm.	G73
Paint loss and surface corrosion to 20% of the steel parapet <2mm deep.	G74
4m² calcite staining.	G75
Surface corrosion throughout the deck girder 2-3mm deep. Shrinkage cracking throughout the concrete balcony deck open to a maximum of 1mm.	G76
1No cracked brick, 75mm x 15mm, displaced to a maximum of 10mm.	G77
Vertical crack through brick and mortar, 1.3m x 2mm.	G78
Spalled brickwork, 180mm x 80mm x 40mm.	G79
Crack through coping, 210mm x 4mm to the full width of the coping, displaced 5mm.	G80
Vertical crack to the downpipe, 720mm x 10mm to the full thickness of the material.	G81
Loss of section to the balcony deck, 40mm x 100mm².	G82
Spalling to the concrete balcony deck 150mm² x 50mm.	G83
Area of calcite staining and associated open joints, 1.8m x 250mm. joints open 5mm, typically 5mm deep.	G84
Spalling to the concrete deck, 1m x 100mm x 100mm.	G85
Bulging to brickwork, 250mm x 400mm with a maximum outward displacement of 10mm, associated step crack through mortar 400mm x 2mm.	G86

Fairfield Street Internal - Description of Defect	Photo No.
13No displaced headers to the brick arch with a maximum outward displacement of 20mm. Associated separation crack 1m x 10mm.	G87
Stepped vertical crack through mortar, 330mm x 20mm.	G88
Loss of section to the base of the door frame 150mm x 90mm x 30mm.	G89
Open joints throughout the arch soffit, open 10mm, typically 30mm deep. Calcite staining to 80% of the entire soffit.	G90
1No cracked brick, 75mm x 15mm, displaced to a maximum of 30mm.	G91
Vertical crack to the downpipe 400mm x 3mm to the full thickness of the material.	G92
Loss of section to the downpipe, 900mm x 90mm to the full thickness of the material. Loss of section to the downpipe bracket, 80mm² to the full thickness of the material.	G93
Spalling to the concrete render at the balcony deck, 600mm x 80mm x 10mm.	G94
Loss of section to the downpipe, 100mm x 60mm to the full thickness of the material.	G95
Spalling to the concrete render at the balcony deck, 600mm² x 10mm.	G96
Stepped vertical crack through mortar, 800mm x 1mm.	G97
Loss of section to the sill, 270mm x 20mm x 30mm.	G98
5No. broken/missing panes.	G99
1No displaced parapet rail to a maximum of 30mm (possible impact damage). Paint loss and associated surface corrosion <2mm deep to 80% of the entire parapet.	G100
Wet rot throughout ply roofing.	G101
Vertical crack through mortar 250mm x 1mm.	G102
Loss of section to the base of the door frame 330mm x 50mm x 50mm.	G103
Open joints throughout the arch soffit, open 10mm, typically 30mm deep. Calcite staining to 90% of the entire soffit. Area of spalling 100mm x 40mm x 10mm.	G104
Loss of section to the base of the door frame at each side, 130mm x 80mm², 70mm x 80mm².	G105
Loss of section to the window frame, 1.7m to the full width of the frame.	G106
Stepped diagonal crack through mortar, 1.1m x 5mm x 20mm.	G107
Severe wet rot throughout 50% of the frame. Displacement to the top of the frame 300mm x 80mm.	G108
1No spalled header, 80mm² x 50mm.	G109
Hairline crack through mortar to the bed joint, 1050mm x 1mm.	G110
1No cracked brick, 75mm x 110mm x 3mm.	G111
Stepped diagonal crack through brick and mortar, 800mm x 2mm.	G112
Loss of section at the downpipe, 1.6m x 100mm to the full width of the pipe.	G113
Stepped vertical crack through mortar, 500mm x 4mm.	G114
Stepped diagonal crack through mortar, 1.7m x 20mm maximum width.	G115
Loss of section to the duct, 350mm x 200mm to the full thickness of the material.	G116
Spalled stone, 100mm x 50mm x 10mm.	G117
Stepped diagonal crack through mortar, 1.25m x 15mm x 60mm,displaced 3-4mm.	G118
1No broken tile. 300mm ineffective flashing.	G119
Area of displaced brickwork, 1m x 600mm associated crack through mortar 1m x 20mm maximum width, displaced to a maximum of 10mm.	G120

Fairfield Street Internal - Description of Defect	Photo No.
Stepped diagonal crack through mortar, 780mm x 2mm.	G121

London Road – Internal Elevation Drawings H001-006

London Road Internal - Description of Defect	Photo No.
Stepped vertical crack through mortar 830mm x 5mm.	H1
Stepped diagonal crack through mortar, 760mm x 3mm.	H2
Loss of section to the timber frame due to wet rot, 50mm³.	H3
Stepped diagonal crack through mortar, 1.1m x 10mm.	H4
Stepped diagonal crack through mortar, 900mm x 4-5mm.	H5
Missing pane used as service cable access.	H6
General view of the balcony with areas of settlement causing pooling water.	H7
Stepped diagonal crack through mortar, 4.3m x 3mm.	H8
Stepped vertical crack through mortar, 600mm x 1mm.	H9
Displaced soldier course, 1.2m x 10mm maximum outward displacement.	H10
Stepped vertical crack through mortar, 630mm x 1mm.	H11
Loss of section to the timber frame, 170mm x 70mm x 30mm.	H12
stepped diagonal crack through mortar, 400mm x 1mm.	H13
Stepped vertical crack through mortar, 470mm x 1mm.	H14
Area of delamination to the lower face of the box girder, 1.2m x 40mm x 30mm.	H15
Paint coating ineffective throughout the box girder. Associated surface corrosion to 30% of the entire girder 3-4mm deep.	H16
Area of bulging, 1.3m x 240mm x15mm maximum outward displacement. 1No spalled header 10mm deep.	H17
Stepped diagonal crack through mortar, 800mm x 2mm.	H18
Stepped horizontal crack through mortar, 950mm x 2-3mm. 1No spalled brick 110mm x 40mm x 20mm.	H19
Displaced soldier course, 1m x 20mm maximum outward displacement. 1No spalled brick, 65mm x 50mm x 10mm.	H20
stepped diagonal crack through mortar, 280mm x 2mm.	H21
Open joints, 3m², typically open 5mm, 30mm maximum depth.	H22
Area of mould present to the mortar joints, 1.7m x 600mm.	H23
Stepped diagonal crack through mortar to the return wall, 2.35m x 2mm, displaced 1-3mm.	H24
Stepped vertical crack through mortar, 580mm x1mm.	H25
Open joints, 400mm x 100mm open to 5mm, 5mm deep.	H26
Vertical crack through brick and mortar to the return wall, 4.66m x 20mm x 90mm maximum depth. Top 1m of the crack is outwardly displaced 10mm.	H27
5No RTC marks, 1m² total area, 20mm maximum depth.	H28
Vertical crack through brick and mortar, 3.3m x 4mm. isolated displaced brickwork to a maximum of 5mm.	H29
RTC marks to the timber soffit, 1.1m x 80mm x 10mm.	H30
Crack to the concrete balcony deck, 1m x 5mm.	H31
Severe wet rot throughout the timber sill.	H32

London Road Internal - Description of Defect	Photo No.
Stepped vertical crack through mortar, 600mm x 1mm.	H33
Stepped diagonal crack through mortar, 1.3m x 2mm.	H34
Vertical crack through brick and mortar, 580mm x 1mm.	H35
Stepped diagonal through mortar, 560mm x 1mm x 20mm maximum depth.	H36
Vertical crack through brick and mortar, 700mm x 1mm.	H37
Isolated RTC marks to the corner of the brickwork, 20mm maximum depth.	H38
Loss of section to the sill, 200mm x 30mm x 80mm. loss of section to the brickwork 100mm x 30mm x 80mm.	H39
Loss of section to the downpipe, 100mm² to the full width of the material. Loss of section to the downpipe below the bracket to the full circumference of the pipe, displaced by 30mm.	H40
Stepped diagonal crack through brick and mortar 1.8m x 20mm maximum width, typically 5mm deep with an isolated area of outwardly displaced bricks to a maximum of 20mm.	H41
Minor active water seepage at the downpipe joint. Associated surface corrosion, 150mm to the full circumference of the pipe 2-3mm deep.	H42
Broken frame, inwardly displaced 100mm.	H43
Stepped diagonal crack through mortar, 1.7m x 10mm x 50mm maximum depth.	H44
Stepped vertical crack through mortar, 1.2m x 15mm x 30mm maximum depth.	H45
Vertical crack to the downpipe, 1.6m x 5-7mm.	H46
Stepped vertical crack through mortar, 1.1m x 5mm.	H47
Stepped vertical crack through mortar, 850mm x 5mm.	H48
Vertical crack through brick and mortar, 620mm x 20mm x 30mm deep. Crack spans 300mm into the concrete balcony deck.	H49
Stepped vertical crack through mortar 1.2m x 5mm x 40mm maximum depth.	H50
Stepped diagonal crack through mortar, 1.1m x 1mm.	H51
Vertical crack through brick and mortar 1.7m x 20mm x 5mm.	H52
Vertical crack through brick, 80mm x 1mm.	H53
Stepped vertical crack through mortar, 2.1m x 8mm.	H54
Bulged brickwork, 300mm x 200mm, outwardly displaced 10mm.	H55
Stepped diagonal crack through mortar, 650mm x 4mm. 300mm of the crack is outwardly displaced 6mm.	H56
Stepped vertical crack through brick and mortar, 1.5m x 3mm.	H57
2No spalled bricks, 25mm³.	H58
Displace brickwork along the bed joint, 1m x 10mm maximum outward displacement.	H59
Vertical step crack through mortar, 500mm x 2mm.	H60
Stepped diagonal crack through brick and mortar 340mm x 2mm	H61
Stepped vertical crack through mortar, 1.5m x 20mm x 30mm maximum depth. Crack displaced to a maximum of 20mm.	H62
Stepped vertical crack through mortar, 4m x 2mm.	H63
Loss of section to the balcony support girder, 600mm x 120mm x 80mm. delamination throughout the girder <3mm deep.	H64
Loss of section to the balcony deck at the girder connection point, 390mm x 150mm x 100mm.	H65

London Road Internal - Description of Defect	Photo No.
Displacement between the concrete deck and its supporting girder, 1m x 20mm maximum displacement.	H66
Crack to the balcony concrete deck, 1m x 5mm, displaced to a maximum of 50mm.	H67
Paint loss <5% of the timber cladding.	H68

Whitworth Street – Internal Elevation Drawings J001-007

Whitworth Street Internal - Description of Defect	Photo No.
2No missing bricks filled with expanding foam, 75mm x 95mm x 40mm.	J1
Half a brick missing at lintel level, 75mm x 85mm x 75mm.	J2
Horizontal crack at the top of the soldier course spanning 6No windows, 12m x 20mm x 60mm maximum depth.	J3
Soldier courses above 2No windows outwardly displaced to a maximum of 40mm.	J4
2No missing bricks, 230mm x 7mm.	J5
Area of missing brickwork, 200mm x 140mm x 100mm.	J6
2No missing bricks filled with expanding foam, 180mm x 100mm x 250mm.	J7
Stepped vertical crack through mortar spanning from the coping to the window soldier course, 1.43m x 10mm x 30mm maximum depth.	J8
Stepped diagonal crack through mortar to the return wall, 2m x 15mm x 60mm maximum depth.	J9
View of displacement to the aforementioned crack (see defect 9) 25mm maximum.	J10
2No missing bricks, 75mm x 100mm x 40mm.	J11
Missing downpipe section.	J12
Loss of section to the downpipe, 340mm x 80mm to the full depth of the material.	J13
Stepped diagonal crack through mortar to the return, 800mm x 10mm x 75mm maximum depth.	J14
Stepped vertical crack through brick and mortar, 1m x 15mm x 50mm maximum depth.	J15
Stepped vertical crack through mortar at the soldier course, 450mm x 10mm x 30mm maximum depth.	J16
Stepped vertical crack through mortar, 1m x 20mm x 40mm maximum depth.	J17
Stepped vertical crack through mortar, 1.2m x 10mm x 60mm maximum depth.	J18
Vertical crack through brick and mortar, 900mm x 10mm x 75mm maximum depth.	J19
Crack to the concrete balcony deck, 1.5m x 20mm x 30mm maximum depth.	J20
Stepped diagonal crack through brick and mortar, 1.5m x 10mm x 20mm maximum depth.	J21
Missing section of downpipe.	J22
Stepped vertical crack through mortar, 1m x 10mm x 20mm maximum depth.	J23
Stepped vertical crack through mortar to the supporting column, 700mm x 30mm x 70mm maximum depth.	J24
Crack to the concrete balcony deck, 500mm x 10mm x 20mm maximum depth.	J25

Whitworth Street Internal - Description of Defect	Photo No.
Stepped diagonal crack through brick and mortar, 1.7m x 10mm x 35mm maximum depth.	J26
Loss of section to the concrete balcony deck, 500mm x 300mm x 150mm.	J27
Hairline crack through stone course, 300mm.	J28
Void to the brickwork from the previous downpipe, 90mm x 120mm x 75mm.	J29
Spalling to then stone sill, 300mm x 100mm x 30mm.	J30
Area of missing brickwork below the window, 550mm x 380mm to the full depth of the brickwork.	J31
Open joints, 1m², open to 20mm, 50mm maximum depth.	J32
1No missing header, 110mm x 90mm x 75mm.	J33
Area of calcite staining, 3m².	J34
Loss of section to the concrete balcony deck, 300mm x 200mm².	J35
Area of missing brickwork, 100mm² to the full depth of the brickwork.	J36
Stepped vertical crack through mortar to the soldier course, 900mm x 10mm x 20mm maximum depth.	J37
Crack to the concrete balcony deck, 1m x 30mm x 40mm maximum depth.	J38
Displaced soldier course, 1m x 25mm maximum displacement.	J39
Stepped vertical crack through mortar, 360mm x 1mm.	J40
Stepped vertical crack through mortar, 1.8m x 8mm maximum width.	J41
Open joint, 250mm x 8mm x 10mm maximum depth.	J42
Spalled render to the concrete balcony deck, 1.6m x 1.2m x 15mm.	J43
Hairline crack through brick, 1.5m x 1mm.	J44
Loss of section to the entire timber head of the frame.	J45
Loss of section to the entire timber head of the frame.	J46
Spalling to the deck render, 1,6m x 1.2m x 15mm.	J47
Spalling to the deck render, 400mm x 1.3mm x 15mm.	J48
Girder displaced 25mm. Associated cracking through brick and mortar 550mm x 25mm. 5No associated displaced bricks.	J49
Vertical crack through brick and mortar to the return wall, 3m x 1mm.	J50
Vertical crack through brick and mortar to the return wall 1m x 2mm.	J51
Open joints, 1.4m x 800mm, open 5mm, 30mm maximum depth.	J52
Crack to the concrete balcony deck, 500mm x 20mm.	J53
Spalling to the concrete balcony deck, 500mm x 300mm x 50mm maximum depth.	J54
Crack to the concrete balcony deck, 1.4m x 80mm maximum width. Girder displaced at the connection point 30mm. Associated spalling, 300mm x 200mm x 30mm.	J55
Missing bevels throughout the pane. Wet rot throughout the sill, loss of section to 40% of the entire sill.	J56
Missing bevels throughout the pane. Wet rot throughout the sill, loss of section to 20% of the entire sill.	J57
Stepped vertical crack through mortar, 930mm x 5-8mm x 30mm maximum depth.	J58
Open joints, 1m x 800mm, open 8mm, 20mm maximum depth.	J59
Hairline crack through brick, 1.8m. Minor displacement to the centre of the crack to a maximum of 5mm.	J60
Open joints, 1.5m x 600mm, open 5mm, 30mm maximum depth.	J61
Wet rot throughout the sill, loss of section to 10% of the entire sill.	J62

Whitworth Street Internal - Description of Defect	Photo No.
3No missing panes to the door. Loss of section to the timber frame, 600mm x 100mm x 10mm.	J63
5No outwardly displaced bricks to a maximum of 20mm. 2No cracked bricks, 75mm x 1mm.	J64
Light calcite staining to 10% of the wall.	J65
Open joints, 1.4m x 1.5m, open 10mm, 40mm maximum depth.	J66
Loss of section to brickwork at lintel level, 1.2m x 70mm x 60mm.	J67
Stepped vertical crack through brick and mortar, 730mm x 3mm.	J68
1No broken pane, 1No tin sheet replacement.	J69

Tower – Elevation Drawings K001-004

Tower - Description of Defect	Photo No.
West Elevation	
View of moderate tree growth.	K1
View of moderate vegetation growth.	K2
Hairline cracking to the underside of the canopy coping stones, 1.1m, minor associated calcite stains.	K3
Spalled stone, 110mm x 50mm x 10mm.	K4
Surface corrosion throughout the pattress plate <2mm deep, 3m² associated red ochre staining below.	K5
Vertical hairline crack through stone to the column, 300mm.	K6
Stepped vertical crack through mortar, 1.7m x 10mm maximum width (typically 1mm). The crack spans from the dental course to the window head below.	K7
Surface corrosion to 20% of the pattress plate <2mm deep.	K8
South Elevation	
Minor vegetation growth throughout the mortar joints of the balcony coping.	K9
Vertical crack to the voussoirs, 200mm x 1mm.	K10
2No tie bands with surface corrosion to 100% of their entire area 1-2mm deep. Note: support has dropped by 10mm.	K11
Spalled sill, 90mm x 50mm x 30mm.	K12
Minor vegetation growth.	K13
4No hairline cracks throughout the stone sill to the full width of the stones.	K14
Minor calcite staining emanating from the mortar joints, typical throughout the stone returns.	K15
Paint loss and associated surface corrosion to 10% of the parapet handrails. Surface corrosion <2mm deep.	K16
Hairline crack through stone to the underside of the dental course, 290mm long.	K17
Hairline crack through stone to the underside of the dental course, 240mm long. Spalling to the dental course 30mm x 40mm x 10mm.	K18
3No isolated hairline cracks to the balcony coping to the full width of the stones.	K19
Active water seepage present to the balcony drainage proving it's functional. Spalling to the deck surrounding the outlet, 200mm² x 50mm.	K20
2No missing panes. Paint loss to 40% of the entire frame and minor isolated areas of wet rot.	K21

Tower - Description of Defect	Photo No.
North elevation	
Separation crack through balcony coping, 610mm x 15mm maximum width to the full depth of the stone.	K22
Vertical crack through stone to the balcony column, 300mm x 1mm.	K23
3No cracks through stone to the steel parapet connection point, 100mm x 10mm x 50mmm, 50mm x 10mm x 50mm, 40mm x 5mm x 30mm. Associated spalling to the internal stonework, 550mm x 100mm x 30mm.	K24
Isolated vegetation growth to the sill.	K25
3No isolated areas of paint loss and surface corrosion to the parapet handrail, 100mm² x 3mm maximum depth.	K26
Stepped diagonal crack through mortar spanning from the dental course, bisecting at the keystone and following the arch profile either side of the arch, 3.5m x 20mm maximum width (typically 10mm).	K27
View of the opposing side of the aforementioned crack (see photo K27).	K28
Longitudinal crack through stone and mortar at the arch return, 900mm x 5mm with a maximum displacement of 10mm. Associated spalling 100mm x 300mm x 10mm.	K29
Separation crack at the top and base of the balcony parapet 290mm x 10mm to the full width of the stone.	K30
Loss of section to the balcony string course, 130mm x 40mm to the full width of the stone.	K31
Loss of section to the balcony string course, 350mm x 60mm to the full width of the stone.	K32
Vertical crack through stone, 400mm x 15mm (continuation of crack referenced in defect 30). Steel bracing displaced by 10mm.	K33
Surface corrosion throughout steel bracing <2mm deep. Delamination 300mm x 100mm x 3mm.	K34
2No cracks through mortar to coping stones 900mm x 10mm to the full depth of the stones.	K35
Internal view of the aforementioned crack (see photo K35).	K36
Internal view of the aforementioned crack (see photo K27) 2No 1.4m x 10mm.	K37
East Elevation	
2No spalled areas to the coping stones, 400mm x 100mm x 30mm, 300mm x 80mm x 30mm.	K38
Delamination at the steel parapet connection points <3mm deep.	K39
Isolated hairline cracks to the underside of the coping stones and associated minor calcite stains.	K40
Open joint to the sill, 150mm x 10mm x 30mm. isolated vegetation growth at the mortar joint.	K41
Separation crack through mortar to the full width and height of the turret coping, open to 4mm max.	K42
Hairline map cracking to 1No isolated stone.	K43
1m² open joints open to 10mm and to a maximum depth of 40mm (typically 20mm).	K44
Open joint to the full width of the dental course, open to a maximum of 10mm.	K45
Diagonal hairline crack through stone at the window arch, 350mm.	K46
Broken pane. Paint loss to 30% of the frame and isolated areas of wet rot.	K47

Tower - Description of Defect	Photo No.
Vertical hairline crack through stone, 200mm.	K48
Isolated hairline crack to the balcony coping to the full width of the stone.	K49
2No Vertical hairline cracks through stone to the full height of the stone.	K50
Active seepage from the drainage outlet proving it's functional. Associated spalling to the deck surrounding the outlet, 100mm² x 50mm.	K51
Vertical crack through stone to the balcony support, 200mm x 1mm.	K52
Paint loss to 20% of the timber frame.	K53
Vertical hairline crack through stone, 250mm.	K54
Wet rot throughout the sill.	K55
Loss of section to the stone sill, 300mm x 20mm to the full width of the sill.	K56
Open joints throughout the decorative stonework and minor vegetation growth.	K57
Spalling to decorative stonework, 50mm² x 20mm.	K58
Minor isolated vegetation growth.	K59
Moderate corrosion to 100% of the steel flag pole holder <2mm deep.	K60
Moderate corrosion throughout pattress plate and bolt, <2mm deep. 2m² associated staining below the plate.	K61
Moderate corrosion throughout cable support bracket <1mm deep.	K62
Severe corrosion throughout the cable support wire, typical throughout.	K63
General view of mortar loss and associated moss growth throughout the balcony coping stones.	K64
2No isolated hairline cracks through stone to the full width of the stone. Minor spalling to the deck soffit 100mm² x 5mm.	K65
2m² calcite staining to the balcony support and the brickwork below.	K66
Moderate corrosion throughout pattress plate and bolt, <2mm deep.	K67
Moderate corrosion throughout cable support bracket <1mm deep.	K68
Spalling to the corner of the plinth, 100mm x 20mm x 20mm.	K69

Roof Defects – Drawing L001

Roof - Description of Defect	Photo No.
Stepped diagonal crack through mortar to the chimney, 900mm open to a maximum of 50mm.	L1
View of repair work to the lead flashing.	L2
Redundant aerial broken. Surface corrosion throughout <1mm deep.	L3
Damage to lead guttering, 200mm x 80mm. evidence of previous repair.	L4
Isolated slipped and replaced slates typical throughout the roof.	L5
Chimney pots out of plumb by 50mm. Concrete bed is friable and loose to touch.	L6
Stepped diagonal crack through stone and mortar, 900mm x 60mm x 70mm maximum depth.	L7
1No cracked slate.	L8
General view of the internal of the tower.	L9
Spalled stone to the internal of the column, 290mm x 150mm x 60mm.	L10
General view of the roof condition looking south.	L11

Roof - Description of Defect	Photo No.
Weathering and isolated spalled bricks to a maximum of 30mm deep typical throughout the internal parapet.	L12
General view of the internal of the tower.	L13
Vertical crack through stone, 600mm x 10mm maximum width.	L14
Loose brick placed in existing void, 215mm x 65mm.	L15
General of the turret in good condition.	L16
Broken and missing chimney pot.	L17
Moderate vegetation growth to the top of the tower.	L18
Concrete bedding friable and loose surrounding the chimney pots.	L19
2No missing slates with evidence of previous repair work.	L20
Slate in guttering.	L21
1No broken pane.	L22
1No stone replaced with brickwork, 300mm².	L23
Concrete bedding friable and loose surrounding the chimney pots.	L24
Stepped vertical crack through mortar, 600mm x 10mm x 60mm maximum depth.	L25
Ventilation duct, 50% paint loss, 20% surface corrosion <1mm deep.	L26
loss of section to stonework, 40mm x 60mm x 30mm.	L27
Displaced lead flashing at the roof and chimney join to a maximum of 40mm.	L28
Stepped vertical crack through mortar, 900mm x 30mm (typical) 70mm (maximum) x 10mm maximum depth, displaced to a maximum of 70mm.	L29
Stepped vertical crack through mortar, 900mm x 40mm (typical) 70mm (maximum) to the full width of the stonework.	L30
Open joints to 50% of the chimney stack and coping, open to a maximum of 30mm, 60mm maximum depth.	L31
2No displaced coping stones to a maximum of 50mm.	L32
General view of the internal parapet wall.	L33
View of capped chimney pots.	L34
View of capped chimney pots.	L35
Isolated small tree growth to the top of the parapet wall, typical throughout.	L36
Stepped vertical crack through mortar spanning from the coping to the string course, 6.6m x 10mm.	L37
Chimney coping stone displaced by 40mm.	L38
General view of the skylights covered with plastic sheeting.	L39
General of roof in good condition.	L40
Unsecure stacked bricks and coping stones.	L41
Displaced coping stone to the chimney to a maximum of 20mm.	L42
Isolated minor vegetation growth typical throughout the chimney tops.	L43
Stepped diagonal crack through mortar to the west face, 960mm x 5mm.	L44
Loss of section to 40% of the north chimney pot.	L45
General view of the internal parapet in good condition.	L46
General view showing the roof slates and sky lights in good condition.	L47
Paint loss <5% of the chimney.	L48
Displaced lead flashing, 385mm x 20mm maximum outward displacement.	L49
Open bed joint to the west face, 1.2m x 20mm x 20mm maximum depth.	L50
Stepped diagonal crack through mortar to the west face, 600mm x 10mm x 30mm maximum depth.	L51

Roof - Description of Defect	Photo No.
Displaced chimney coping stone to a maximum of 20mm.	L52
Spalling to the south east coping stone, 360mm x 200mm x 40mm.	L53
Vertical hairline crack through stone, 310mm.	L54

Internal Staircase

Description of Defect	Photo No.
General view of the internal stairs.	M1
Paint loss and surface corrosion to the vertical box girder joint, 60mm to its full circumference, 2-3mm deep.	M2
Isolated pitting, 100mm², <5mm deep.	M3
Isolated pitting, 120mm x 100mm, <5mm deep.	M4
Vertical crack to the step support, 280mm x 8mm to the full thickness of the material.	M5
Loss of section to the balcony deck girder, 250mm x 100mm x 90mm.	M6
Loss of section to the deck girder at the connection point, 150mm² x 80mm. Crack to the concrete balcony deck, 300mm x 10mm maximum width.	M7
Vertical crack to the step, 160mm x 10mm to the full thickness of the material.	M8
Delamination to the deck girder at the interface of the top flange and the deck 4-5mm deep.	M9
Loss of section to the top flange of the deck bracing, 1.1m x 50mm.	M10
Isolated missing parapet spindles.	M11
Vertical crack to the step, 160mm x 10mm to the full thickness of the material.	M12
Crack to the tread, 260mm x 3mm to the full thickness of the material.	M13
General view showing the condition of the steel. 40% paint loss and associated surface corrosion <2mm deep.	M14

1.7.2. RECOMMENDATIONS

Recommendation
Repair or replace lead flashing that has displaced or become ineffective.
Re-seal cavities around the timber window and door frames to prevent water ingress.
Replace timber suffering wet rot that compromises the structural integrity of the identified element.
Replace broken and cracked panes.
Remove old paint coating and repaint window and door frames to promote the longevity of the timber.
Remove old paint coating and repaint all the external steelwork (drainage downpipes, balcony parapets etc.) to which the coating has become ineffective and is causing corrosion.
Monitor and repair the cracking throughout the building.
Clear blocked drainage located throughout the building.
Reinstate waterproofing to the guttering where necessary.
Remove redundant cables and fixings.
Repoint open joints to prevent any further deterioration.
Remove vegetation located around the building.
Remove and replace broken and slipped roof tiles.
Replace absent window bevels.
Monitor and test structural steel work to determine the extent of the corrosion and sectional loss.
Reinstate structural steelwork where necessary.
Monitor areas of bulging brickwork.
Clean the external stonework.
Monitor the verticality of elements that were found to be out of plumb.
Secure loose chimney pots.
Reset loose and displaced coping stones.
Repair loss of section to the concrete balcony decks.

Section 2. GENERAL PHOTOGRAPHS



General 1
External general view.



General 2
External general view



General 3
External general view



General 4
External general view



General 5
External general view



General 6
External general view



General 7
External general view



General 8
External general view



General 9
External general view



General 10
External general view



General 11
External general view



General 12
External general view



General 13
External general view



General 14
External general view



General 15
External general view



General 16
External general view



General 17
External general view



General 18
External general view



General 19
Internal general view



General 20
Internal general view



General 21
Internal general view



General 22
Internal general view



General 23
Internal general view



General 24
Internal general view



General 25
Internal general view



General 26
Internal general view



General 27
Internal general view



General 28
Internal general view



General 29
Internal general view



General 30
Roof general view



General 31
Roof general view



General 32
Roof general view



General 33
Roof general view



General 34
Roof general view



General 35
Roof general view



General 36
Roof general view



General 37
Roof general view



General 38
Roof general view



General 39
Roof general view



General 40
Roof general view



General 41
Roof general view



General 42
Roof general view



General 43
Roof general view



General 44
Roof general view



General 45
Roof general view



General 46
Roof general view



General 47
Roof general view



General 48
Roof general view



General 49
Roof general view



General 50
Roof general view



General 51
Roof general view



General 52
Roof general view



General 53
Roof general view



General 54
Roof general view



General 55
Roof general view



General 56
Roof general view



General 57
Roof general view



General 58
Roof general view



General 59
Roof general view



General 60
Roof general view



General 61
Roof general view



General 62
Roof general view



General 63
Roof general view

Section 3. INSPECTION PHOTOGRAPHS



Photo A1
A-001 100mm lead flashing displaced from the stonework to a maximum of 10mm.



Photo A2
De-bonding throughout the window frame sealant.



Photo A3
Additional bracing present to box section downpipe.



Photo A4
Surface corrosion to the full circumference of the downpipe at the joint <2mm deep.



Photo A5
Stepped diagonal crack through stone and mortar above the keystone, 1.6m x 3mm maximum width.



Photo A6
Stepped diagonal crack through stone and mortar, 1.5m x 4mm maximum width.



Photo A7
Stepped diagonal crack through stone and mortar, 1.6m x 3mm maximum width.



Photo A8
Vertical crack through stone and mortar, 600mm x 2mm maximum width.



Photo A9
Boarded pane.



Photo A10
A-002 Broken pane.



Photo A11
4No isolated hairline cracks through the balcony coping stone to the full width of the stone. Isolated moss growth to the mortar joints.



Photo A12
Open joints at the keystone, 350mm x 10mm x 20mm maximum depth.



Photo A13
Minor active water seepage to the balcony downpipe suggesting it's partially blocked. Delamination to the DPM at the underside of the balcony.



Photo A14
Broken pane.



Photo A15
Horizontal crack through stone at lintel level, 150mm x 3mm maximum width.



Photo A16
2No redundant fixings.



Photo A17
Diagonal crack through stone window jamb, 150mm x 2mm maximum width.



Photo A18
Crack through stone sill, 70mm x 2mm.



Photo A19
Spalled stone to the string course 100mm x 40mm x 20mm.
2No vertical hairline cracks through stone, 100mm long.



Photo A20
Vertical hairline crack through keystone, 200mm long.



Photo A21
Downpipe replaced with GRP section.



Photo A22
20mm cavity surrounding the window frame, sealant 100% de-bonded.



Photo A23
Loss of section to the stone sill, 100mm x 40mm x 40mm.



Photo A24
3m² Calcite emanating from the mortar joints.



Photo A25
Loss of section to the stone sill, 100mm x 40mm x 40mm.



Photo A26
Spalling to stone window sill, 100mm x 20mm x 10mm.



Photo A27
Moss growth typical throughout stone arch joints.



Photo A28
Redundant pipe, 1No missing fixing.



Photo A29
Redundant fixing, surface corrosion throughout <1mm deep.



Photo A30
Gutter only partially lined, surface corrosion throughout internal gutter 2-3mm deep.



Photo A31
Spalling to the stone sill, 50mm x 20mm x 40mm.



Photo A32
A-003 Vertical hairline crack through the keystone, 100mm long.



Photo A33
Algae and calcite staining to 30% of the string course.

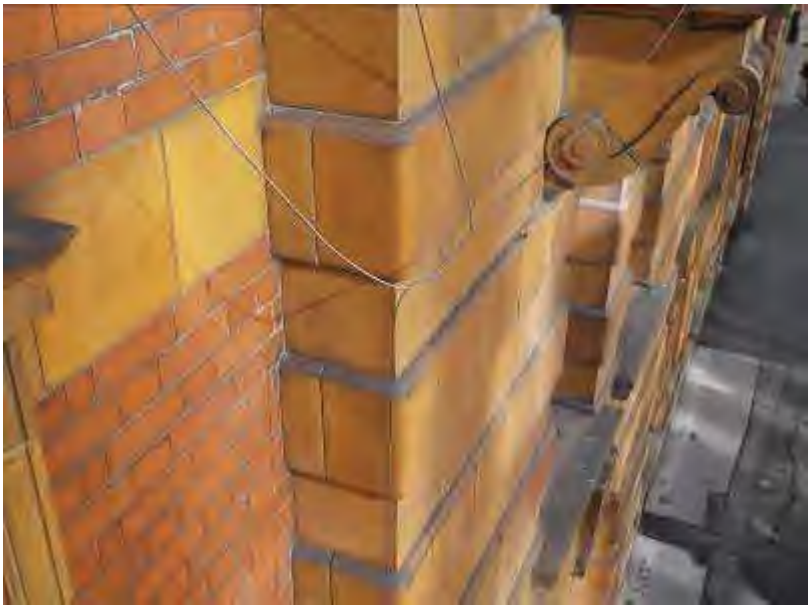


Photo A34
Tangled redundant cables.



Photo A35
Spalled stonework, 80mm x 80mm x 5mm.



Photo A36
2No areas of spalled stonework, 250mm x 200mm x 50mm maximum depth.



Photo A37
Open bed joint above the keystone, 800mm x 20mm x 20mm maximum depth.



Photo A38
Broken pane.



Photo A39
Spalling to the window sill, 80mm x 30mm x 20mm.



Photo A40
Spalling to the underside of the arch, 50mm x 40mm x 10mm.



Photo A41
Spalling to the arch stone, 200mm x 100mm x 20mm.



Photo A42
Loss of section to the string course above the pillar,150mm x 40mm x 30mm.



Photo A43
Vertical hairline crack through stone to the pillar, 500mm long.



Photo A44
View of decorative stone work with a build-up of a black granular deposit to 10% of its entire area.



Photo A45
Vertical crack through stone parapet pillar, 500mm x 4mm maximum width.



Photo A46
Spalling to balcony stringcourse, 50mm x 30mm x 20mm.



Photo A47
Broken pane.



Photo A48
A-004 spalled stone to the window detail, 30mm x 30mm x 10mm.



Photo A49
4No vertical hairline cracks through stone at the window jambs, 330mm maximum length.



Photo A50
View of functional drainage outlet.



Photo A51
Minor debris build up within the gutter channel, 10mm maximum depth.



Photo A52
Paint loss and surface corrosion <2mm deep to 20% of the box section downpipe. Replacement GRP section present.



Photo A53
4No redundant fixing holes.



Photo A54
Spalling to decorative stonework, 80mm x 50mm x 10mm.



Photo A55
Boarded pane.

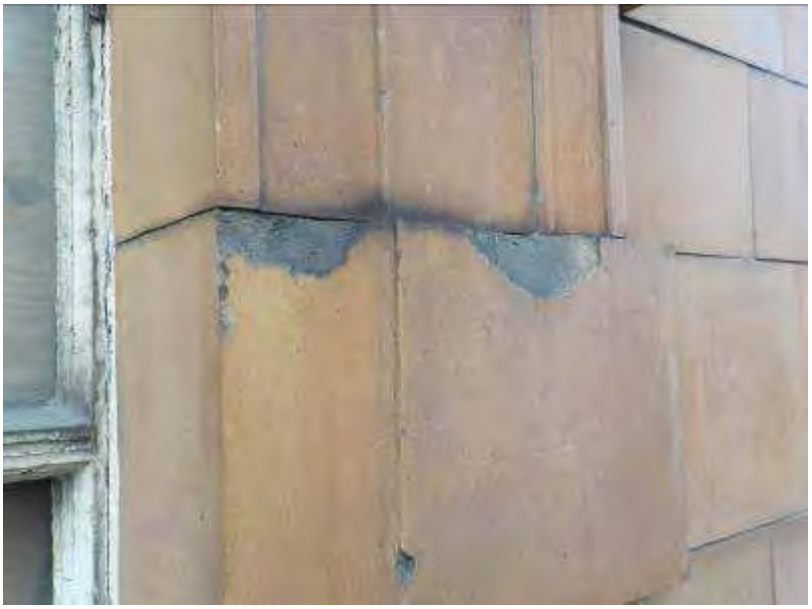


Photo A56
2No areas of spalled stonework, 170mm x 70mm x 30mm, 100mm x 40mm x 20mm.



Photo A57
Spalling to stonework, 40mm x 50mm x 5mm.



Photo A58
2No areas of spalled stonework, 120mm x 60mm x 5mm,
40mm x 70mm x 10mm.



Photo A59
Vertical crack through stone, 340mm x 1mm.



Photo A60
Cavity present to the top of the frame due to no sealant, 1m x 10mm.



Photo A61
3No areas of spalled stonework, 90mm x 50mm x 10-15mm, 50mm² x 5mm, 90mm x 10mm².



Photo A62
Hairline crack through stone to the underside of the dental course, 300mm long.



Photo A63
Paint loss and associated surface corrosion to 10% of the downpipe <2mm deep. New GRP section installed.



Photo A64
2No hairline cracks present to the underside of the dental course, 300mm.



Photo A65
Missing pane.

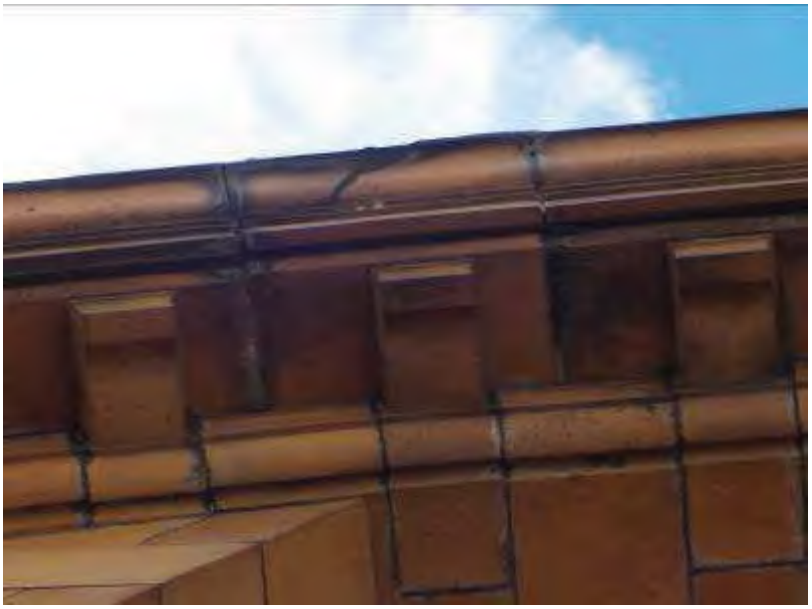


Photo A66
A-005 2No cracks through stone above the dental course, 200mm x 2mm.



Photo A67
Vertical crack through stone to the pillar, 250mm x 1mm.



Photo A68
Spalling to the stone pillar, 60mm x 40mm x 10mm.



Photo A69
Minor isolated vegetation to the coping stones of the balcony.



Photo A70
Spalling to the base of the pillar support, 70mm x 30mm x 10mm.



Photo A71
Moss growth present to 70% of the parapet coping joints.



Photo A72
7No parapet supports cracked at the base to the full width of the support open to maximum of 2mm.



Photo A73
Redundant bracket.



Photo A74
Vertical crack through stone, 350mm x 2mm maximum width.



Photo A75
Missing sealant leaving a cavity at the top of the frame to the full width of the window.



Photo A76
Calcite emanating 30mm either side of 7No joints of the dental course.



Photo A77
3No areas of spalled stonework to the sill, 70mm x 10mm², 50mm x 10mm²,40mm x 10mm².



Photo A78
Open joints present to 20% of the underside of the window head, open to a maximum of 8mm and to a maximum of 15mm deep.



Photo A79
Broken pane.



Photo A80
Surface corrosion throughout window hinges <2mm deep.



Photo A81
Moss and algae stain to 80% of the string course.



Photo A82
A-006 Paint loss and associated surface corrosion to 10% of the downpipe <2mm deep. New GRP section installed.



Photo A83
Spalling to the top of the window head, 70mm x 20mm x 30mm.



Photo A84
2No open joints at the underside of the keystone, 250mm x 5mm x 10mm.



Photo A85
Boarded pane.



Photo A86
Vertical hairline crack through stone, 300mm.



Photo A87
Spalling at the window return, 150mm x 60mm x 4mm.



Photo A88
Spalling to the pillar, 100mm x 30mm x 10mm.



Photo A89
Spalling to the window sill, 50mm x 30mm x 10mm.



Photo A90
Spalling to the balcony string course, 120mm x 50mm x 30mm.



Photo A91
Spalling to the window jamb with previous repair present, 70mm x 50mm x 20mm.



Photo A92
Broken pane.



Photo A93
Redundant fixing bracket holes.



Photo A94
Non offensive graffiti to the window jamb.



Photo A95
Spalling to the arch detail, 250mm x 100m x 30mm.



Photo A96
3Nocracks to the underside of the dental course, 150mm open to a maximum of 5mm.



Photo A97
Vertical crack through stone to the pillar, 550mm x 2mm maximum width.



Photo A98
General view of decorative stonework above the arch with a black granular deposit to 20% of its entire area.



Photo A99
Balcony drainage 100% blocked.



Photo A100
Open joint, 250mm x 5mm x 15mm maximum depth.



Photo A101
Broken pane.

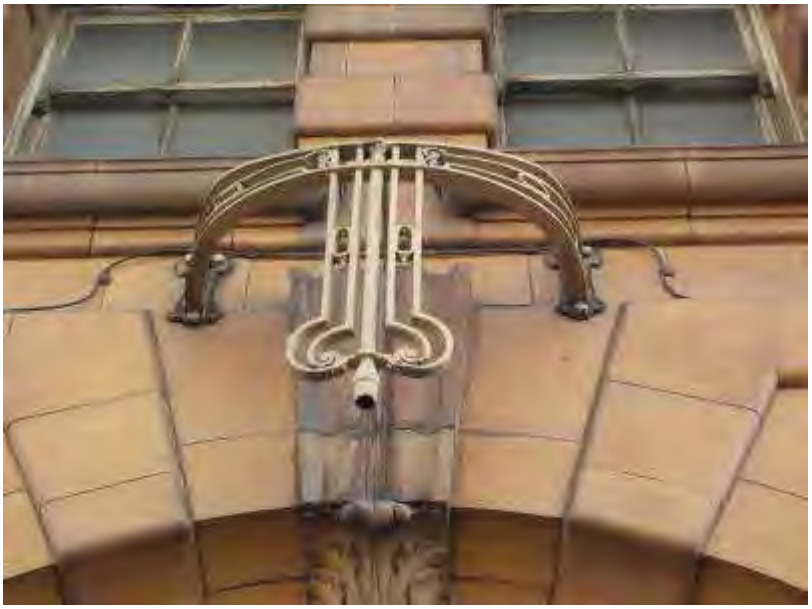


Photo A102
General of decorative steel work, paint loss and associated surface corrosion <10% of its entire area and <1mm deep.



Photo A103
General view of decorative stonework with a black granular deposit to 10% of its entire area.



Photo A104
A-007 View of debris build up within the gutter channel, 20mm maximum depth typically 10mm.



Photo A105
Small tree growth.



Photo A106
Wet rot present throughout the timber frame.



Photo A107
Paint loss and associated surface corrosion to 10% of the downpipe <2mm deep.



Photo A108
Small tree growth.



Photo A109
Crack through stone at the window frame return, 100mm x 3mm maximum width.



Photo A110
Calcite emanating 50mm either side of 3No joints at the dental course.



Photo A111
Spalling present to the corner of the sill, 30mm² x 40mm.



Photo A112
Calcite staining to 40% of the window head return emanating from the mortar joints.



Photo A113
Open joints, 400mm x 10mm x 30mm maximum depth.



Photo A114
Redundant cables.



Photo A115
Horizontal hairline crack through keystone, 350mm.



Photo A116
Spalling at the window arch, 50mm² x 5mm.



Photo B1
B-001 Tree growth to the turret string course.



Photo B2
Paint loss typical throughout the upper circle window frames, coating 100% ineffective.



Photo B3
View of reinstated lead flashing.



Photo B4
Calcite emanating 50mm either side of the dental course joints over a 3m length.



Photo B5
Paint loss and associated surface corrosion to 30% of the downpipe hopper <2mm deep. New GRP section installed.



Photo B6
Missing section of downpipe.



Photo B7

Diagonal step crack through mortar, spanning from the dental course through to the window arch, 2.1m x 20mm maximum width (typically 10mm), isolated displacement to a maximum 3mm.



Photo B8

Vertical step crack through mortar, spanning from the sill through to the window arch, 1.4m x 20mm maximum width (typically 10mm), isolated displacement to a maximum 3mm.



Photo B9

Diagonal step crack through mortar, spanning from the sill and bisecting around the keystone, 2.0m x 20mm maximum width (typically 10mm), isolated displacement to a maximum 3mm.



Photo B10

View of opposing diagonal step crack through mortar (see photo B() bisecting around the keystone, 2.0m x 20mm maximum width (typically 10mm), isolated displacement to a maximum 3mm.



Photo B11
Diagonal step crack through mortar, 1.8m x 8mm, isolated displacement to a maximum of 3mm. Associated spalling 110mm x 50mm x 40mm.



Photo B12
1No shattered roof tile.



Photo B13
Minor active water seepage from roof drainage suggesting the drainage remains functional.



Photo B14
2No diagonal step cracks through mortar, spanning from the dental course through to the window arch, 1.5m x 30mm maximum width (typically 10mm), isolated displacement to a maximum 3mm.



Photo B15
View at which the aforementioned crack (see photo B14) spans through the window arch stonework.



Photo B16
2No diagonal step cracks through mortar, spanning from the window sill through to the window arch, 1.4 m x 20mm maximum width (typically 10mm), isolated displacement to a maximum 3mm.



Photo B17
View at which the aforementioned crack (see photo B16) spans through the window arch stonework.



Photo B18
Window frame displaced to a maximum of 10mm.



Photo B19

Diagonal step crack through mortar, spanning from the sill and bisecting around the keystone, 1.7m x 20mm maximum width (typically 10mm), isolated displacement to a maximum 3mm.



Photo B20

View of opposing diagonal step crack through mortar (see photo B19) bisecting around the keystone, 1.7m x 20mm maximum width (typically 10mm), isolated displacement to a maximum 3mm.



Photo B21
Stepped vertical crack (multi directional) spanning from the sill to ground level, 1.4m x 6mm.



Photo B22
B-002 Minor calcite staining emanating from the mortar joints at the dental course.



Photo B23
Broken pane.



Photo B24
5No intermittent areas of spalling to the stone sill, typically 50mm x 20mm x 10mm.



Photo B25
Spalling to the keystone, 40mm² x 10mm.



Photo B26
Open joints to the stonework, 2m² x 5mm x 15mm maximum depth.



Photo B27
Spalling to the stone frame, 40mm x 20mm x 10mm.



Photo B28
Boarded pane.



Photo B29
Open joints to 80% of the stone frame, open to 10mm to a maximum depth of 10mm.



Photo B30
3m² area of friable mortar.



Photo B31
Paint loss to 30% of the frame and surface corrosion throughout the hinges <2mm deep.



Photo B32
Redundant cables.



Photo B33
Void from previous fixing, 100mm²

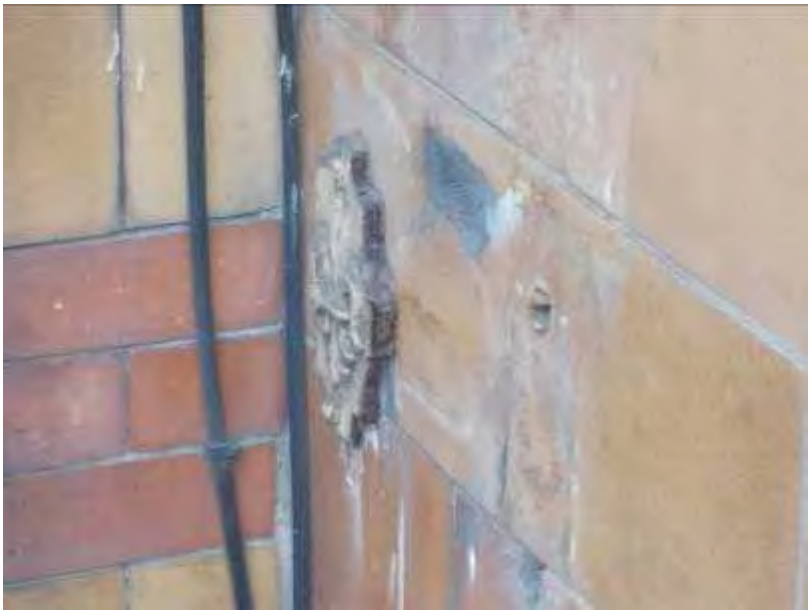


Photo B34
Surface corrosion to 20% of redundant fixings <2mm deep.



Photo B35
Reinstated timber frame, 1m section loose to touch possible result of RTC.



Photo B36
RTC marks typical throughout <5% of the corner locations to a maximum depth of 20mm.



Photo B37
Minor isolated vegetation growth throughout the dental course.



Photo B38
Broken pane.



Photo B39
Open joints, 2m² x 5mm x 10mm maximum depth.



Photo B40
4No Isolated spalled sections of stone to the string course, 30mm x 20mm x 5mm.



Photo B41
Broken pane. Paint loss to 30% of the window frame.



Photo B42
Spalled window sill, 70mm x 10mm x 40mm.



Photo B43
Missing hinge to the window frame.



Photo B44
Minor moss growth throughout the joints of the string course.



Photo B45
Moderate corrosion throughout pattress plate <2mm deep with minimal thread to the top bolt.



Photo B46
Section of timber frame reinstated, loose to touch. 6No broken panes.



Photo B47
13No panes not secured with bevels only tacks and isolated cracks to panes.



Photo B48
Moderate corrosion to the connection bolts <2mm deep typical throughout.



Photo B49
1No missing connection bolt to the base of the timber door frame. Loss of section, 250mm x 50mm x 20mm.



Photo B50
RTC damage to the stone corner.



Photo B51
Splits to the base of the door frame surrounding the connection bolts, 470mm x 3mm.



Photo B52
Moderate corrosion to the cable ducting and missing section at the base, 750mm.



Photo B53
B-003 Spalled stone, 250mm x 350mm x 50mm.

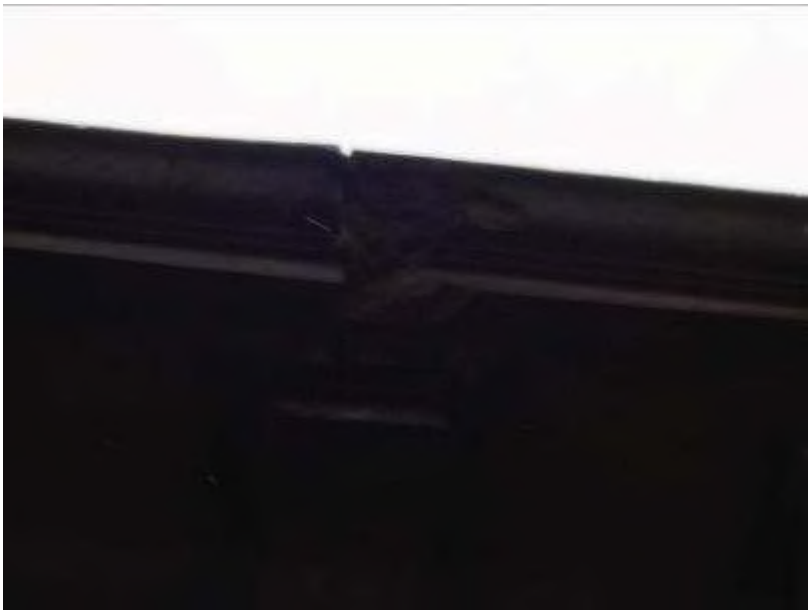


Photo B54
Spalled stone at the dental course, 100mm x 150mm x 50mm.



Photo B55
Calcite emanating from the mortar joints at the underside of the window arch.



Photo B56
Open joints present to 10% of the entire arch, open 5mm, 15mm maximum depth.



Photo B57
Spalling to the key stone, 20mm x 30mm x 5mm.



Photo B58
Spalling at the sill, 80mm² x 5mm.



Photo B59
Loss of section to the sill, 30mm x 40mm x 50mm.



Photo B60
Spalled stone to the underside of the sill, 40mm x 20mm²



Photo B61
Paint loss to 40% of the frame, typical throughout the elevation.



Photo B62
3No boarded panes.



Photo B63
RTC marks to corner stone, 110mm x 150mm x 5mm.



Photo B64
2No areas of spalling, sill:60mm x 70mm x 10mm,
stonework:100mm x 30mm x 5mm.



Photo B65
Stepped diagonal crack through mortar to the return wall, 2.5m x 20mm, displaced to a maximum of 5mm.



Photo B66
Paint coating ineffective throughout the entire frame.



Photo B67
Minor tree growth.



Photo B68
Additional downpipe fixings typical throughout the downpipe.



Photo B69
Spalled stonework, 100mm x 60mm x 10mm.



Photo B70
Missing frame and glass.

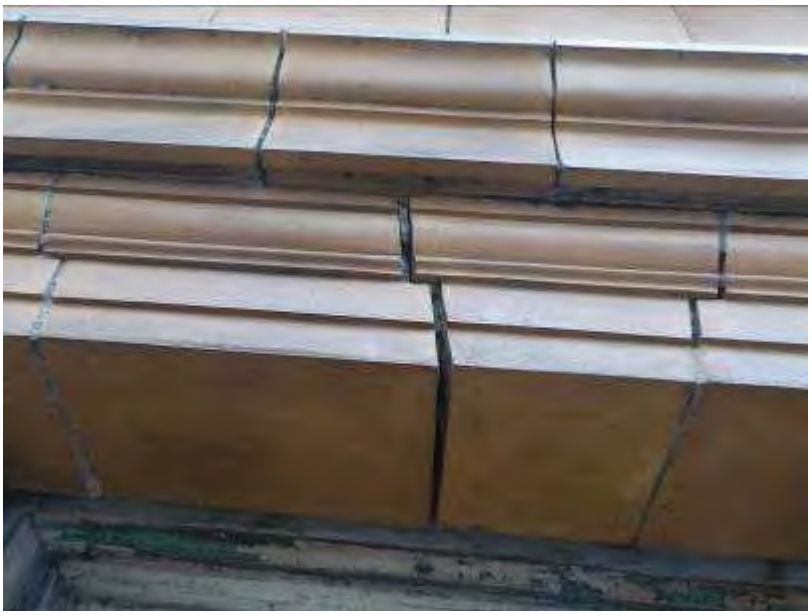


Photo B71
Stepped vertical crack through mortar to the stonework head, 400mm x 10mm.



Photo B72
Stepped vertical crack through mortar, 1.3m x 20mm maximum width (typically 10mm).

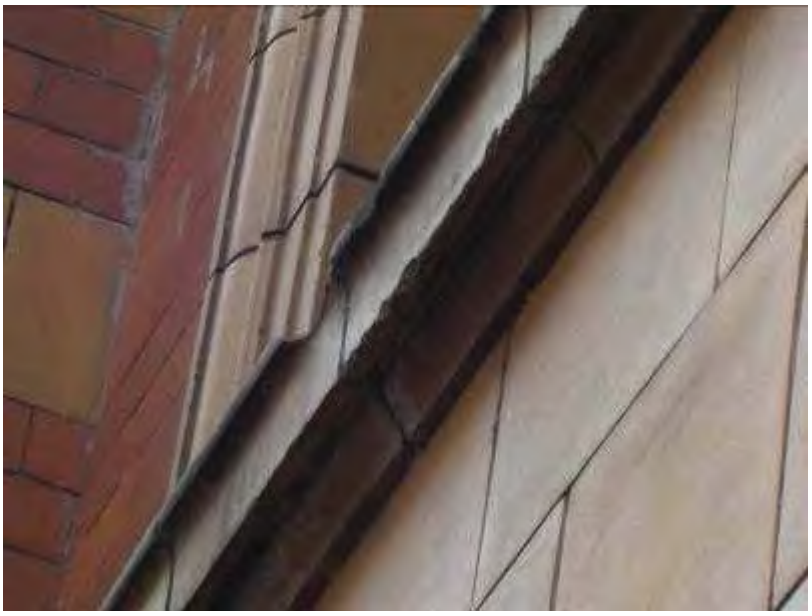


Photo B73
Spalled stone, 180mm x 80mm x 20mm.



Photo B74
Stepped vertical crack through mortar, 500mm x 4mm maximum width.

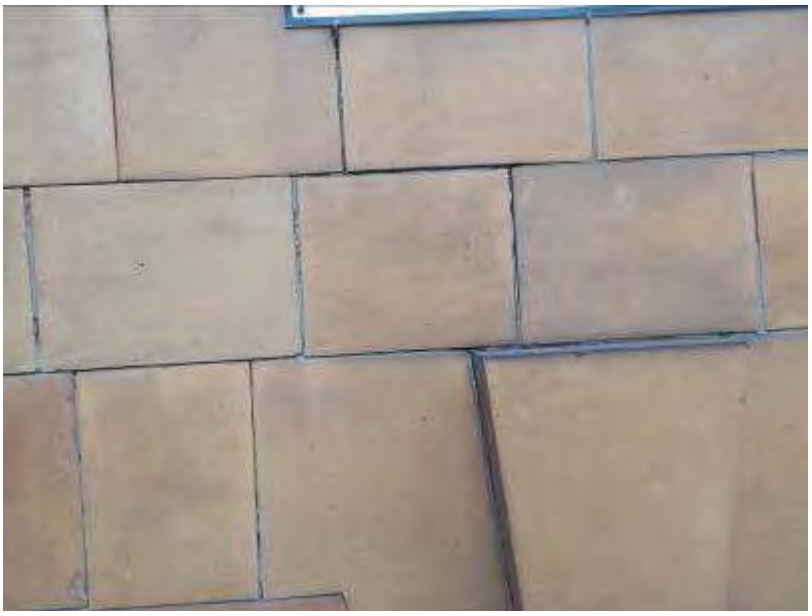


Photo B75
Stepped vertical crack through mortar, 1.4m x 3mm maximum width.



Photo B76
Stepped vertical crack through mortar, 1.4m x 3mm maximum width.

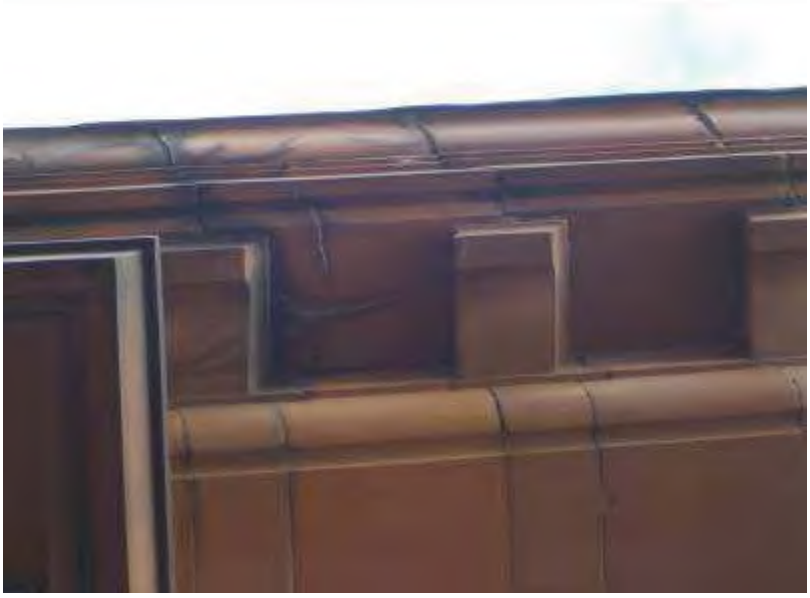


Photo C1

C-001Crack through stone to the underside of the dental course,200mm long open to a maximum of 8mm.



Photo C2

Vertical crack through stone to 1No pillar section, 500mm long open to a maximum of 3mm.



Photo C3
3No diagonal cracks to the stonework, 250mm long open to a maximum of 5mm.

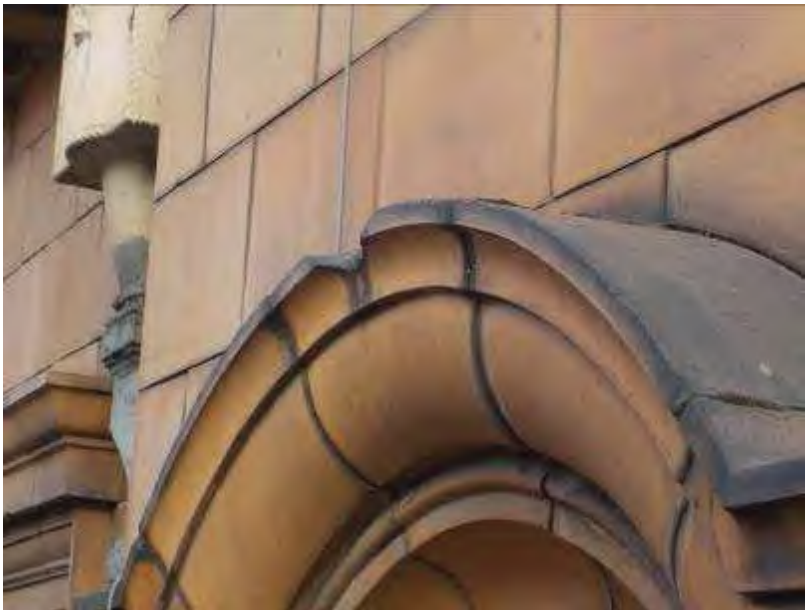


Photo C4
Spalling to the top of the window arch, 150mm x 50mm x 30mm.



Photo C5

3No horizontal cracks to the coping stones of the balcony, 230mm long open to a maximum of 3mm typically hairline.



Photo C6

2No areas of spalling to the to the window sill stone work, 150mm x 70mm x 20mm maximum.



Photo C7
Spalling to the string course at the balcony, 80mm x 30mm x 40mm.



Photo C8
Open joint below the window arch crown, 180mm x 20mm x 30mm deep.



Photo C9
RTC damage to the stone at pavement level 120mm x 80mm x 10mm deep.



Photo C10
Spalling to window sill, 150mm x 40mm x 20mm maximum.

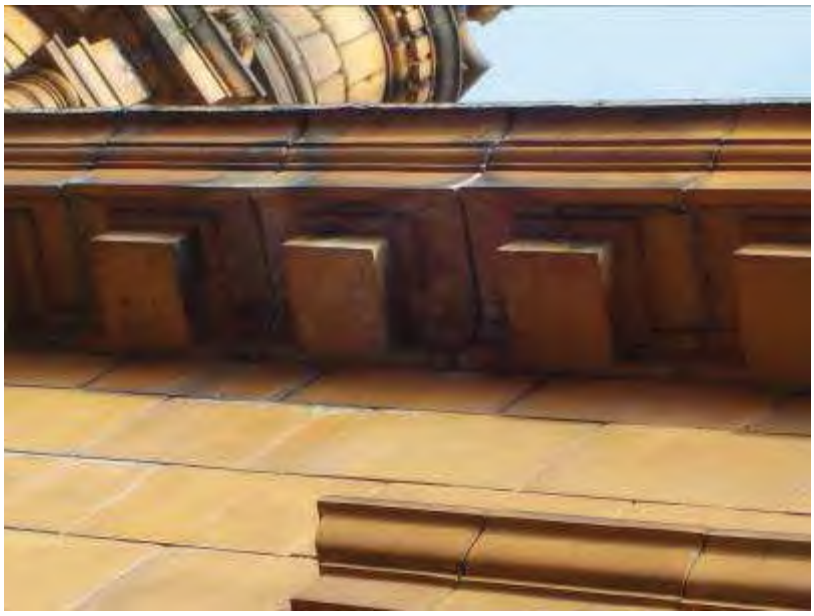


Photo C11
Calcite emanating from 4No joints at the underside of the dental course.



Photo C12
2no areas of spalling to the window sill, 80mm x 30mm x 20mm maximum.



Photo C13
Spalling to the window sill, 50mm x 40mm x 20mm maximum.



Photo C14
Repaired downpipe, 2No 780mm sections.

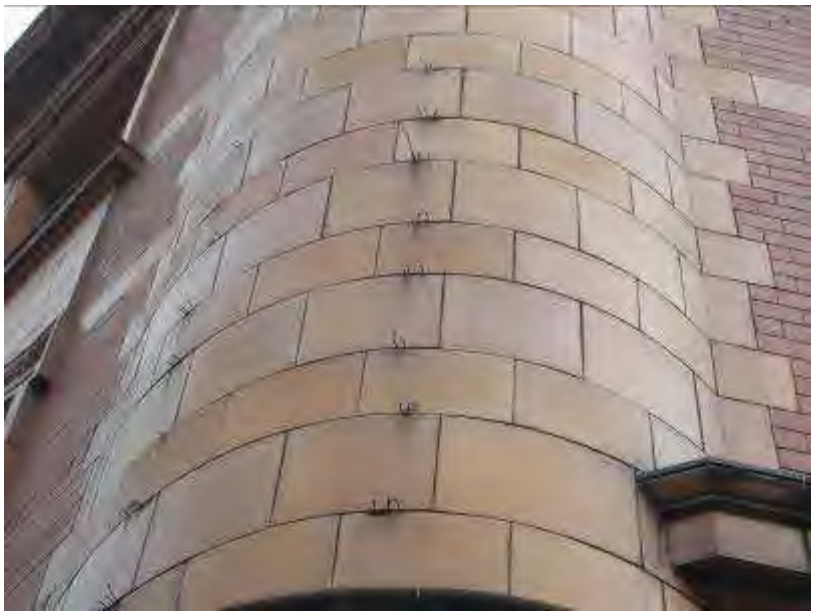


Photo C15
View of redundant fixings.



Photo C16
Vertical crack through stone at the window jamb, 320mm x 3mm maximum.

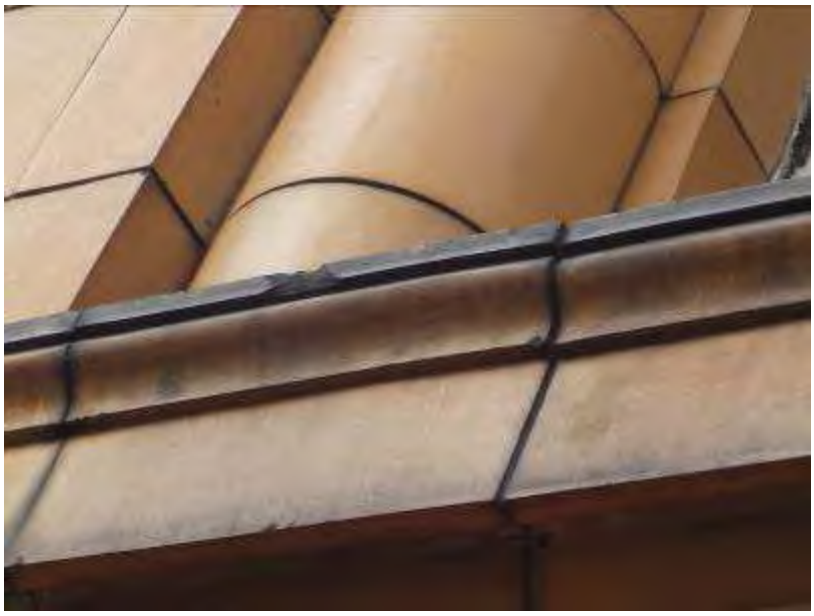


Photo C17
C-002 Spalling to the window sill, 40mm x 30mm x 10mm.



Photo C18
1No broken pane.



Photo C19
Spalling to stone at lintel level 50mm x 30mm x 20mm.



Photo C20
Spalling to stone at lintel level 30mm x 20mm x 10mm.



Photo C21
Open joint with surrounding friable mortar at the door jamb, 440mm long open to 10mm to a maximum depth of 10mm.



Photo C22
1No displaced arch ring stone, 30mm maximum outward displacement.



Photo C23
Board repair to the door.



Photo C24
3No missing panes of glass (boarded).



Photo C25
Hairline crack through stone to the underside of the dental course, 240mm long with calcite emanating 10mm either side of the crack.



Photo C26
Broken pane.

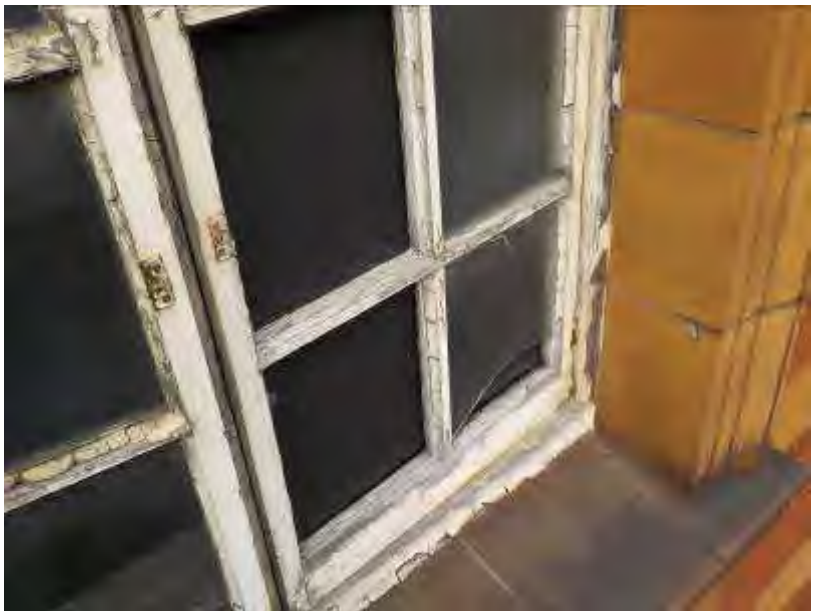


Photo C27
Broken/missing panes.

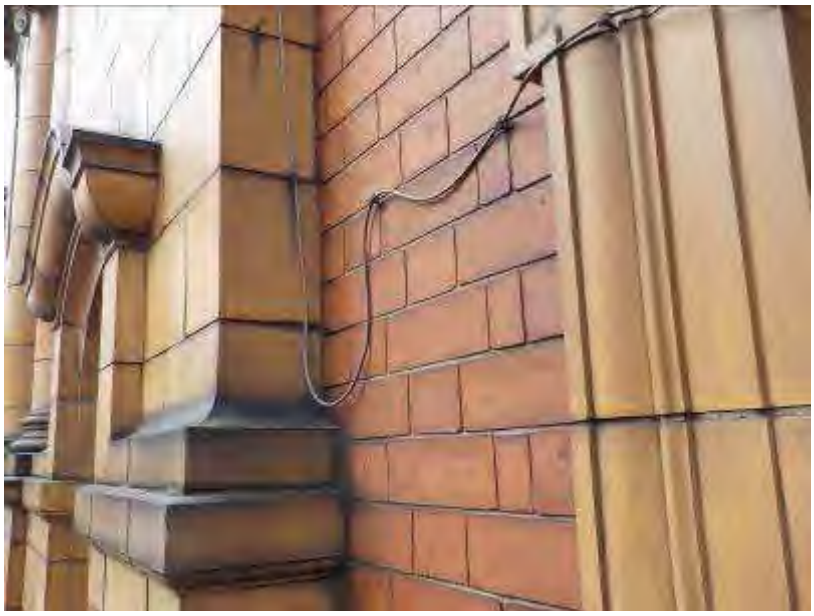


Photo C28
Redundant cable.



Photo C29
2m² light calcite staining.



Photo C30
Vertical hairline crack to the full height of the stone, 250mm.



Photo C31
Isolated spalled stone at the column, 120mm x 30mm x 5mm.



Photo C32
Isolated spalled stone at the column, 60mm x 30mm x 10mm.



Photo C33
Paint loss to 50% of the window frame with isolated wet rot at the lower sill. This is typical throughout the elevation.



Photo C34
Spalling at the stone arch, 50mm x 10mm x 10mm.

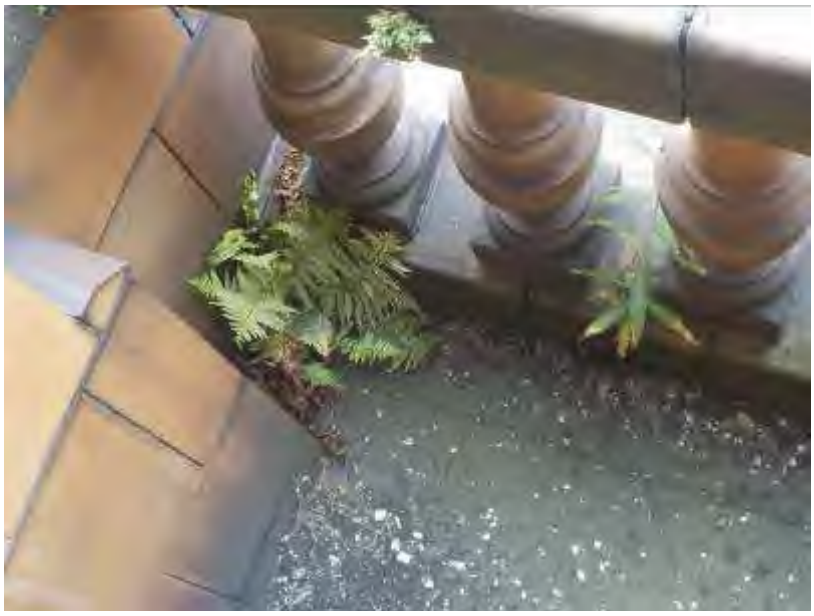


Photo C35
Minor vegetation to the internal balcony.



Photo C36
5No isolated hairline cracks throughout the balcony coping, 230mm (full width of stone) and moss growth typical throughout the balcony joints.



Photo C37
Diagonal crack through stone at the column return, 80mm x 1mm.



Photo C38
Calcite staining and a black granular deposit build up to the underside of the balcony deck. Evidence of water ingress and poor drainage.



Photo C39
Open joint at the window arch, 800mm long open to 10mm and to a maximum depth of 10mm.



Photo C40
C-003 Isolated hairline cracks throughout the balcony coping, 230mm (full width of stone) and moss growth typical throughout the balcony joints.



Photo C41
Minor vegetation growth at the internal balcony.



Photo C42
Blocked basin outlet.



Photo C43
Paint loss to 50% of the window frame with isolated wet rot at the lower sill. This is typical throughout the elevation.



Photo C44
Calcite staining and algae build up to the underside of the balcony deck. Evidence of water ingress and ineffective drainage.



Photo C45
Isolated horizontal crack through stone, 260mm long open to 1mm.



Photo C46
1m² calcite staining to the keystone due to inefficient drainage at the balcony.



Photo C47
2No areas of spalling to the sill, 50mm x 30mm x 20mm.



Photo C48
Spalling at window sill, 40mm x 30mm x 10mm.



Photo C49
Diagonal crack through stone below sill, 180mm long open to 3mm maximum.



Photo C50
3No cracks through stone, 250mm long open to a maximum of 5mm.



Photo C51
2No spalled door jamb stones, 320mm x 10mm x 10mm.



Photo C52
None offensive graffiti to stone work.



Photo C53
Vertical crack through stone at the column, 510mm long open to a maximum of 3mm.



Photo C54
Hairline crack through 7No balcony coping stones, 1.7m long with isolated moss growth throughout the joints.



Photo C55
Crack through stone to the underside of balcony, 350mm x 1mm. Minor associated calcite staining.



Photo C56
Missing window pane.



Photo C57
Missing window pane.



Photo C58
C-004 Paint loss to the down pipe to <10% of the entire area.



Photo C59
Spalling to the stone sill, 90mm x 20mm x 5mm.



Photo C60
Wet rot throughout the timber sill.



Photo C61
10mm displacement to the original downpipe fixing.



Photo C62
Cracked pane.



Photo C63
View of ventilation duct.

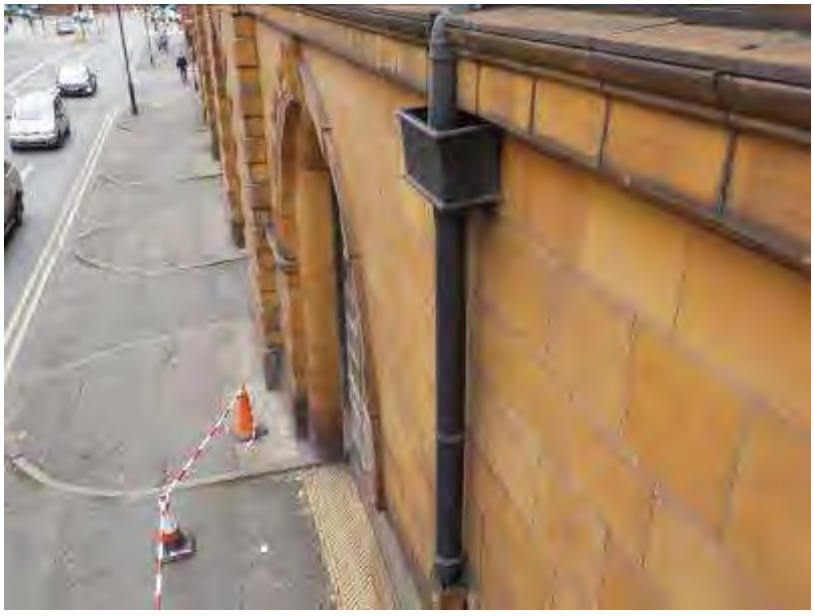


Photo C64
GRP reinstated section of downpipe.

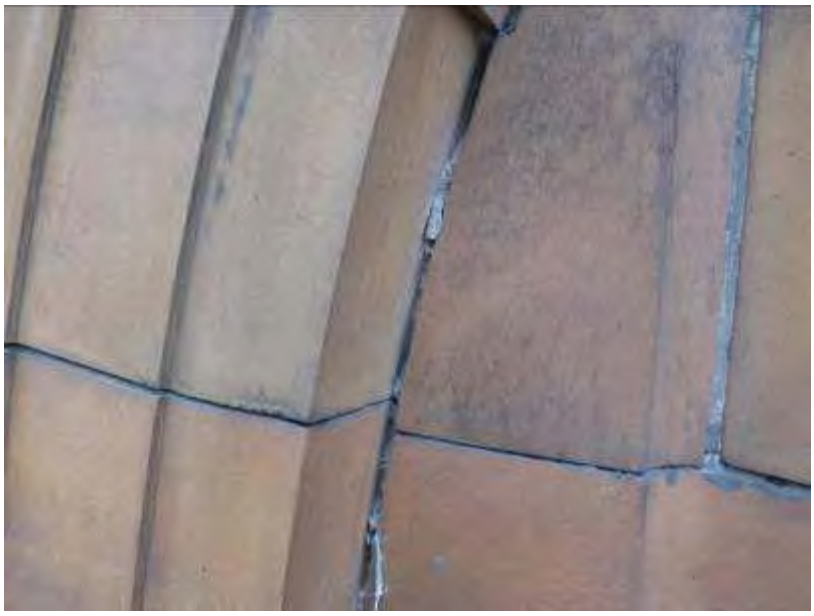


Photo C65
Open joint at the intrados of the arch, 1m x 10mm x 30mm maximum depth.



Photo C66
Spalling at the string course, 100mm x 30mm x 30mm.



Photo C67
Open joints, 3m² total area, open 8mm to a maximum depth of 30mm.



Photo C68
Spalling at the sill coping, 35mm x 30mm x 10mm.



Photo C69
Spalling at the sill coping, 40mm x 20mm x 10mm.



Photo C70
Spalling at the arch coping, 70mm x 20mm x 10mm.



Photo C71
Loss of section to the arch coping stone, 40mm² to the full width of the material.



Photo C72
Redundant cables attached to the downpipe



Photo C73
4No broken panes.



Photo C74
Spalled stone, 40mm² x 10mm maximum depth.



Photo C75
2No missing panes.



Photo C76
2No broken window panes.



Photo C77
2No areas of spalling to the top of the arch stones, 60mm x 30mm x 10mm.



Photo C78
Boarded window.



Photo C79
Spalled stone at the top of the window, 30mm x 30mm x 10mm.



Photo C80
Ducting present through window.



Photo C81
2No areas of spalled stone at the string course, 100mm x 30mm x 30mm maximum depth.

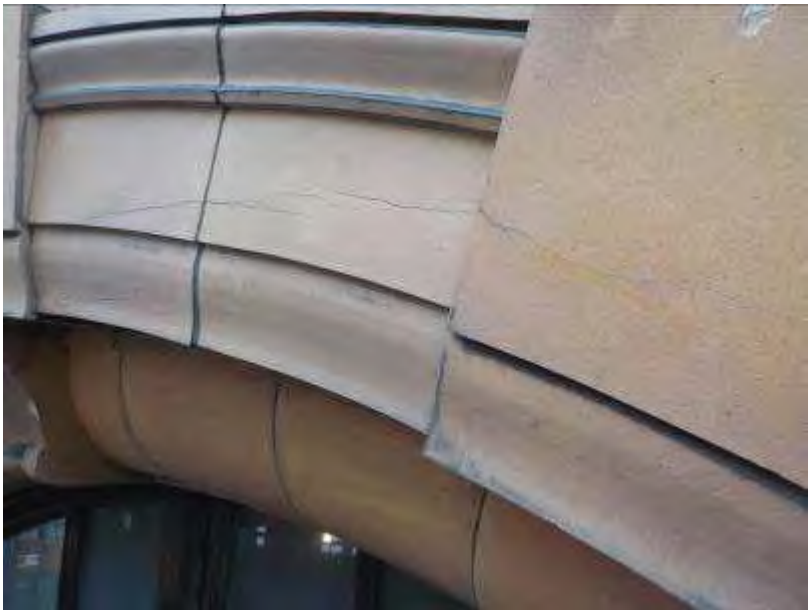


Photo C82
Horizontal hairline crack through arch stone, 700mm long.



Photo C83
5No missing panes of glass.



Photo C84
Spalled stone at the door jamb, 90mm x 30mm x 10mm (possible RTC mark).



Photo C85

C-005 2No cracks to the underside of the dental course 250mm long open to a maximum of 7mm and damp staining emanating 30mm either side of the crack.



Photo C86

2No cracked window panes.



Photo C87
Loss of section to window jamb at sill height,150mm x 20mm x 30mm.



Photo C88
Isolated vegetation growth to coping stones.



Photo C89
Coping stone displaced by 20mm, no evidence of recent movement or being loose.



Photo C90
6No hairline cracks throughout balcony coping stones, 260mm (full width) and moss growth throughout the coping joints.



Photo C91
Balcony drainage 100% sectional blockage (dysfunctional).



Photo C92
Isolated crack to coping stone, 240mm x 5mm maximum width.



Photo C93
Isolated spalling to balcony pillar, 180mm x 50mm x 30mm.



Photo C94
Evidence balcony drainage is 100% blocked.



Photo C95
3No broken window panes.



Photo C96
Spalling to the arch keystone, 50mm x 20mm x 5mm.



Photo C97
Spalling to stonework, 90mm x 20mm x 10mm.

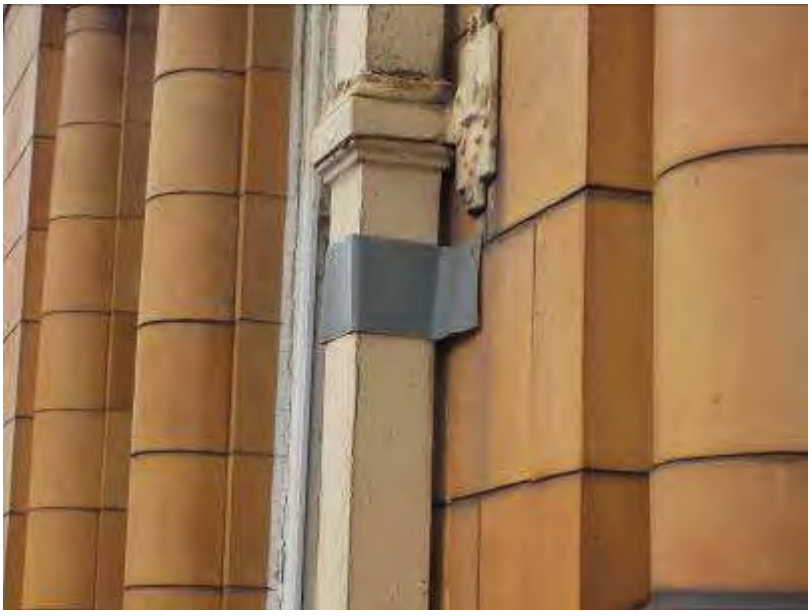


Photo C98
Additional downpipe fixing.



Photo C99
Spalling to window sill, 120mm x 30mm x 10mm.



Photo C100
Spalling to the ledge below the window, 80mm x 30mm x 10mm.



Photo C101
Vertical crack to door jamb stone, 250mm x 3mm maximum width.



Photo C102
Spalling to the dental course, 50mm² x 10mm.



Photo C103

5No isolated areas of minor spalling at the sill coping, 30mm x 10mm x 5mm over an 800mm length.



Photo C104

Spalling to the string course, 50mm x 10mm x 5mm.



Photo C105
General view of the door frame with a black granular build up.



Photo C106
C-006 Moss growth typical throughout the gutter stone joints.



Photo C107

Paint loss and associated surface corrosion to the downpipe, 90% of its entire area <1mm deep. Reinstated GRP downpipe present.



Photo C108

Cracked stone to the underside of the dental course, 250mm long filled with calcite.



Photo C109
Calcite staining emanating from the mortar joints, 1m x 500mm.



Photo C110
Open bed joint, 240mm long open to 5mm to a maximum depth of 10mm.



Photo C111
Redundant original downpipe fixing, typical throughout elevation.



Photo C112
Open joints, 1.5m x 250mm, open to 5mm, to a maximum depth of 10mm.



Photo C113
2No spalled areas of stone work, 20mm² x 5mm.



Photo C114
3No intermittent spalled areas of stone work at the sill, total area, 300mm x 80mm x 30mm maximum.



Photo C115
Wet rot throughout the sill.



Photo C116
Spalling to the string course, 60mm x 20mm x 10mm.

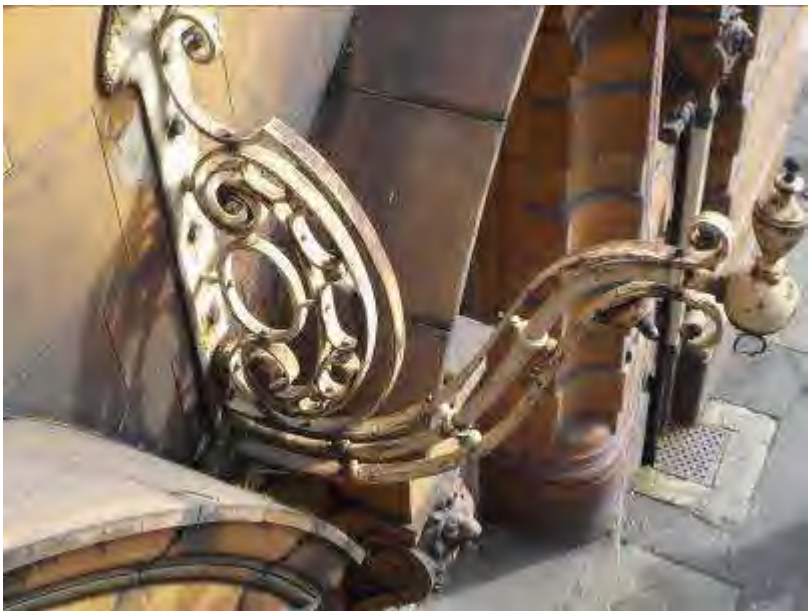


Photo C117
Paint loss and associated surface corrosion to the decorative bracket, 10% of its entire area <1mm deep.



Photo C118
Calcite staining emanating from the mortar joints at the underside of the arch frame, typical throughout the arch.



Photo C119
Crack to the underside of the dental course, 250mm long open to a maximum of 2mm, damp stain 30mm either side of the crack suggesting poor waterproofing.



Photo C120
Small tree growth at the string course joint.



Photo C121
Spalled stone 30mm² x 6mm.



Photo C122
Moss growth typical throughout coping joints.



Photo C123
Spalled stonework to the column 200 mm ² x 5mm maximum depth.



Photo C124
Minor isolated hairline cracks throughout 4No balcony coping stones and moss growth typical throughout the mortar joints.



Photo C125
Horizontal hairline crack through stone to the return face 120mm long.



Photo C126
Spalling to balcony coping stone, 30mm x 20mm x 15mm and a horizontal hairline crack 70mm long.



Photo C127
Calcite and moss growth to the underside of the balcony and stone support suggesting water ingress caused by ineffective balcony drainage.



Photo C128
Friable mortar to the top joint of the keystone, 250mm x 20mm.



Photo C129
Broken window pane, 300mm x 550mm.



Photo C130
Hairline crack through stone to the sill, 220mm long.



Photo C131
4No intermittent areas of spalling to the window at lintel level, total area 100 x 30mm x 10mm.



Photo C132
Open joints, 1.9m x 690mm, open to 5mm to a maximum depth of 10mm.



Photo C133
Repair work evident to the downpipe.



Photo C134
General view of stone detail with 40% coverage of a black granular deposit.



Photo C135
2No areas of spalling to the arch keystone, total area 200mm x 50mm x 30mm.

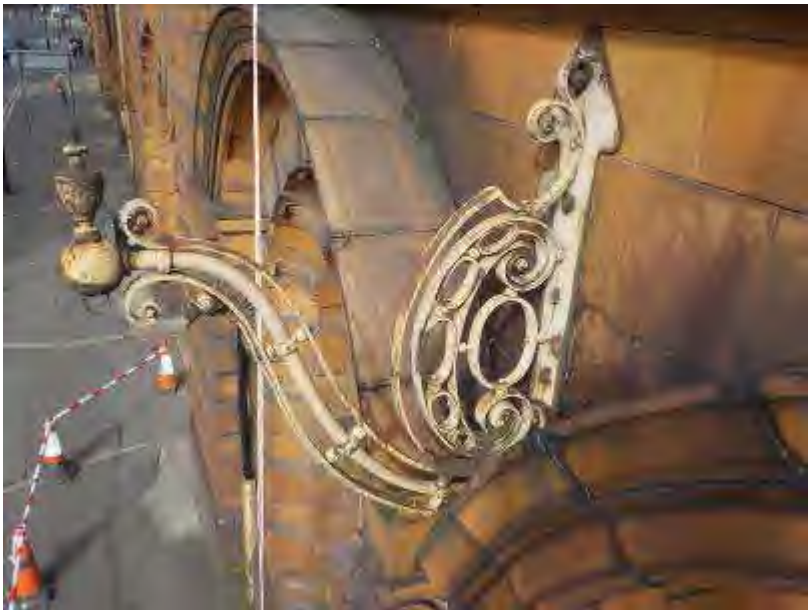


Photo C136
Paint loss and associated surface corrosion to the decorative bracket, 10% of its entire area <1mm deep.



Photo C137
Hairline crack to arch stonework, 330mm long.



Photo C138
Unsympathetic repair to the downpipe and old drill holes for the previous hopper fixing.



Photo C139
C-008 6No isolated hairline cracks to the full width of the coping stones at the balcony and moss growth typical throughout the mortar joints.



Photo C140
Spalling to 30% of the balcony deck to a maximum depth of 3mm.



Photo C141
Friable mortar typical throughout the coping joints on the balcony.



Photo C142
Paint loss to 50% of the window frame with isolated wet rot at the lower sill. This is typical throughout the elevation.



Photo C143
Vertical hairline through stone to the balcony return, 200mm long.



Photo C144
View of balcony drainage, no evidence of being functional.



Photo C145
2No areas of spalled stone sill, 2(60mm² x 10mm).



Photo C146
Spalled sill, 20mm x 70mm x 5mm.



Photo C147
Hairline vertical crack through stone to the full height of the stone, 240mm long.



Photo C148
Paint loss to 50% of the window frame with isolated wet rot at the lower sill. This is typical throughout the elevation.



Photo C149
Balcony drainage inlet visually clear and functional.



Photo C150
Vertical crack through stone, 180mm long open to 2mm maximum.



Photo C151
Horizontal crack through stone window jamb, 135mm long open to a maximum of 5mm.



Photo C152
Isolated area of spalling to stonework, 60mm x 40mm x 5mm.



Photo C153
2No hairline cracks to the sill, total length 600mm.



Photo C154
Isolated spalling to the string course, 160mm x 60mm x 30mm.



Photo C155
Vertical crack through stone, 940mm long open to a maximum of 3mm.



Photo C156
Missing stone from string course, void remaining 140mm x 130mm x 130mm.



Photo C157
Spalling to the string course, 100mm x 90mm x 50mm.



Photo C158
2No areas of spalling to the sill, total area 220mm x 20mm x 30mm.



Photo C159
2No hairline cracks through stone at the keystone, total length 500mm.

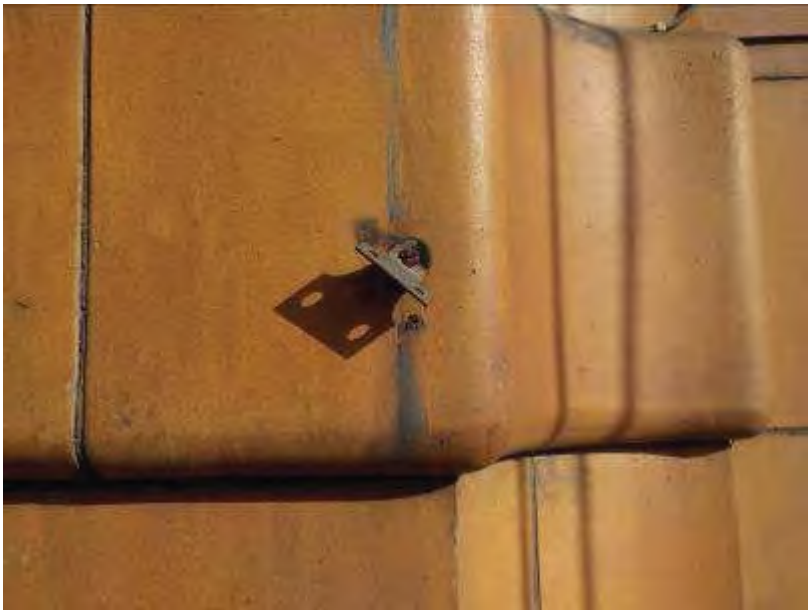


Photo C160
4No redundant fixings.



Photo C161
Vertical crack through stone, 240mm long, open to 5mm maximum, typically 1mm and to a maximum depth of 5mm.



Photo C162
Spalled sill, 100mm² x 50mm.



Photo C163
C-009 Isolated areas of debris build up within the guttering reducing drainage functionality.



Photo C164
Broken window pane, 900mm x 360mm.



Photo C165
Open bed joint to stonework, 5m long open to 15mm, to a maximum depth of 30mm.



Photo C166
2No isolated areas of calcite staining, total area 200mm².



Photo C167
Paint loss and associated surface corrosion to 10% of the entire downpipe <1mm deep.

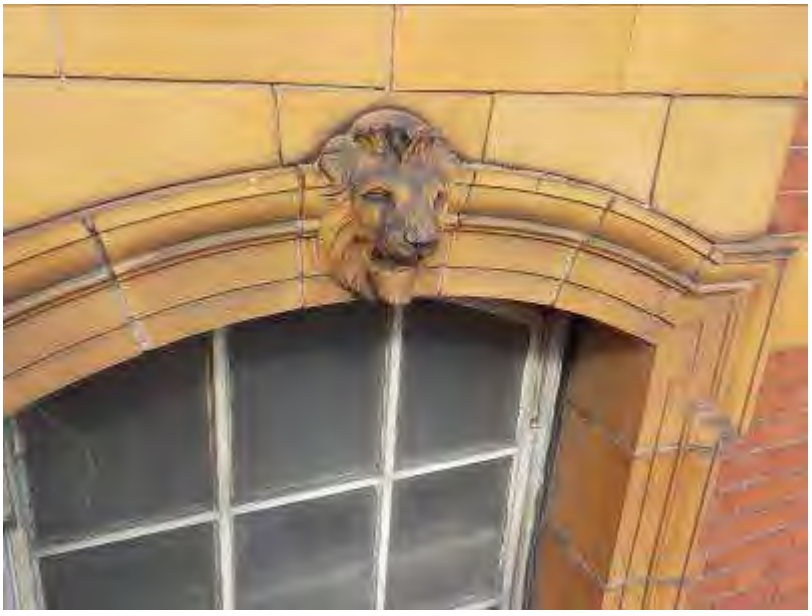


Photo C168
Stone window detail with black granular deposit coverage to 40% of its entire area.



Photo C169
Diagonal crack through stone 120mm x 1mm.



Photo C170
Diagonal crack through stone detail at lintel level, 470mm x 100mm x 3mm maximum width.



Photo C171
Diagonal crack through stone, 190mm x 3mm.



Photo C172
Horizontal crack through stone, 120mm x 1mm. Isolated area of spalling 100mm x 50mm x 10mm.



Photo C173
Horizontal crack through stone, 120mm x 1mm.



Photo C174
Horizontal crack through stone, 120mm x 1mm.



Photo C175
General view of outlet.



Photo C176
Calcite emanating 30mm either side of the joints at the dental course.



Photo C177

Paint loss to 50% of the window frame with isolated wet rot at the lower sill. This is typical throughout the elevation.



Photo C178

Downpipe fixing outwardly displaced 20mm maximum.



Photo C179
2No cracked panes.



Photo C180
Horizontal hairline crack to the stone arch, 100mm x 1mm.



Photo C181
Surface corrosion typical to the joints of the downpipe, 50mm either side of the joint to the full perimeter of the pipe <2mm deep.



Photo C182
Hairline horizontal crack through stone 260mm long.



Photo C183
Vertical hairline crack through stone 270mm long.



Photo C184
C-010 Crack through stone at lintel level, 400mm x 2mm, crack bisects at its midpoint.



Photo C185
1No cracked pane.



Photo C186
Severe wet rot throughout timber sill.



Photo C187
Open bed joint, 480mm x 10mm x 20mm maximum depth.



Photo C188
600mm Lead flashing displaced to a maximum of 20mm.



Photo C189
Paint loss and associated surface corrosion to the downpipe to 10% of its entire area <2mm deep.



Photo C190
Downpipe fixing outwardly displaced 20mm maximum.



Photo C191
Tear to the lead flashing, 100mm x 3mm. 880mm length of flashing detached from brickwork.



Photo C192
Isolated spalling at the sill 80mm x 90mm x 3mm. Horizontal hairline crack through stone 200mm long.



Photo C193
Open bed joint throughout the centre pillar open 35mm to a maximum depth of 30mm.



Photo C194
2No areas of spalling to the stone work at lintel level, total area 150mm x 50mm x 20mm.



Photo C195
Open bed joint below stone at lintel level, 520mm x 20mm x 15mm maximum depth.



Photo C196
Crack below keystone, 80mm x 3mm.



Photo C197
50mm lead flashing outwardly displaced at sill level by a maximum of 20mm.



Photo C198
320mm lead flashing separated from bed joint to a maximum of 30mm.



Photo C199
Loss of section to stone detail, 100mm x 40mm x 20mm.



Photo C200
Stepped vertical crack through mortar to deck support stone, 670mm x 20mm x 100mm maximum depth.



Photo C201
5No cracks through stone at the window arch to the full width of the stone. 2No open 1mm, 3No open 2-3mm.



Photo C202
Stepped diagonal crack through mortar, 1.8m x 15mm x 50mm maximum depth. Crack spans from the sill to ground level.



Photo D1

D-001 Open joints to stonework above the window, 240mm x 120mm, open to 5mm and to a maximum depth of 10mm.



Photo D2

Paint loss to 50% of the window frame with isolated wet rot at the lower sill. This is typical throughout the elevation.



Photo D3
Open joint at sill level, 220mm x 200mm, open to 20mm and to a maximum depth of 20mm. Minor vegetation growth also present.



Photo D4
300mm lead flashing separated from stonework, maximum outward displacement 20mm.



Photo D5
Spalled stonework, 40mm x 30mm x 10mm.



Photo D6
800mm x 80mm lead flashing separated from stonework, maximum outward displacement 20mm.



Photo D7
Open bed joints at the lead flashing connection points,
480mm x 10mm x 10mm maximum depth.



Photo D8
340mm x 200mm lead flashing separated from stonework,
maximum outward displacement 60mm.



Photo D9
Spalled stonework, 50mm x 80mm x 5mm.



Photo D10
Vertical hairline crack through keystone, 300mm long. 3No areas of spalling, 3(50mm x 30mm x 5mm).



Photo D11
Spalled sill, 40mm x 30mm x 20mm.



Photo D12
Horizontal hairline crack through stone to the sill, 180mm long.



Photo D13
Moss coverage typical throughout arch joints.



Photo D14
View of stone sculpture with a black granular deposit to 30% of its entire area.



Photo D15
10mm gap between window frame and stonework, typical throughout the elevation.



Photo D16
Wet rot to the timber sill, 980mm x 20mm.



Photo D17
Open bed joint, 400mm x 30mm x 30mm maximum depth.



Photo D18
Open bed joint, 350mm x 20mm x 30mm maximum depth.



Photo D19
Broken pane.



Photo D20
150mm x 100mm lead flashing separated from stonework, maximum outward displacement 100mm.



Photo D21
Vertical hairline crack through stone, 230mm long.



Photo D22
Broken pane.



Photo D23

Paint loss and surface corrosion to 90% of the flag pole <2mm deep. Loss of section to the main supporting bracket, 60mm² total area to the full width of the material.



Photo D24

De-bonded lead flashing at the corner of the sill, 100mm x 10mm.



Photo D25
De-bonded lead flashing at the corner of the sill, 400mm x 30mm. Spalling to the corner of the stone work, 50mm x 30mm x 10mm.



Photo D26
Spalling to the stone detail, 100mm x 30mm x 40mm.



Photo D27
Mortar loss throughout the bed joint at which the lead flashing joins the brickwork.



Photo D28
Markings to the underside of the stonework.



Photo D29
De-bonded lead flashing at the corner of the sill, 250mm x 10mm.



Photo D30
Damaged sash window (broken chords).



Photo D31
Wet rot to the window sill 50mm² x 20mm.



Photo D32
Moss growth throughout the mortar joints of the sill.



Photo D33
Open joints to string course 200mm long open 5-10mm, 20mm maximum depth.



Photo D34
'Bank' signage, 1No missing letter, 1No letter partially attached, rot present throughout the timber and surface corrosion throughout the support strips <1mm deep.



Photo D35
View of surface corrosion throughout bracket attachment <2mm deep



Photo D36
General view of sculpture showing isolated mortar loss and calcite staining to 30% of its entire area.



Photo D37
View of redundant fixing holes to the stone work.



Photo E1
E-001 Paint loss to 50% of the window frame with isolated wet rot at the lower sill. This is typical throughout the elevation.



Photo E2
Open bed joint at sill level, 600mm x 20mm x 20mm.



Photo E3
Open bed joint at sill level to the base of the pillar, 300mm x 30mm x 20mm.



Photo E4
Previous repairs present to the box section downpipe.



Photo E5
Paint loss and associated surface corrosion to <10% of the downpipe <1mm deep.



Photo E6
Redundant flag pole fixing in poor condition. 40% paint loss and associated surface corrosion <1mm deep.



Photo E7
Previous repairs present to the box section downpipe.



Photo E8
100% section loss to the flag pole fixing.



Photo E9
Damaged lead flashing at the window sill, 700mm long.



Photo E10
General view of repairs throughout the down pipe.



Photo E11
Moderate corrosion to the base of the downpipe <2mm deep, blank plate installed.



Photo E12

Paint loss to 50% of the window frame with isolated wet rot at the lower sill. Sealant surrounding the frame is also perished.



Photo E13

Open joint at the sill, 200mm x 25mm x 20mm.



Photo E14
350mm lead flashing separated from stonework, maximum outward displacement 20mm, defect present on opposing sides.



Photo E15
General view of the black granular deposit <10% of the stone works entire area.



Photo E16
Window dropped by 10mm maximum.



Photo E17
Friable mortar throughout stonework above the window.



Photo E18
View of redundant fixing holes.



Photo E19
Paint loss and associated surface corrosion typical throughout 10% of the box section downpipe and hoppers <2mm deep.



Photo E20
Calcite emanating from the joints at the underside of the dental course suggesting insufficient water proofing.



Photo E21
Spalling present to the coping stone, 40mm x 20mm x 10mm.



Photo E22
View of functional drainage.



Photo E23
Paint loss to 50% of the window frame with isolated wet rot at the lower sill.



Photo E24
Friable mortar throughout the decorative stonework.



Photo E25
Redundant flag pole fixing in poor condition. 50% paint loss and associated surface corrosion <2mm deep.



Photo E26
Minor intermittent spalls, total area, 300mm x 10mm².



Photo E27
Black granular deposit to the decorative stone work covering 80% of its entire area.



Photo E28
Spalling to the stonework, total area, 300mm x 20mm x 10mm.



Photo E29
Pooling present throughout the balcony to maximum of 10mm deep. Drainage dysfunctional.

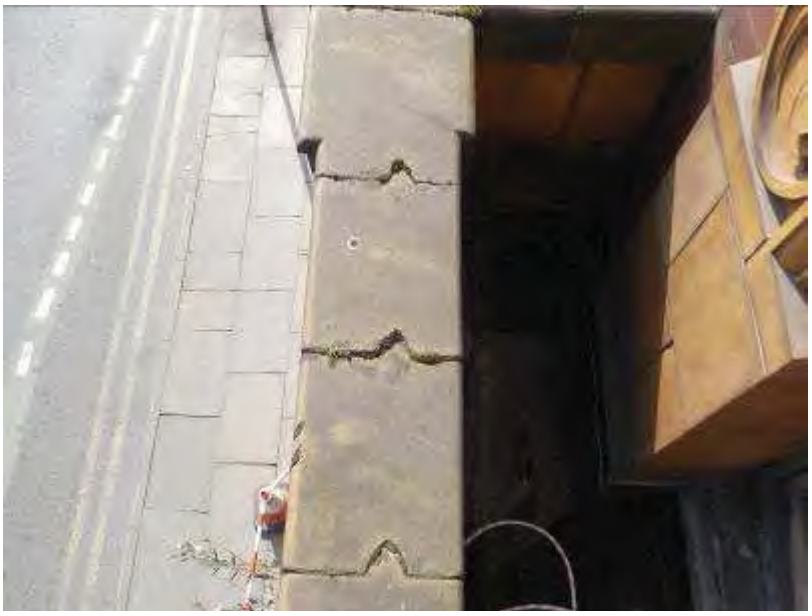


Photo E30
Moss typical throughout the mortar joints at the balcony coping stones.



Photo E31
Minor vegetation growth throughout the balcony stringcourse.



Photo E32
2No horizontal cracks to the keystones 2(300mm x 1mm).



Photo E33
Redundant flag pole fixing in poor condition. 50% paint loss and associated surface corrosion <2mm deep.



Photo E34
Vertical crack through stone, 300mm long open to 2mm maximum.



Photo E35
Moss growth and minor damp staining to the underside of the balcony caused by water ingress and ineffective drainage at the balcony.



Photo E36
Minor active water seepage to the balcony drainage downpipe suggesting almost 100% sectional blockage.



Photo E37
Paint loss to 50% of the window frame with isolated wet rot to 10% of the lower sill.



Photo E38
E-002 Broken window pane.



Photo E39
Spalling to the string course, 140mm x 100mm x10mm.

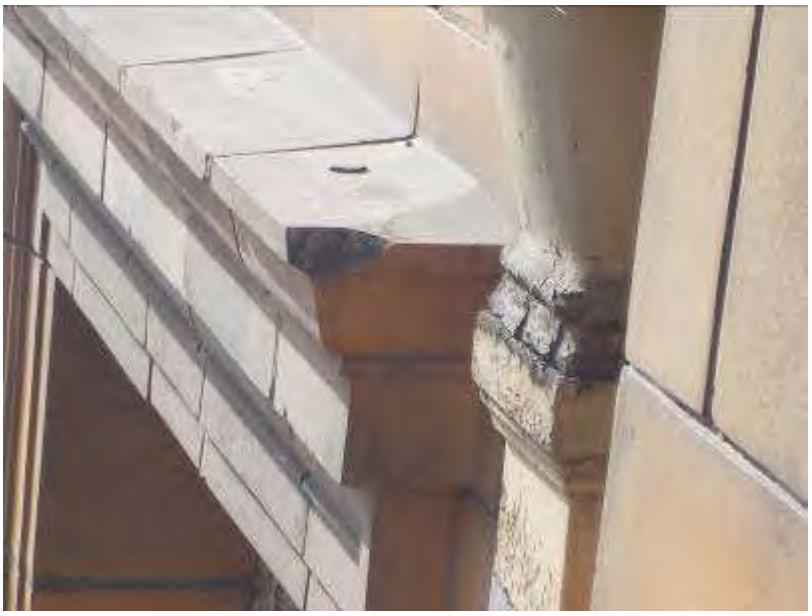


Photo E40
Spalling to the stone work at lintel level, 100mm x 60mm x 40mm.

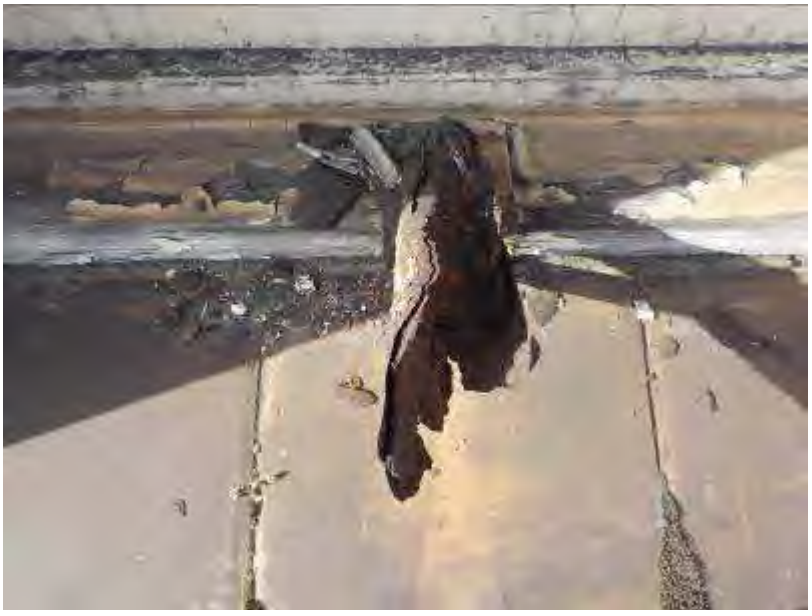


Photo E41
Loss of section to 80% of the flag pole fixing.



Photo E42
View of additional support typical throughout the downpipe.



Photo E43
Vertical crack through stone, 200mm x 2mm.



Photo E44
Spalling to stone detail, 70mm x 30mm x 30mm. minor isolated vegetation growth.



Photo E45
View of window vent.



Photo E46
Vertical crack through stone above door arch, 340mm x 5mm.



Photo E47
Spalled stone to doorway arch,60mm x 20mm x 50mm.



Photo E48
Loss of section to stone detail, 50mm x 40mm x 40mm.

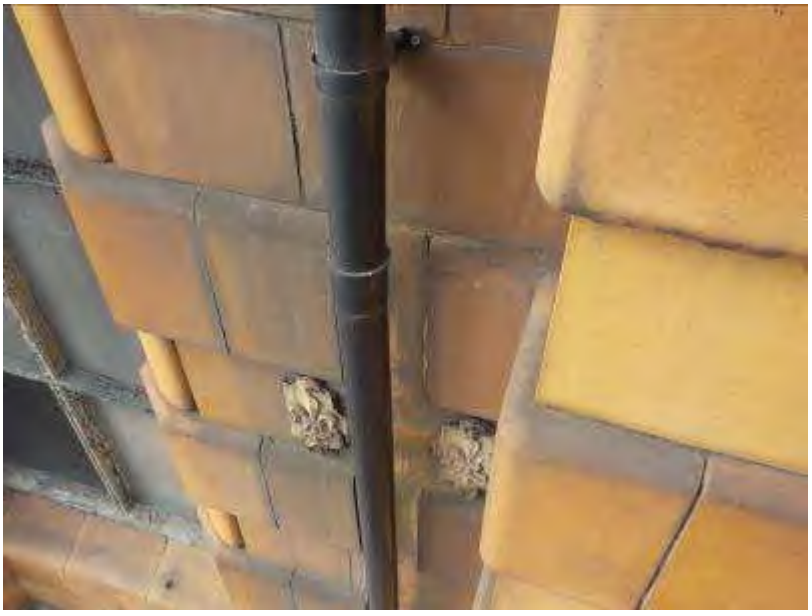


Photo E49
Downpipe replaced with GRP section.

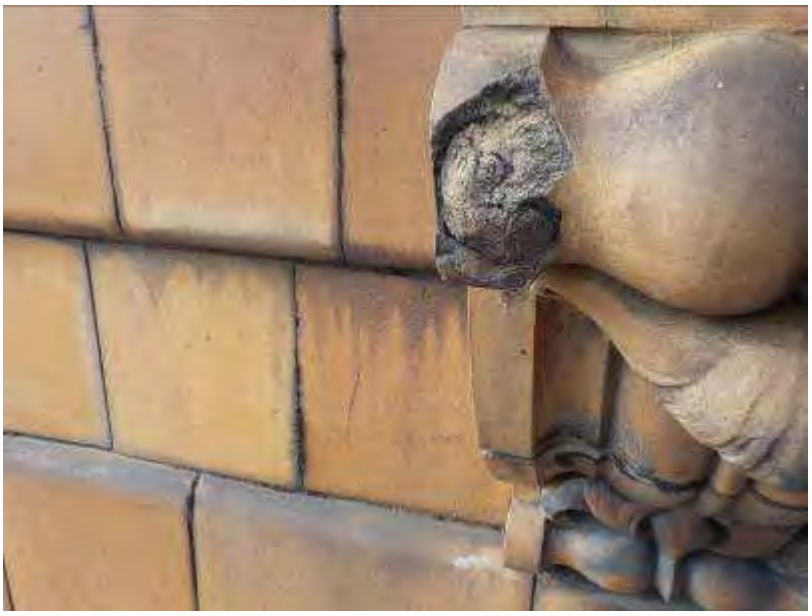


Photo E50
Spalled stone detail, 200mm x 80mm x 30mm.



Photo E51
Coroners court signage minor weathering.



Photo E52
Diagonal crack through stone at lintel level, 330mm x 5mm maximum width.



Photo E53
Spalled stone at lintel level to the underside, 100mm x 80mm x 30mm.



Photo E54
Diagonal crack through stone below the window sill, 300mm x 15mm maximum width.



Photo E55
Spalling to the stone work, 220mm x 80mm x 20mm.



Photo E56
Broken window pane.



Photo E57
Horizontal crack through stone to the underside of the dental course, 200mm x 3mm.



Photo E58
2No areas of spalled stone to the sill, total area, 50mm x 30mm.



Photo E59
Spalling to the window arch, 60mm x 30mm x 20mm.



Photo E60
Broken window pane.



Photo E61
2No areas of spalling to the sill, total area 30mm x 15mm x 10mm.



Photo E62

E-004 Horizontal crack through stone and mortar at lintel level, 1.1m x 10mm maximum depth, displaced 10mm maximum. Associated spalling 1m x 100mm x 30mm.



Photo E63

Horizontal crack through stone 1.1m x 3mm maximum width.

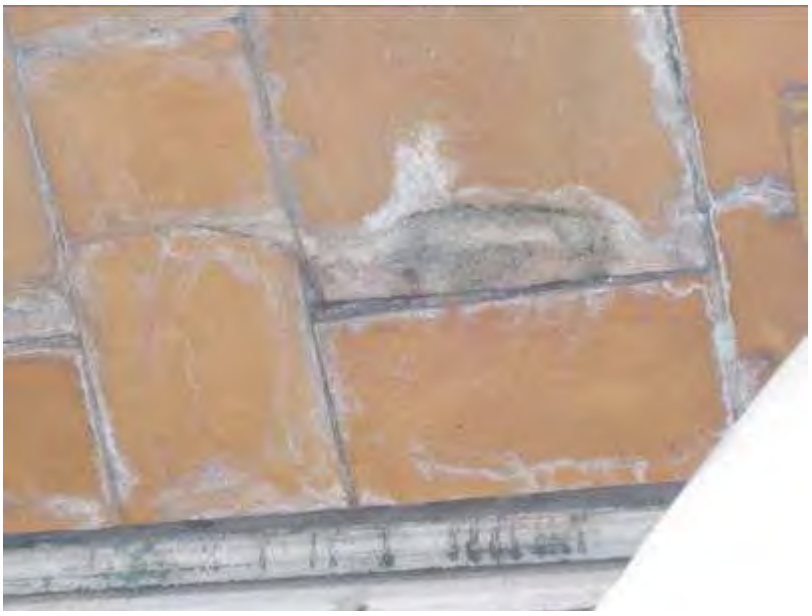


Photo E64
Spalled stone at lintel level, 280mm x 130mm x 40mm.



Photo E65
2No areas of spalling to the window sill 2(50mm x 20mm x 20mm).



Photo E66
Redundant flag pole fixing in poor condition. 50% paint loss and associated surface corrosion <2mm deep.



Photo E67
Spalling to the sill, 80mm x 50mm x 30mm.



Photo E68
Spalling to the sill, 100mm x 30mm x 30mm.



Photo E69
Horizontal crack through stone at lintel level, 1.1m x 40mm maximum width (typically 20mm) maximum outward displacement 50mm, associated spalling total area 700mm x 10mm x 80mm.



Photo E70
Horizontal crack through stone at lintel level, 1.1m x 30mm maximum width, maximum outward displacement 50mm, associated spalling total area 200mm x 100mm x 40mm.



Photo E71
Spalling to the keystone, 70mm x 80mm x 10mm.



Photo E72
Stepped vertical crack through mortar, 400mm x 2mm.



Photo E73
Horizontal crack through stone at lintel level, 1.1m x 30mm maximum width, maximum outward displacement 70mm.



Photo E74
Horizontal crack through stone at lintel level, 1.1m x 30mm maximum width, maximum outward displacement 50mm.



Photo E75
Loss of section to the window sill, 60mm x 30mm x 30mm.



Photo E76
Loss of section to the window sill below pillars, 120mm x 30mm x 30mm.



Photo E77
Loss of section to the arch stone detail, 100mm² x 40mm.

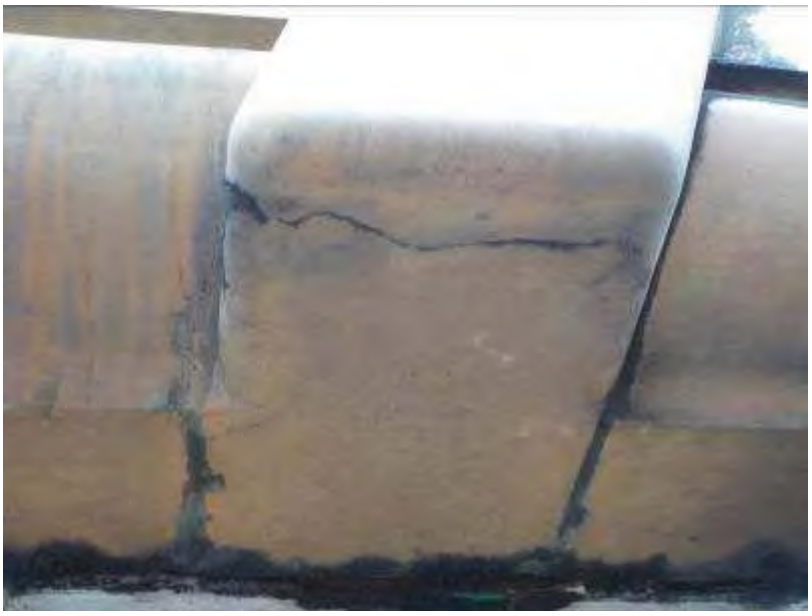


Photo E78
Horizontal crack through stone to the underside of the arch at lintel level, 250mm x 2mm.



Photo E79
10No hairline cracks through stone to the window jambs, 400mm maximum length.



Photo E80
E-005 Hairline crack through stone and mortar at the stone return, 2.5m x 1mm maximum width.



Photo E81
Heavy pigeon guano to the stone detail.



Photo E82
Spalled stone work, 30mm x 20mm x 10mm.



Photo E83
Debris build up to 30% of the area above the arch, 10mm maximum depth.



Photo E84
Paint loss to 20% of the window frame with isolated wet rot at the lower sill.



Photo E85
Spalled stone work, 40mm x 20mm x 5mm.



Photo E86
Spalled stone work, 90mm x 30mm x 10mm.



Photo E87
2No steel fixings have delamination throughout to a maximum of 30mm.



Photo E88
Horizontal hairline crack through stone, 280mm long.



Photo E89
Black granular deposit to 80% of decorative steelwork.



Photo E90

Crack through stone spanning from the brace fixing to the edge of the stone, 80mm x 2mm, associated spalling, 120mm x 40mm x 10mm.



Photo E91

Crack through stone spanning from the brace fixing to the edge of the stone, 100mm x 3mm, 3mm displacement.



Photo E92
Loss of section to the timber at the top of the gate, 800mm x 50mm to the full width of the material.



Photo E93
Vertical hairline crack through stone, 250mm.



Photo E94
RTC damage to the stonework, 80mm x 50mm x 20mm.



Photo E95
Horizontal crack through stone at lintel level, 1.1m x 30mm maximum width, maximum outward displacement 50mm.



Photo E96
Spalling to window sill, 90mm x 40mm x 20mm.



Photo E97
Spalling to window sill detail, 60mm x 50mm x 20mm.



Photo E98

E-006 Horizontal crack through stone at lintel level, 1.1m x 4mm maximum width, maximum outward displacement 3-4mm.



Photo E99

Horizontal crack through stone at lintel level, 1.1m x 4mm maximum width maximum outward displacement 3-4mm, associated spalling total area 400mm x 50mm x 10mm.



Photo E100
Broken pane.



Photo E101
Loss of section at the window sill, 100mm x 30mm to the full width of the stone.



Photo E102
Redundant flag pole fixing in poor condition. 50% paint loss and associated surface corrosion <2mm deep.



Photo E103
Broken pane.



Photo E104
Paint loss to 30% of the window frame with isolated wet rot at the lower sill.



Photo E105
Vertical hairline crack through stone, 300mm.



Photo E106
Horizontal crack through stone at lintel level, 1.1m x 5mm maximum width, maximum outward displacement 3mm.



Photo E107
Horizontal crack through stone at lintel level, 1.1m x 10mm maximum width, maximum outward displacement 10mm.



Photo E108
Loss of section to the top coping, 100mm² x 20mm.



Photo E109
2No spalled areas to the window sill 2(100mm x 40mm x 30mm).



Photo E110
Broken pane.



Photo E111
2No broken panes.



Photo E112
Vertical crack through stone and mortar, 420mm x 1mm.



Photo E113
Horizontal crack through stone at lintel level, 1.1m x 20mm maximum width, maximum outward displacement 50mm.



Photo E114
Loss of section to the window sill, 60mm x 20mm x 10mm.



Photo E115
Broken pane.



Photo E116
Crack through stone to the base of the pillar,110mm x 2mm.



Photo E117
2No areas of spalling to the sill, 2(100mm x 30mm²).



Photo E118
Spalling to the sill, 130mm x 30mm².



Photo E119
Loss of section to the window detail, 40mm² x 10mm.



Photo E120
Diagonal hairline crack through stone, 350mm long.



Photo E121
E-007 Spalling to the dental course, 400mm x 120mm x 150mm.



Photo E122
Downpipe replaced with GRP section.



Photo E123
Spalling to the stone detail, 40mm x 20mm x 10mm.



Photo E124
Stepped vertical crack through stone and mortar, 760mm x 10mm maximum width (typically 2mm).



Photo E125
Spalling to stone window jamb, 70mm x 30mm x 15mm.



Photo E126
Broken pane.



Photo E127
Horizontal hairline crack through stone detail, 500mm.



Photo E128
Vertical crack through stone arch support, 550mm x 3mm maximum width.



Photo E129
Vertical crack through stone arch detail, 250mm x 3mm maximum width.



Photo E130
Redundant fixing holes to stone jambs.



Photo E131
Vertical crack through stone, 250mm x 2mm maximum width.



Photo E132
Paint loss and associated surface corrosion to steel sign to 20% of its entire area <2mm deep.



Photo E133
E-007 Redundant flag pole fixing in poor condition. 60% paint loss and associated surface corrosion <2mm deep.



Photo E134
200mm lead flashing separated from stone work to a maximum of 30mm.



Photo E135
Spalling to stone work, 50mm x 30mm x 5mm.



Photo E136
Stepped diagonal crack through mortar, 1.3m x 3-4mm.
Previous repair work evident.



Photo E137
Delamination to the full circumference of the downpipe fixing,
3-4mm maximum depth, typical throughout the downpipe.



Photo E138

Minor active seepage to the balcony drainage suggesting that it's partially blocked. Damp and algae staining to 40% of the underside of the balcony deck also suggesting insufficient drainage.



Photo E139

Calcite emanating 30mm either side of the mortar joints. Spalling 80mm x 80mm x 5mm.



Photo E140
E-009 Paint loss to 10% of the window frame with isolated wet rot at the lower sill.



Photo E141
300mm lead flashing separated from stone work to a maximum of 30mm.



Photo E142
Spalling to the stone detail, 60mm x 20mm x 10mm.



Photo E143
Minor vegetation growth to the internal balcony. Moss growth to 80% of the deck area.



Photo E144
Broken pane.



Photo E145
Spalling to the balcony coping, 100mm x 20mm x 10mm.



Photo E146
Paint loss to 10% of the window frame with isolated wet rot at the lower sill.



Photo E147
Crack through concrete, 400mm x 4-5mm.



Photo E148
Open joints, 800mm x 4mm x 10mm maximum depth.



Photo F1
F-001 Numerous damaged and slipped tiles. Lead flashing ineffective.



Photo F2
Stepped vertical crack through mortar spanning from the stone coping to the keystone of the arch window, 1.3m x 30mm x 60mm maximum depth.



Photo F3
Stepped vertical crack through mortar spanning from the stone coping to the keystone of the arch window, 1.3m x 5mm maximum width.



Photo F4

Stepped vertical crack through mortar spanning from the stone coping to the keystone of the arch window. The crack bisects at the keystone and tracks the profile of the arch either side, 3m long open 30-60mm.



Photo F5

View of 400mm displaced brickwork with a maximum outward displacement of 15mm associated with the aforementioned crack (see photo F4).



Photo F6

2No stepped vertical cracks through mortar spanning from the stone sill to the soldier course, 1.43m x 20mm maximum width.



Photo F7

Stepped vertical crack through mortar spanning from the stone sill to the soldier course, 1.46m x 10mm maximum width.



Photo F8
Horizontal crack through the stone sill, 260mm x 3mm.



Photo F9
Missing window pane.



Photo F10
Verticality test against the south face of the chimney.



Photo F11
F-003 Stepped vertical crack through mortar spanning from the stone coping to the keystone of the arch window, 1.3m x 15mm maximum width. 1No displaced brick with a maximum outward displacement of 15mm.



Photo F12
Stepped diagonal crack through mortar, 1m x 10mm.



Photo F13
Stepped vertical crack through mortar spanning from the stone coping to the keystone of the arch window, 2m x 20mm x 70mm maximum depth.



Photo F14
3No displaced bricks at the crown of the window arch with a maximum outward displacement of 70mm.



Photo F15
Stepped vertical crack through mortar, 1.2m x 20mm x 70mm maximum depth.



Photo F16
Open joint at the stone sill, 300mm x 20mm to the full width of the sill.



Photo F17
Stepped vertical crack through mortar spanning from the stone sill to the soldier course, 1.39m x 15mm x 75mm maximum depth.



Photo F18

Area of displaced bricks associated with aforementioned crack (see photo F17) 280mm x 260mm with a maximum outward displacement of 20mm.



Photo F19

Stepped vertical crack through mortar spanning from the stone sill to the soldier course, 1.46m x 10mm maximum width.



Photo F20

Stepped diagonal crack through mortar at the north facing return wall. The crack spans 2.6m x 20mm maximum width. Area of bulging associated with the crack 1.5m x 1m with a maximum outward displacement of 20mm.



Photo F21

Stepped vertical crack through brick and mortar to the east facing return wall, 2m x 20mm maximum width. The crack is a continuation of the aforementioned crack (see photo F20).



Photo F22
Stepped horizontal crack through mortar spanning from the north facing return wall to the east facing return wall 5.07m x 40mm maximum width.



Photo F23
Stepped vertical crack through mortar to the north facing return wall, 2.3m x 20mm. isolated displacement above the soldier course to a maximum of 30mm.



Photo G1
G-001 loss of section to coping stones (cut for previously installed downpipe).



Photo G2
Vertical crack to the downpipe, 1m x 10mm, displaced to a maximum of 20mm.



Photo G3
Loss of section to the downpipe, 200mm x 10mm.



Photo G4
Stepped diagonal crack through mortar, 800mm x 10mm.



Photo G5
Stepped diagonal crack through mortar, 880mm x 10mm.
350mm² displaced brickwork to a maximum of 30mm.



Photo G6
Paintwork 100% ineffective throughout the timber.



Photo G7
Paint loss and surface corrosion to 60% of the entire pipe <2mm deep.



Photo G8
Vertical step crack through mortar, 1.69m x 10mm (maximum 20mm at the coping).



Photo G9
Vertical step crack through mortar, 2.9m x 5-20mm x 10mm maximum depth.



Photo G10
2.1m length of brickwork outwardly displaced along the bed joint to a maximum of 10mm.



Photo G11
Open joints, 1.3m x 800mm x10mm maximum depth.



Photo G12
Stepped vertical crack through mortar, 2.5m x 5mm x 10mm maximum depth.



Photo G13
Vertical crack through stone sill, 223mm x 2mm.



Photo G14
Stepped vertical crack through brick and mortar 610mm x 5mm.



Photo G15

Girder paint coating 100% ineffective. Surface corrosion to 10% of the entire area <2mm deep. Moderate delamination throughout the entire top flange <10mm deep.



Photo G16

G-002 Separation crack running parallel to the top flange of the girder at the bed joint, 7.05m x 10mm maximum width.



Photo G17
Loss of section to the frame due to wet rot, 80mm x 45mm x 30mm.



Photo G18
Loss of section to the sill due to wet rot, 940mm x 40mm x 20mm.



Photo G19
Parapet hand railing, 30% paint loss and associated surface corrosion <2mm deep.



Photo G20
2No missing rivets. Girder paint coating 90% ineffective. Surface corrosion to 10% of the entire area <2mm deep. Moderate delamination throughout the entire top flange <10mm deep.



Photo G21

Balcony deck girders paint coating 90% ineffective. Isolated areas of delamination <10mm deep typical throughout the girders. Isolated crazing typical throughout the concrete deck soffit.



Photo G22

Concrete render to the balcony deck soffit bulging, 650mm x 250mm with a maximum outward displacement of 50mm. multiple associated cracks.



Photo G23
Paint loss and surface corrosion to 50% of the service pipe <1mm deep.



Photo G24
3No missing rivets. Girder paint coating 90% ineffective. Surface corrosion to 10% of the entire area <2mm deep. Moderate delamination throughout the entire top flange <10mm deep.



Photo G25
Stepped diagonal crack through mortar, 1.6m x 5mm.



Photo G26
Paint loss and surface corrosion <2mm deep to 50% of the bottom flange of the internal girder.



Photo G27
Spalling to deck render, 500mm x 80mm x 40mm.



Photo G28
Stepped vertical crack through mortar 300mm x 10mm x 75mm.



Photo G29
Light calcite staining 5m x 2m.



Photo G30
Paint coating 100% ineffective.



Photo G31
18No RTC marks, typical dimensions 60mm² x 10mm.



Photo G32
1No missing downpipe fixing and paint loss to 40% of its entire area.



Photo G33
G-003 Stepped vertical crack through mortar, 700mm x 4mm.



Photo G34
Paint loss and associated surface corrosion to <5% the bottom flange of the lintel <2mm deep.



Photo G35
Spalling to the sill, 80mm² x 10mm.



Photo G36
Spalling to brickwork, 170mm x 230mm x 20mm.



Photo G37
Paint loss to 10% of the timber. Vertical split 800mm x 2mm. loss of section, 300mm x 10mm x 40mm.



Photo G38
Stepped vertical crack through brick and mortar, 1m x 2mm.



Photo G39

Paint coating ineffective to 100% of the bottom flange of the lintel. Spalled brick above the lintel, 85mm x 50mm x 30mm.



Photo G40

Loss of section to the downpipe, 740mm x 60mm. 100% surface corrosion <1mm deep.



Photo G41
Paint coat 100% ineffective throughout timber frame.



Photo G42
Spalled render to balcony deck soffit, 600mm x 300mm x 70mm maximum depth.



Photo G43
Paint loss and associated surface corrosion <2mm deep to the bottom flange of lintel.



Photo G44
Light calcite staining and open joints 2m x 1.5m. Joints open to 4mm and 10mm maximum depth.



Photo G45
Exposed electrical joint box.



Photo G46
1No broken pane. Paint coating ineffective to 100% of the timber frame.



Photo G47
2No missing louvres.



Photo G48
Paint loss and surface corrosion to 10% of the downpipe <1mm deep.



Photo G49
G-005 open joints, 2.3m x 700mm, open to 4mm and to a maximum depth of 10mm.



Photo G50
Separation crack surrounding frame, typically open 3mm.



Photo G51

Loss of section to the top of the downpipe, 500mm remaining.



Photo G52

Light calcite and algae staining at the internal arch and an area of open joints 1.7m x 5mm x 20mm maximum depth.



Photo G53
Separation crack through mortar, 300mm x 2mm.



Photo G54
Loss of section to the downpipe, 1.8m missing.



Photo G55

Open joints, 2m² open 5mm, 10mm maximum depth. 500mm² isolated calcite staining. 2No spalled bricks, 10mm maximum depth (1No header, 1No stretcher).



Photo G56

Loss of section to the timber sill due to wet rot, 300mm x 30mm².



Photo G57
Loss of section to timber door, 280mm x 80mm x 40mm.



Photo G58
Paint coating at the door lintel 100% ineffective, associated surface corrosion to 60% of the lintel <2mm deep.1m² calcite staining present above the lintel.



Photo G59
1No missing bolt to the downpipe fixing.



Photo G60
1No missing pane.



Photo G61
Open joints, 1m² x 5mm x 20mm maximum depth.



Photo G62
Missing service duct cover. Internal pipe displaced 200mm protruding into the walkway.



Photo G63
3No broken/cracked panes.



Photo G64
Vertical crack through downpipe bracket, 100mm x 3mm.



Photo G65
Paint loss to 20% of the downpipe, associated surface corrosion <2mm deep.



Photo G66
G-006 Split to the timber sill 250mm x 5mm.



Photo G67
Vertical crack through mortar, 380mm x 2mm.



Photo G68
Vertical crack through mortar, 250mm x 2mm.



Photo G69
Diagonal step crack through mortar, 380mm x 10mm x 40mm.



Photo G70
Loss of section to the base of the door frame 80mm² to the full width of the timber.



Photo G71
Open joints throughout the arch soffit, open 10mm, typically 10mm deep. Calcite staining to 20% of the entire soffit.



Photo G72
Paint loss to 80% of the duct.



Photo G73
Loss of section to the sill due to wet rot, 90mm x 70mm x 30mm.



Photo G74
Paint loss and surface corrosion to 20% of the steel parapet <2mm deep.



Photo G75
4m² calcite staining.



Photo G76
Surface corrosion throughout the deck girder 2-3mm deep. Shrinkage cracking throughout the concrete balcony deck open to a maximum of 1mm.



Photo G77
1No cracked brick, 75mm x 15mm, displaced to a maximum of 10mm.



Photo G78
Vertical crack through brick and mortar, 1.3m x 2mm.



Photo G79
Spalled brickwork, 180mm x 80mm x 40mm.



Photo G80
Crack through coping, 210mm x 4mm to the full width of the coping, displaced 5mm.



Photo G81
Vertical crack to the downpipe, 720mm x 10mm to the full thickness of the material.



Photo G82
Loss of section to the balcony deck, 40mm x 100mm².



Photo G83
G-007 Spalling to the concrete balcony deck 150mm² x 50mm.



Photo G84
Area of calcite staining and associated open joints, 1.8m x 250mm. joints open 5mm, typically 5mm deep.



Photo G85
Spalling to the concrete deck, 1m x 100mm x 100mm.



Photo G86
G-008 Bulging to brickwork, 250mm x 400mm with a maximum outward displacement of 10mm, associated step crack through mortar 400mm x 2mm.



Photo G87

13No displaced headers to the brick arch with a maximum outward displacement of 20mm. Associated separation crack 1m x 10mm.



Photo G88

Stepped vertical crack through mortar, 330mm x 20mm.



Photo G89
Loss of section to the base of the door frame 150mm x 90mm x 30mm.



Photo G90
Open joints throughout the arch soffit, open 10mm, typically 30mm deep. Calcite staining to 80% of the entire soffit.



Photo G91
1No cracked brick, 75mm x 15mm, displaced to a maximum of 30mm.



Photo G92
Vertical crack to the downpipe 400mm x 3mm to the full thickness of the material.

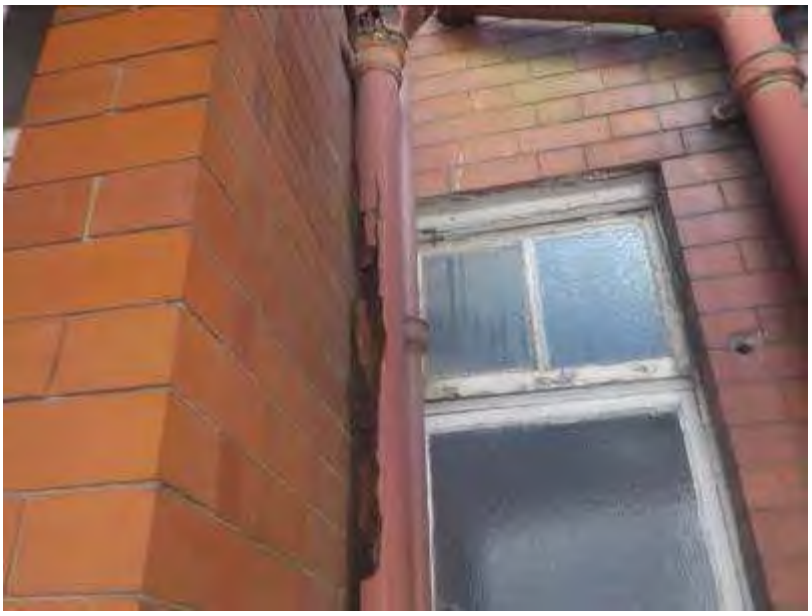


Photo G93
Loss of section to the downpipe, 900mm x 90mm to the full thickness of the material. Loss of section to the downpipe bracket, 80mm² to the full thickness of the material.



Photo G94
Spalling to the concrete render at the balcony deck, 600mm x 80mm x 10mm.



Photo G95
Loss of section to the downpipe, 100mm x 60mm to the full thickness of the material.



Photo G96
Spalling to the concrete render at the balcony deck, 600mm² x 10mm.



Photo G97
G-009 Stepped vertical crack through mortar, 800mm x 1mm.



Photo G98
Loss of section to the sill, 270mm x 20mm x 30mm.



Photo G99
5No. broken/missing panes.



Photo G100
1No displaced parapet rail to a maximum of 30mm (possible impact damage). Paint loss and associated surface corrosion <2mm deep to 80% of the entire parapet.



Photo G101
Wet rot throughout ply roofing.



Photo G102
G-010 Vertical crack through mortar 250mm x 1mm.



Photo G103
Loss of section to the base of the door frame 330mm x 50mm x 50mm.



Photo G104
Open joints throughout the arch soffit, open 10mm, typically 30mm deep. Calcite staining to 90% of the entire soffit. Area of spalling 100mm x 40mm x 10mm.



Photo G105
Loss of section to the base of the door frame at each side, 130mm x 80mm², 70mm x 80mm².



Photo G106
Loss of section to the window frame, 1.7m to the full width of the frame.



Photo G107
Stepped diagonal crack through mortar, 1.1m x 5mm x 20mm.



Photo G108
Severe wet rot throughout 50% of the frame. Displacement to the top of the frame 300mm x 80mm.



Photo G109
1No spalled header, 80mm² x 50mm.



Photo G110
Hairline crack through mortar to the bed joint, 1050mm x 1mm.



Photo G111
1No cracked brick, 75mm x 110mm x 3mm.



Photo G112
Stepped diagonal crack through brick and mortar, 800mm x 2mm.



Photo G113
Loss of section at the downpipe, 1.6m x 100mm to the full width of the pipe.



Photo G114
Stepped vertical crack through mortar, 500mm x 4mm.



Photo G115
G-011 stepped diagonal crack through mortar, 1.7m x 20mm maximum width.



Photo G116
Loss of section to the duct, 350mm x 200mm to the full thickness of the material.



Photo G117
Spalled stone, 100mm x 50mm x 10mm.



Photo G118
Stepped diagonal crack through mortar, 1.25m x 15mm x 60mm. displaced 3-4mm.



Photo G119
1No broken tile. 300mm ineffective flashing.



Photo G120
Area of displaced brickwork, 1m x 600mm associated crack through mortar 1m x 20mm maximum width, displaced to a maximum of 10mm.



Photo G121
Stepped diagonal crack through mortar, 780mm x 2mm.



Photo H1
H-001 Stepped vertical crack through mortar 830mm x 5mm.



Photo H2
Stepped diagonal crack through mortar, 760mm x 3mm.



Photo H3
Loss of section to the timber frame due to wet rot, 50mm³.



Photo H4
Stepped diagonal crack through mortar, 1.1m x 10mm.



Photo H5
Stepped diagonal crack through mortar, 900mm x 4-5mm.



Photo H6
Missing pane used as service cable access.



Photo H7
General view of the balcony with areas of settlement causing pooling water.



Photo H8
Stepped diagonal crack through mortar, 4.3m x 3mm.



Photo H9
H-003 Stepped vertical crack through mortar, 600mm x 1mm.



Photo H10
Displaced soldier course, 1.2m x 10mm maximum outward displacement.



Photo H11
Stepped vertical crack through mortar, 630mm x 1mm.



Photo H12
Loss of section to the timber frame, 170mm x 70mm x 30mm.



Photo H13
stepped diagonal crack through mortar, 400mm x 1mm.



Photo H14
Stepped vertical crack through mortar, 470mm x 1mm.



Photo H15
Area of delamination to the lower face of the box girder, 1.2m x 40mm x 30mm.



Photo H16

Paint coating ineffective throughout the box girder. Associated surface corrosion to 30% of the entire girder 3-4mm deep.



Photo H17

H-004 Area of bulging, 1.3m x 240mm x15mm maximum outward displacement. 1No spalled header 10mm deep.



Photo H18
Stepped diagonal crack through mortar, 800mm x 2mm.



Photo H19
Stepped horizontal crack through mortar, 950mm x 2-3mm.
1No spalled brick 110mm x 40mm x 20mm.



Photo H20
Displaced soldier course, 1m x 20mm maximum outward displacement. 1No spalled brick, 65mm x 50mm x 10mm.



Photo H21
stepped diagonal crack through mortar, 280mm x 2mm.



Photo H22
Open joints, 3m², typically open 5mm, 30mm maximum depth.



Photo H23
Area of mould present to the mortar joints, 1.7m x 600mm.



Photo H24
Stepped diagonal crack through mortar to the return wall, 2.35m x 2mm, displaced 1-3mm.



Photo H25
Stepped vertical crack through mortar, 580mm x1mm.



Photo H26
Open joints, 400mm x 100mm open to 5mm, 5mm deep.



Photo H27
Vertical crack through brick and mortar to the return wall, 4.66m x 20mm x 90mm maximum depth. Top 1m of the crack is outwardly displaced 10mm.



Photo H28
5No RTC marks, 1m² total area, 20mm maximum depth.



Photo H29
Vertical crack through brick and mortar, 3.3m x 4mm. isolated displaced brickwork to a maximum of 5mm.

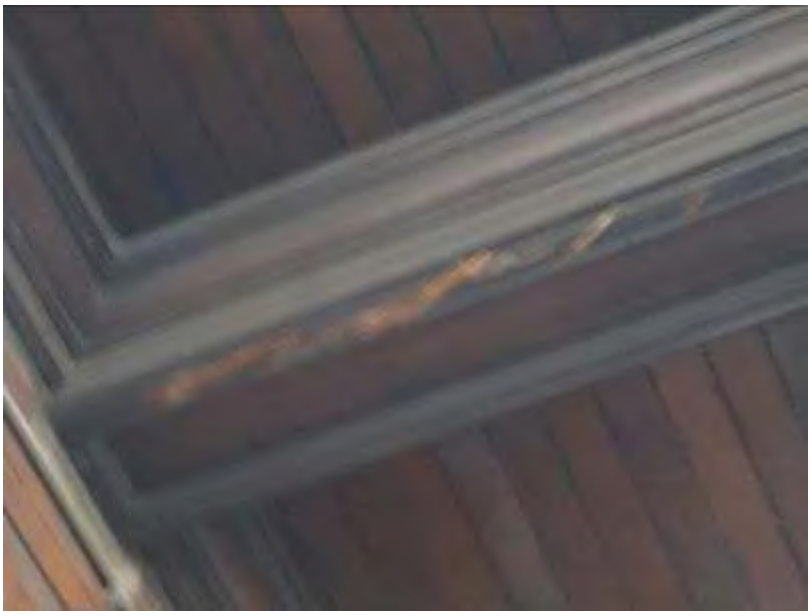


Photo H30
RTC marks to the timber soffit, 1.1m x 80mm x 10mm.



Photo H31
Crack to the concrete balcony deck, 1m x 5mm.



Photo H32
H-005 Severe wet rot throughout the timber sill.



Photo H33
Stepped vertical crack through mortar, 600mm x 1mm.



Photo H34
Stepped diagonal crack through mortar, 1.3m x 2mm.



Photo H35
Vertical crack through brick and mortar, 580mm x 1mm.



Photo H36
Stepped diagonal through mortar, 560mm x 1mm x 20mm maximum depth.



Photo H37
Vertical crack through brick and mortar, 700mm x 1mm.



Photo H38
Isolated RTC marks to the corner of the brickwork, 20mm maximum depth.



Photo H39
Loss of section to the sill, 200mm x 30mm x 80mm. loss of section to the brickwork 100mm x 30mm x 80mm.



Photo H40

H-006 loss of section to the downpipe, 100mm² to the full width of the material. Loss of section to the downpipe below the bracket to the full circumference of the pipe, displaced by 30mm.



Photo H41

Stepped diagonal crack through brick and mortar 1.8m x 20mm maximum width, typically 5mm deep with an isolated area of outwardly displaced bricks to a maximum of 20mm.



Photo H42
Minor active water seepage at the downpipe joint. Associated surface corrosion, 150mm to the full circumference of the pipe 2-3mm deep.



Photo H43
Broken frame, inwardly displaced 100mm.



Photo H44
Stepped diagonal crack through mortar, 1.7m x 10mm x 50mm maximum depth.



Photo H45
Stepped vertical crack through mortar, 1.2m x 15mm x 30mm maximum depth.

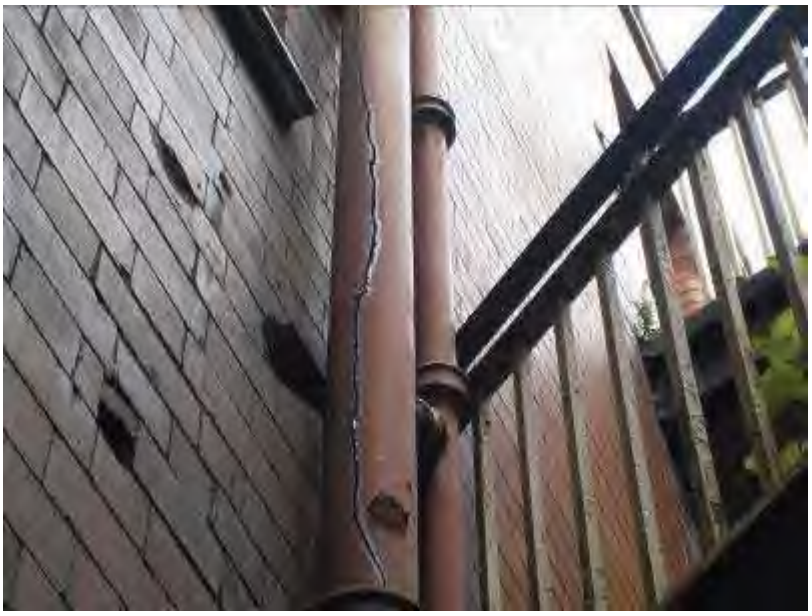


Photo H46
Vertical crack to the downpipe, 1.6m x 5-7mm.



Photo H47
Stepped vertical crack through mortar, 1.1m x 5mm.



Photo H48
Stepped vertical crack through mortar, 850mm x 5mm.



Photo H49
Vertical crack through brick and mortar, 620mm x 20mm x 30mm deep. Crack spans 300mm into the concrete balcony deck.



Photo H50
Stepped vertical crack through mortar 1.2m x 5mm x 40mm maximum depth.



Photo H51
Stepped diagonal crack through mortar, 1.1m x 1mm.



Photo H52
Vertical crack through brick and mortar 1.7m x 20mm x 5mm.



Photo H53
Vertical crack through brick, 80mm x 1mm.



Photo H54
Stepped vertical crack through mortar, 2.1m x 8mm.



Photo H55
Bulged brickwork, 300mm x 200mm, outwardly displaced 10mm.



Photo H56
Stepped diagonal crack through mortar, 650mm x 4mm.
300mm of the crack is outwardly displaced 6mm.



Photo H57
Stepped vertical crack through brick and mortar, 1.5m x 3mm.



Photo H58
2No spalled bricks, 25mm³.



Photo H59
Displace brickwork along the bed joint, 1m x 10mm maximum outward displacement.



Photo H60
Vertical step crack through mortar, 500mm x 2mm.



Photo H61
Stepped diagonal crack through brick and mortar 340mm x 2mm



Photo H62

Stepped vertical crack through mortar, 1.5m x 20mm x 30mm maximum depth. Crack displaced to a maximum of 20mm.



Photo H63

H-008 Stepped vertical crack through mortar, 4m x 2mm.



Photo H64
Loss of section to the balcony support girder, 600mm x 120mm x 80mm. delamination throughout the girder <3mm deep.



Photo H65
Loss of section to the balcony deck at the girder connection point, 390mm x 150mm x 100mm.



Photo H66
Displacement between the concrete deck and its supporting girder, 1m x 20mm maximum displacement.



Photo H67
Crack to the balcony concrete deck, 1m x 5mm, displaced to a maximum of 50mm.



Photo H68
Paint loss <5% of the timber cladding.



Photo J1
J-001 2No missing bricks filled with expanding foam, 75mm x 95mm x 40mm.



Photo J2
Half a brick missing at lintel level, 75mm x 85mm x 75mm.



Photo J3
Horizontal crack at the top of the soldier course spanning 6No windows, 12m x 20mm x 60mm maximum depth.



Photo J4
Soldier courses above 2No windows outwardly displaced to a maximum of 40mm.



Photo J5
2No missing bricks, 230mm x 7mm.



Photo J6
Area of missing brickwork, 200mm x 140mm x 100mm.



Photo J7
2No missing bricks filled with expanding foam, 180mm x 100mm x 250mm.



Photo J8
J-002 Stepped vertical crack through mortar spanning from the coping to the window soldier course, 1.43m x 10mm x 30mm maximum depth.



Photo J9
Stepped diagonal crack through mortar to the return wall, 2m x 15mm x 60mm maximum depth.



Photo J10
View of displacement to the aforementioned crack (see defect 9) 25mm maximum.



Photo J11
2No missing bricks, 75mm x 100mm x 40mm.



Photo J12
Missing downpipe section.



Photo J13
Loss of section to the downpipe, 340mm x 80mm to the full depth of the material.



Photo J14
Stepped diagonal crack through mortar to the return, 800mm x 10mm x 75mm maximum depth.



Photo J15
J-003 Stepped vertical crack through brick and mortar, 1m x 15mm x 50mm maximum depth.



Photo J16
Stepped vertical crack through mortar at the soldier course, 450mm x 10mm x 30mm maximum depth.



Photo J17
Stepped vertical crack through mortar, 1m x 20mm x 40mm maximum depth.



Photo J18
Stepped vertical crack through mortar, 1.2m x 10mm x 60mm maximum depth.



Photo J19
Vertical crack through brick and mortar, 900mm x 10mm x 75mm maximum depth.



Photo J20
Crack to the concrete balcony deck, 1.5m x 20mm x 30mm maximum depth.



Photo J21
Stepped diagonal crack through brick and mortar, 1.5m x 10mm x 20mm maximum depth.



Photo J22
Missing section of downpipe.



Photo J23
Stepped vertical crack through mortar, 1m x 10mm x 20mm maximum depth.



Photo J24
Stepped vertical crack through mortar to the supporting column, 700mm x 30mm x 70mm maximum depth.



Photo J25
Crack to the concrete balcony deck, 500mm x 10mm x 20mm maximum depth.



Photo J26
Stepped diagonal crack through brick and mortar, 1.7m x 10mm x 35mm maximum depth.



Photo J27
Loss of section to the concrete balcony deck, 500mm x 300mm x 150mm.



Photo J28
Hairline crack through stone course, 300mm.



Photo J29
J-004 Void to the brickwork from the previous downpipe, 90mm x 120mm x 75mm.



Photo J30
Spalling to then stone sill, 300mm x 100mm x 30mm.



Photo J31
Area of missing brickwork below the window, 550mm x 380mm to the full depth of the brickwork.



Photo J32
Open joints, 1m², open to 20mm, 50mm maximum depth.



Photo J33
1No missing header, 110mm x 90mm x 75mm.



Photo J34
Area of calcite staining, 3m².



Photo J35
Loss of section to the concrete balcony deck, 300mm x 200mm².



Photo J36
Area of missing brickwork, 100mm² to the full depth of the brickwork.



Photo J37
Stepped vertical crack through mortar to the soldier course, 900mm x 10mm x 20mm maximum depth.



Photo J38
Crack to the concrete balcony deck, 1m x 30mm x 40mm maximum depth.



Photo J39
J-006 Displaced soldier course, 1m x 25mm maximum displacement.



Photo J40
Stepped vertical crack through mortar, 360mm x 1mm.



Photo J41
Stepped vertical crack through mortar, 1.8m x 8mm maximum width.



Photo J42
Open joint, 250mm x 8mm x 10mm maximum depth.



Photo J43
Spalled render to the concrete balcony deck, 1.6m x 1.2m x 15mm.



Photo J44
Hairline crack through brick, 1.5m x 1mm.



Photo J45
Loss of section to the entire timber head of the frame.



Photo J46
Loss of section to the entire timber head of the frame.



Photo J47
Spalling to the deck render, 1,6m x 1.2m x 15mm.



Photo J48
Spalling to the deck render, 400mm x 1.3mm x 15mm.



Photo J49
Girder displaced 25mm. Associated cracking through brick and mortar 550mm x 25mm. 5No associated displaced bricks.



Photo J50
Vertical crack through brick and mortar to the return wall, 3m x 1mm.



Photo J51
Vertical crack through brick and mortar to the return wall 1m x 2mm.



Photo J52
Open joints, 1.4m x 800mm, open 5mm, 30mm maximum depth.



Photo J53
Crack to the concrete balcony deck, 500mm x 20mm.



Photo J54
Spalling to the concrete balcony deck, 500mm x 300mm x 50mm maximum depth.



Photo J55
Crack to the concrete balcony deck, 1.4m x 80mm maximum width. Girder displaced at the connection point 30mm. Associated spalling, 300mm x 200mm x 30mm.



Photo J56

J-007 Missing bevels throughout the pane. Wet rot throughout the sill, loss of section to 40% of the entire sill.



Photo J57

Missing bevels throughout the pane. Wet rot throughout the sill, loss of section to 20% of the entire sill.



Photo J58
Stepped vertical crack through mortar, 930mm x 5-8mm x 30mm maximum depth.



Photo J59
Open joints, 1m x 800mm, open 8mm, 20mm maximum depth.



Photo J60
Hairline crack through brick, 1.8m. Minor displacement to the centre of the crack to a maximum of 5mm.



Photo J61
Open joints, 1.5m x 600mm, open 5mm, 30mm maximum depth.



Photo J62
Wet rot throughout the sill, loss of section to 10% of the entire sill.



Photo J63
3No missing panes to the door. Loss of section to the timber frame, 600mm x 100mm x 10mm.



Photo J64
J-008 5No outwardly displaced bricks to a maximum of 20mm. 2No cracked bricks, 75mm x 1mm.



Photo J65
Light calcite staining to 10% of the wall.



Photo J66
Open joints, 1.4m x 1.5m, open 10mm, 40mm maximum depth.



Photo J67
Loss of section to brickwork at lintel level, 1.2m x 70mm x 60mm.



Photo J68
Stepped vertical crack through brick and mortar, 730mm x 3mm.



Photo J69
1No broken pane, 1No tin sheet replacement.



Photo K1
West elevation – View of moderate tree growth.



Photo K2
View of moderate vegetation growth.



Photo K3
Hairline cracking to the underside of the canopy coping stones, 1.1m, minor associated calcite stains.



Photo K4
Spalled stone, 110mm x 50mm x 10mm.



Photo K5
Surface corrosion throughout the pattress plate <2mm deep, 3m² associated red ochre staining below.



Photo K6
Vertical hairline crack through stone to the column, 300mm.



Photo K7
Stepped vertical crack through mortar, 1.7m x 10mm maximum width (typically 1mm). The crack spans from the dental course to the window head below.



Photo K8
Surface corrosion to 20% of the pattress plate <2mm deep.



Photo K9
South elevation – Minor vegetation growth throughout the mortar joints of the balcony coping.



Photo K10
Vertical crack to the voussoirs, 200mm x 1mm.



Photo K11
2No tie bands with surface corrosion to 100% of their entire area 1-2mm deep. Note: support has dropped by 10mm.



Photo K12
Spalled sill, 90mm x 50mm x 30mm.



Photo K13
Minor vegetation growth.



Photo K14
4No hairline cracks throughout the stone sill to the full width of the stones.



Photo K15
Minor calcite staining emanating from the mortar joints, typical throughout the stone returns.



Photo K16
Paint loss and associated surface corrosion to 10% of the parapet handrails. Surface corrosion <2mm deep.



Photo K17
Hairline crack through stone to the underside of the dental course, 290mm long.



Photo K18
Hairline crack through stone to the underside of the dental course, 240mm long. Spalling to the dental course 30mm x 40mm x 10mm.



Photo K19

3No isolated hairline cracks to the balcony coping to the full width of the stones.



Photo K20

Active water seepage present to the balcony drainage proving it's functional. Spalling to the deck surrounding the outlet, 200mm² x 50mm.



Photo K21
2No missing panes. Paint loss to 40% of the entire frame and minor isolated areas of wet rot.



Photo K22
North elevation – Separation crack through balcony coping, 610mm x 15mm maximum width to the full depth of the stone.



Photo K23
Vertical crack through stone to the balcony column, 300mm x 1mm.



Photo K24
3No cracks through stone to the steel parapet connection point, 100mm x 10mm x 50mmm, 50mm x 10mm x 50mm, 40mm x 5mm x 30mm. Associated spalling to the internal stonework, 550mm x 100mm x 30mm.



Photo K25
Isolated vegetation growth to the sill.



Photo K26
3No isolated areas of paint loss and surface corrosion to the parapet handrail, 100mm² x 3mm maximum depth.



Photo K27
Stepped diagonal crack through mortar spanning from the dental course, bisecting at the keystone and following the arch profile either side of the arch, 3.5m x 20mm maximum width (typically 10mm).



Photo K28
View of the opposing side of the aforementioned crack (see photo K27).



Photo K29

Longitudinal crack through stone and mortar at the arch return, 900mm x 5mm with a maximum displacement of 10mm. Associated spalling 100mm x 300mm x 10mm.



Photo K30

Separation crack at the top and base of the balcony parapet 290mm x 10mm to the full width of the stone.



Photo K31
Loss of section to the balcony string course, 130mm x 40mm to the full width of the stone.



Photo K32
Loss of section to the balcony string course, 350mm x 60mm to the full width of the stone.



Photo K33

Vertical crack through stone, 400mm x 15mm (continuation of crack referenced in defect 30). Steel bracing displaced by 10mm.



Photo K34

Surface corrosion throughout steel bracing <2mm deep. Delamination 300mm x 100mm x 3mm.



Photo K35
2No cracks through mortar to coping stones 900mm x 10mm to the full depth of the stones.

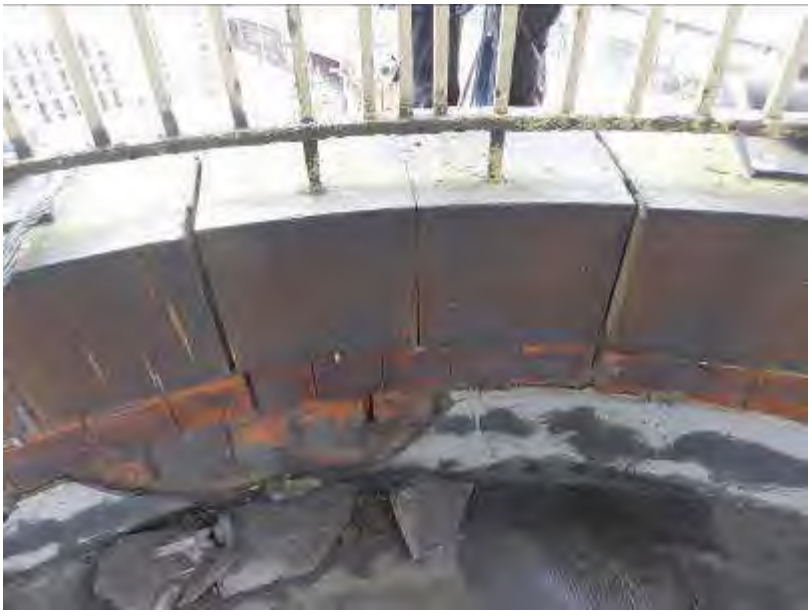


Photo K36
Internal view of the aforementioned crack (see photo K35).



Photo K37
Internal view of the aforementioned crack (see Photo K27)
2No 1.4m x 10mm.



Photo K38
East elevation – 2No spalled areas to the coping stones,
400mm x 100mm x 30mm, 300mm x 80mm x 30mm.



Photo K39
Delamination at the steel parapet connection points <3mm deep.



Photo K40
Isolated hairline cracks to the underside of the coping stones and associated minor calcite stains.



Photo K41
Open joint to the sill, 150mm x 10mm x 30mm. isolated vegetation growth at the mortar joint.



Photo K42
Separation crack through mortar to the full width and height of the turret coping, open to 4mm max.



Photo K43
Hairline map cracking to 1No isolated stone.



Photo K44
1m² open joints open to 10mm and to a maximum depth of 40mm (typically 20mm).



Photo K45
Open joint to the full width of the dental course, open to a maximum of 10mm.



Photo K46
Diagonal hairline crack through stone at the window arch, 350mm.



Photo K47
Broken pane. Paint loss to 30% of the frame and isolated areas of wet rot.



Photo K48
Vertical hairline crack through stone, 200mm.



Photo K49
Isolated hairline crack to the balcony coping to the full width of the stone.



Photo K50
2No Vertical hairline cracks through stone to the full height of the stone.



Photo K51
Active seepage from the drainage outlet proving it's functional. Associated spalling to the deck surrounding the outlet, 100mm² x 50mm.



Photo K52
Vertical crack through stone to the balcony support, 200mm x 1mm.



Photo K53
Paint loss to 20% of the timber frame.



Photo K54
Vertical hairline crack through stone, 250mm.



Photo K55
Wet rot throughout the sill.



Photo K56
Loss of section to the stone sill, 300mm x 20mm to the full width of the sill.



Photo K57
Open joints throughout the decorative stonework and minor vegetation growth.



Photo K58
Spalling to decorative stonework, 50mm² x 20mm.



Photo K59
Minor isolated vegetation growth.



Photo K60
Moderate corrosion to 100% of the steel flag pole holder <2mm deep.



Photo K61
Moderate corrosion throughout pattress plate and bolt, <2mm deep. 2m² associated staining below the plate.



Photo K62
Moderate corrosion throughout cable support bracket <1mm deep.



Photo K63
Severe corrosion throughout the cable support wire, typical throughout.



Photo K64
General view of mortar loss and associated moss growth throughout the balcony coping stones.



Photo K65

2No isolated hairline cracks through stone to the full width of the stone. Minor spalling to the deck soffit 100mm² x 5mm.



Photo K66

2m² calcite staining to the balcony support and the brickwork below.



Photo K67
Moderate corrosion throughout pattress plate and bolt, <2mm deep.



Photo K68
Moderate corrosion throughout cable support bracket <1mm deep.



Photo K69
Spalling to the corner of the plinth, 100mm x 20mm x 20mm.



Photo L1
Stepped diagonal crack through mortar to the chimney, 900mm open to a maximum of 50mm.



Photo L2
View of repair work to the lead flashing.



Photo L3
Redundant aerial broken. Surface corrosion throughout <1mm deep.



Photo L4
Damage to lead guttering, 200mm x 80mm. evidence of previous repair.



Photo L5
Isolated slipped and replaced slates typical throughout the roof.



Photo L6
Chimney pots out of plumb by 50mm. Concrete bed is friable and loose to touch.



Photo L7
Stepped diagonal crack through stone and mortar, 900mm x 60mm x 70mm maximum depth.



Photo L8
1No cracked slate.



Photo L9
General view of the internal of the tower.



Photo L10
Spalled stone to the internal of the column, 290mm x 150mm x 60mm.



Photo L11
General view of the roof condition looking south.



Photo L12
Weathering and isolated spalled bricks to a maximum of 30mm deep typical throughout the internal parapet.



Photo L13
General view of the internal of the tower.



Photo L14
Vertical crack through stone, 600mm x 10mm maximum width.



Photo L15
Loose brick placed in existing void, 215mm x 65mm.

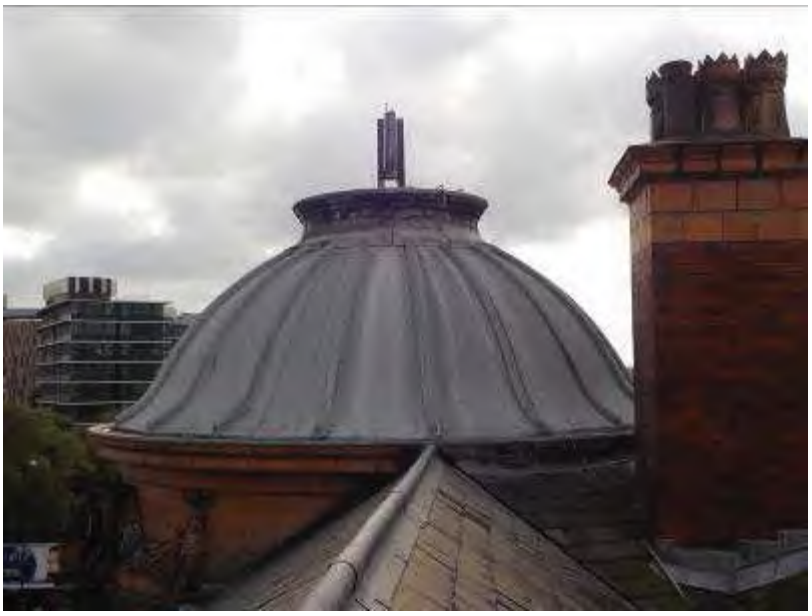


Photo L16
General of the turret in good condition.



Photo L17
Broken and missing chimney pot.



Photo L18
Moderate vegetation growth to the top of the tower.



Photo L19
Concrete bedding friable and loose surrounding the chimney pots.



Photo L20
2No missing slates with evidence of previous repair work.



Photo L21
Slate in guttering.



Photo L22
1No broken pane.



Photo L23
1No stone replaced with brickwork, 300mm².



Photo L24
Concrete bedding friable and loose surrounding the chimney pots.



Photo L25
Stepped vertical crack through mortar, 600mm x 10mm x 60mm maximum depth.



Photo L26
Ventilation duct, 50% paint loss, 20% surface corrosion <1mm deep.



Photo L27
loss of section to stonework, 40mm x 60mm x 30mm.



Photo L28
Displaced lead flashing at the roof and chimney join to a maximum of 40mm.



Photo L29
Stepped vertical crack through mortar, 900mm x 30mm (typical) 70mm (maximum) x 10mm maximum depth, displaced to a maximum of 70mm.



Photo L30
Stepped vertical crack through mortar, 900mm x 40mm (typical) 70mm (maximum) to the full width of the stonework.



Photo L31
Open joints to 50% of the chimney stack and coping, open to a maximum of 30mm, 60mm maximum depth.



Photo L32
2No displaced coping stones to a maximum of 50mm.



Photo L33
General view of the internal parapet wall.



Photo L34
View of capped chimney pots.



Photo L35
View of capped chimney pots.



Photo L36
Isolated small tree growth to the top of the parapet wall, typical throughout.



Photo L37
Stepped vertical crack through mortar spanning from the coping to the string course, 6.6m x 10mm.



Photo L38
Chimney coping stone displaced by 40mm.



Photo L39
General view of the skylights covered with plastic sheeting.



Photo L40
General of roof in good condition.



Photo L41
Unsecure stacked bricks and coping stones.



Photo L42
Displaced coping stone to the chimney to a maximum of 20mm.



Photo L43
Isolated minor vegetation growth typical throughout the chimney tops.



Photo L44
Stepped diagonal crack through mortar to the west face, 960mm x 5mm.



Photo L45
Loss of section to 40% of the north chimney pot.



Photo L46
General view of the internal parapet in good condition.



Photo L47
General view showing the roof slates and sky lights in good condition.



Photo L48
Paint loss <5% of the chimney.



Photo L49
Displaced lead flashing, 385mm x 20mm maximum outward displacement.



Photo L50
Open bed joint to the west face, 1.2m x 20mm x 20mm maximum depth.



Photo L51
Stepped diagonal crack through mortar to the west face, 600mm x 10mm x 30mm maximum depth.

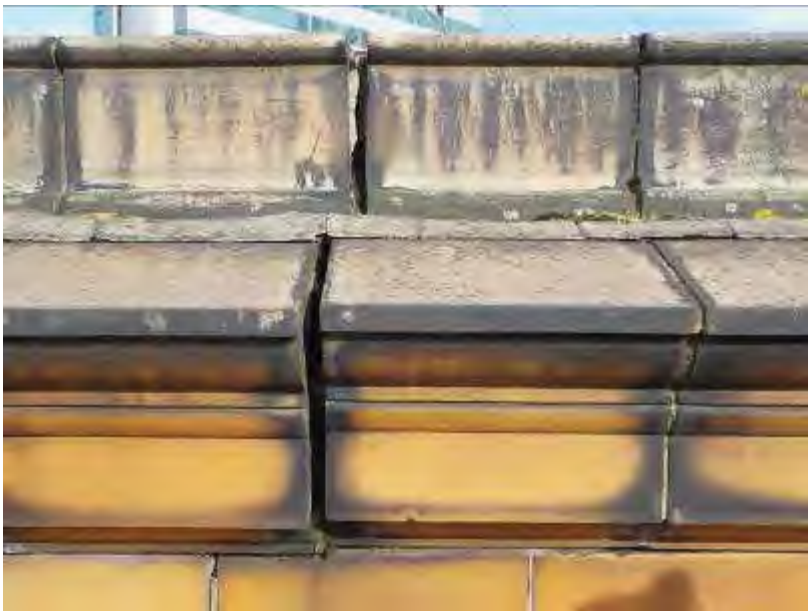


Photo L52
Displaced chimney coping stone to a maximum of 20mm.



Photo L53
Spalling to the south east coping stone, 360mm x 200mm x 40mm.



Photo L54
Vertical hairline crack through stone, 310mm.



Photo M1
General view of the internal stairs.



Photo M2
Paint loss and surface corrosion to the vertical box girder joint, 60mm to its full circumference, 2-3mm deep.



Photo M3
Isolated pitting, 100mm², <5mm deep.



Photo M4
Isolated pitting, 120mm x 100mm, <5mm deep.



Photo M5
Vertical crack to the step support, 280mm x 8mm to the full thickness of the material.



Photo M6
Loss of section to the balcony deck girder, 250mm x 100mm x 90mm.



Photo M7
Loss of section to the deck girder at the connection point, 150mm² x 80mm. Crack to the concrete balcony deck, 300mm x 10mm maximum width.



Photo M8
Vertical crack to the step, 160mm x 10mm to the full thickness of the material.

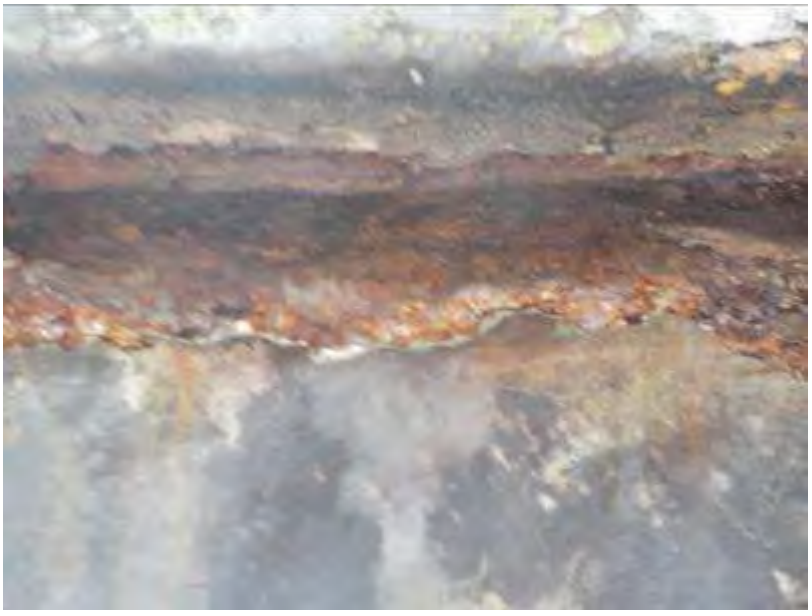


Photo M9
Delamination to the deck girder at the interface of the top flange and the deck 4-5mm deep.



Photo M10
Loss of section to the top flange of the deck bracing, 1.1m x 50mm.



Photo M11
Isolated missing parapet spindles.



Photo M12
Vertical crack to the step, 160mm x 10mm to the full thickness of the material.



Photo M13
Crack to the tread, 260mm x 3mm to the full thickness of the material.



Photo M14

General view showing the condition of the steel. 40% paint loss and associated surface corrosion <2mm deep.

Section 4. ELEVATION & REFERENCE DRAWINGS

8

Appendix E: Investigation Works: Methodology

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V02



London Road Fire Station, Manchester

Investigative Works: General Methodology





Prepared for:

Allied London Fire Station Ltd

17 May 2016

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Contents

1 Executive Summary 4

2 Project Background 5

3 Context 6

3.1 Status of the building 6

3.2 Attempts to secure reuse 6

3.3 Assessment of Significance and Surveys to date 7

4 General Methodology 8

4.1 Standards and definitions 8

4.2 Survey prior to commencement 9

4.3 General requirements 9

4.4 Recording 10

4.5 Services affected by the investigative works 11

4.6 Workmanship 11

4.7 Performance 11

4.8 Access 14

4.9 Surface cleaning/ stripping 15

4.10 Reinstatement of intrusive test areas. 15

4.11 Burning on site 19

4.12 Protection of historic fabric 19

5 Appendices 20

Appendix 1: Significance Plans 20

Appendix 2: Outline format of Task Method Statements 21

1 EXECUTIVE SUMMARY

i) This report describes the methodologies for the proposed investigative works intended to be undertaken on behalf of Allied London – Fire Station Ltd.

ii) The primary objective is to facilitate progress towards the eventual restoration and sustainable re-use of the grade-II* listed former London Road Fire Station. This is statutorily designated as a nationally significant building and is a prominent landmark within Manchester's city centre. Consequently, it is considered to be important to secure the building's future, not only due to its intrinsic heritage status but also as a major contributor to the character and quality of the city's fabric.

iii) This document describes the purpose of the proposed investigations to inform the Client, prospective Contractors and property owners of the parameters of the investigation and the expectations of the results. This document should be read alongside the information produced by Curtins which provides further detail on the extent of proposed investigations required.

iv) A general methodology is set out (Section 4), providing a step by step guide to understanding the constraints of the investigations and the basis from which Contractors will be required to develop detailed, task method statements. An example of the presentation of both the methodologies and the investigation results is included in the Appendices, for the sake of clarity and to ensure the collection of cohesive and easily understood information.

v) The results of the investigations should be a major contributor to securing the future of one the country's most important but neglected heritage assets.

2 PROJECT BACKGROUND

i) Stephen Levrant Heritage Architecture Ltd (SLHA) has been appointed by Allied London – Fire Station Ltd to provide heritage advice with regard to the potential refurbishment, restoration and adaptation of the existing Grade II* listed building. The objective is to inform options for emerging detailed proposals, in particular for design parameter and cost evaluation purposes.

ii) The eventual development will be informed by an updated and comprehensive heritage significance assessment to be prepared by Levitt Bernstein Architects, following removal of the stored material and improved access to the fabric of the building. This is currently in progress. This report describing the general methodology references the *Stage I and II Study, Volume II* prepared from Manchester City Council by Stephen Levrant Heritage Architecture Ltd (SLHA Ltd) in November 2013. It also references the Conservation Appraisal and Significance Assessment (Volume 1, Parts 1 and 2) prepared by SLHA Ltd in May 2010.

iii) The purpose of this document is to set the parameters for the required, specialist structural investigations and relevant considerations. This is necessary in order to secure a level of detail appropriate to the building's heritage status and provide a targeted assessment of the building's structural condition.

iv) Structural drawings and calculations will be prepared for the building, to inform the design development, based on the proposed investigations. Therefore, to better understand its structural capacity calculations must be carried out. In order to do this opening up works, destructive testing and non-destructive testing is proposed to establish the structural characteristics of the materials used in the building, and also the load paths and spans adopted.

v) This report is to be read in conjunction with the other tender documents and drawings, in particular the Proposed Schedule of Intrusive Investigations prepared by Curtins dated 09 May 2016. If any conflicts or inconsistencies between these documents are discovered, clarification should be sought from the lead contractor during the tender period.

3 CONTEXT

3.1 Status of the building

i) London Road Fire Station is a grade II* listed building and is probably the best example of this type of municipal development in the country. The Royal Commission on the Historical Monuments of England (RCHME), undertook a photographic survey in 1986 which helped illustrate its architectural significance and, by comparison, currently illustrates its deterioration.

ii) Comparison with its contemporaries, as well as similar joint-service complexes, emphasises the extraordinary scale and ambition of the building and its importance to the city of Manchester.

iii) Notwithstanding, the profile of the building it has been on English Heritage's, nationally published *"Heritage at Risk Register"* (HAR) since 1998, without any evident progress towards its restoration. The current English Heritage HAR register identifies the building as a regional and national *"priority for action"* to secure its restoration and re-use.

iv) The apparent ongoing deterioration in the fabric of this important building has emphasised the urgency of the implementation of an appropriate scheme which would bring the building back into sustainable use. The proposed investigative works are intended to facilitate such a development, focused on the use as a high-quality hotel, in general accordance with the recent planning approvals.

3.2 Attempts to secure reuse

i) A variety of proposals have been developed since 1998 with the previous property owner, designed to both tackle the fabric deterioration issues and bring forward sustainable re-use of the building. Although planning permissions were granted in 1986, 1993, and 2013 (to accommodate a hotel use within the building complex) to date none of these schemes have been implemented.

ii) Allied London Fire Station Ltd acquired the site in March 2016 and are in the process of devising a long term strategy for its reuse.

iii) There is continuing and serious concern that any prolonged period of inaction is highly likely to be damaging to the fabric of the building. It is, therefore, necessary to facilitate the restoration and sustainable use of this significant grade II* listed building.

iv) The proposed Intrusive Investigations are thus intended to provide the clarity of evidence to progress this use.

3.3 Assessment of Significance and Surveys to date

i) A study of significance of the building complex was carried out by Stephen Levrant Heritage Architecture Ltd (SLHA Ltd) in 2010. This work encompassed: historical research (detailing the evolution of the building, giving a brief account of the main alterations that occurred over the building's life), a summary of the relevant planning applications, compilation of map regression and morphological plans, and cumulative assessment of the building's fabric and significance.

ii) Site visits were carried out by SLHA during January and February 2010 to assess the significance, relative authenticity and general condition of the building's fabric. Significance features were recorded, internally and externally, and compiled in a photographic survey, which is included in the above referenced 2010 Conservation Appraisal and Significance Assessment. This should be referred to by the appointed contractors as a means of initial familiarisation and induction into the site's heritage value and consequent constraints. Most rooms were inspected and recorded during the 2010 investigations.

iii) Recent inspections were undertaken on behalf of Manchester City Council in December 2014, in connection with the attempt to implement the then extant Planning proposal. The Council's Conservation Officers confirmed the extant value of the building, and the need for investigative reports on its condition. At this time SLHA Ltd were commissioned by MCC to advise on the proposed investigative works intended to be undertaken on behalf of MCC to validate the assumptions made within the cost planning exercise undertaken by GVA Grimley in July 2014.

iv) SLHA's report, *"London Road Fire Station, Manchester: Investigative works. Implementation strategy, specification & schedule of works"* (January 2015), has been utilised to inform this report and reproduces the significance plans and outline method statement included in this previous report (Appendix I and 2 respectively).

4 GENERAL METHODOLOGY

4.1 Standards and definitions

i) All materials and workmanship shall be in accordance with the appropriate Eurocode or British Standard current at the time of tender, including those listed in this document, except that where the requirements of Eurocodes or British Standards are in conflict with this Document, the latter shall take precedence.

ii) All work shall be carried out generally in accordance with the principles of relevant codes of practice current at the time of tender, including those referred to in this document.

iii) In this Schedule the terms ‘approved’ and ‘required’ mean ‘approved by the Engineer’, ‘approval of the Engineer’ and ‘required by the Engineer’ respectively.

iv) The proposed investigation works will minimise removal of fabric (such as ceiling plaster), determined by a joint site-inspection with the Client prior to commencement.

v) All investigative work undertaken in the building shall be executed in a manner so as to cause minimum disturbance to the historic building’s fabric.

vi) Before the commencement of investigative and soft strip-out works, the authority having jurisdiction shall be informed and should have agreed with the intent, scope and extent of the works proposed.

vii) All investigative works should be performed by a contractor with proven experience with the material substrates affected during opening up for investigative works. All investigation works shall be completed in the most careful manner preventing unnecessary destruction of adjacent surfaces and materials.

viii) The investigative works are necessary to allow for a better understanding of the existing structure and of its potential for future.

4.2 Survey prior to commencement

i) The contractor must acquaint himself with the building condition before commencement of Works and take all reasonable steps to ensure a safe working environment.

ii) It is important to ensure that the workforce is aware of the historic value of the building and its fabric. It is worth considering provision of a 'guided tour' of the building to the trades and craftsmen who will perform work on the building so that a good understanding of the special interest and potential physical fragility of the building is obtained prior to commencement of works.

iii) Before starting any works, examine all available information, the contractor shall carry out a survey of the structure(s), site and surrounding area, and submit a brief survey report and task method statement to the Engineer covering all relevant matters and the Health and Safety Executive Guidance Note.

4.3 General requirements

i) All testing and sampling shall be in accordance with the schedules produced by Curtins and the below Significance and location plans, prepared by Levitt Bernstein Architects (see Appendix 1).

ii) At the commencement of the Contract the Contractor shall provide a detailed ***task method statement*** in sufficient time for all Client approvals to be obtained. The Contractor must make due allowance for the building's grade-II* listed status when drafting considering these statements to minimise any intrusive works.

iii) The Contractor shall also refer to and make due allowance within their *task method statements* for the information to be provided by the Client on the building (including any Asbestos Management Surveys if they are available). This will include requirements for safe-working and details of site access and egress. Liaison shall be undertaken prior to commencement of any works with the CDMC Coordinator to inform the Contractor's Site Health & Safety Plan.

iv) The Contractor's method statement shall include a detailed programme, giving full details of:

a) the type and quantity of all the test equipment that is proposed to be used on site,

b) the order of carrying out the investigation works,

c) the detailed and dimensioned layout of the test locations and tests to be carried out. (where not already specified by the Engineer).

d) The proposed method of repairing the intrusive investigation locations, removing any scarring of the historic fabric.

v) The Contractor, where so directed by the Engineer shall be required to work to other contractors' drawings whenever drawings for temporary works not included in the Contract are related to particular details of the Works.

vi) The Contractor shall submit to the Engineer daily, or at such longer periods as the Engineer may from time to time direct, a progress report with digital photographs showing the current rate of progress and progress during previous on all important items of each section of the Works together with confirmation of the details obtained during the non-intrusive investigative works.

vii) At each step of the investigative works (before, during and after) the contractor shall take digital photographs clearly capturing the location of the works relative to the surrounding area, structural details and condition of the structural member being investigated.

viii) The personnel to be employed in surveying, sampling work and recording details shall be suitably trained and competent. Operatives found to be unsatisfactory shall be debarred from the work.

4.4 Recording

i) The investigation works are outlined in sketch plans prepared by the engineering consultant appointed (Curtins). These are not based on a recent measured survey. Works should be carried out only in areas identified in these drawings (see Curtins reports: *Detailed Visual Inspection Report Rev00* (080416), *Intrusive Investigation Report Rev01* (090516), and *Structural Investigation Suggested Methodology Report Rev01* (090516)).

ii) Photographs, drawing, sketches are to be employed to record the condition of the area of investigation before commencing investigative works, and documenting the condition during the execution and after (contractor). This information may be included in the Investigative Works Report of the consultant engineering and/or conservation architect who shall visually inspect and document the openings. Recording methods should include measurements, preparation of sketches and photographs to record the sub-surface conditions where appropriate.

iii) A full set of digital photographs shall be provided by the contractor, referenced to indicate the location (room, floor, direction of view) accordingly to the allocated unique room number shown on the location drawing.

4.5 Services affected by the investigative works

i) No work shall be undertaken which affects existing services or results in damage to existing services.

4.6 Workmanship

i) All investigative works shall be performed by a contractor with proven experience of working on highly sensitive historic buildings and with specialist knowledge of the particular material or building component under investigation.

ii) Specific and detailed task methodologies will be prepared and agreed as the Schedule and Specification of works for each individual area of investigation, referring the generic tasks below and with direct reference to the URS Schedule including below.

iii) All workmanship shall be in strict accordance with all current British Standards Code of Practice and in particular*, BS 7913 – Guide to Principles of the Conservation of Historic Buildings* and *BS 8000 workmanship series*.

4.7 Performance

i) The execution and performance of the investigative works shall be the responsibility of the Contractor, who shall, nonetheless, satisfy the Engineer that all non-intrusive or intrusive works has attained the required degree of information so that:

a) The test methods cover the determination of timber strength and related mechanical and physical properties, controlling factors such as specimen size and moisture content together with direction of loading relative to the timber plane. Where decay or infestation (fungal or insect) is found this must be clearly identified.

b) The Contractor shall supply detailed and dimensioned layouts clearly recording vertical irregularity, member size, thickness, depth and material type and grade.

c) All work to be performed in the building should be executed in a manner so as to cause minimum disturbance to remaining historic features and building materials. Fragile historic features, such as original windows in the adjacencies of areas proposed for investigations must be protected.

ii) The **opening up of areas** by hand shall be carried out to determine details of the structural member together with its location relative to the finishes including depth from internal floor level wall face etc. The general condition of the structural member,

connection / anchorage of wall or column to foundation must be recorded together with any reinforcement situated between or around the member and adjacent structure and finishes.

iii) Where required **boreholes** will be undertaken only in the locations shown on the below plans (Significance and Investigations – Appendix 1) and should not exceed a diameter of 100mm unless agreed with the project architect or engineer.

iv) Non-destructive scanning should be carried out to determine reinforcement quantities, spacing, bar size and cover as required. After inspection the works should be made good to the original condition and satisfaction of the Engineer and Architect.

v) **Opening up** shall also be subject to the following requirements:

a) Materials should be carefully removed in such a manner as to allow components to be salvaged and to be reinstalled in their original locations, to the maximum extent possible and in a manner so as to cause minimum disturbance to existing historic building materials.

b) Openings shall be made only with small power tools or hand tools designed for sawing or grinding, not hammering nor chopping, to minimise disturbance of adjacent surfaces.

c) Openings shall be located at areas to yield most information and, to the extent possible, through already damaged areas.

d) The investigative works should be executed by a conservation specialist contractor/worker particularly in areas where historic decorative finishes are expected to be affected.

e) Removal of decorative finishes should be avoided. However, where absolutely necessary the procedure should be as mentioned above and as follows:

- **Floorboards and Skirtings**: should be removed in whole pieces whenever possible. Floor boards to be lifted by use of multiple fine bladed floorboards bolsters. Edges of boards are to be protected from leverage by use of “L” shaped metal slips. Ease up and spring out the boards; nails to be removed by hammering through reverse side. If clawed out, the leverage surface must be protected by metal slips. Preserve all nails for inspection, labelled and stored adjacent to boards removed. Boards to be numbered and identified on place and replaced in same position. Nails to be re-used only if so directed by the Engineer architect. .

- **Tiles (floor and wall tiles)**: should also be removed whole, salvaged and stored for future re-use, set in setting mortar to match original installation. Plaster ceilings/Plaster walls: Non-decorative plaster ceilings and plaster walls should be carefully cut and materials removed to expose the substrate beneath with the aid of hand tools only. If affected, decorative plaster

cornices should be carefully cut in a manner that follows their design, shall be salvaged and store for future installation.

vi) The contractor shall measure the **size/thickness of the member** with corrosion or lamination in place before cleaning the member and re-measuring with the corrosion removed back to a clean metal so that the member sectional loss may be determined. Vertical or horizontal misalignments or out of plum details should be recorded. Testing shall be carried out in accordance with the relevant British Standards (example: Cast Iron BS EN 1561:1997, Wrought Iron & Steel BS EN 10002) or Eurocodes. Once the inspection of the member is completed the area shall be made good to the original condition and satisfaction of the Engineer and Architect. Knee-braced, Rod-braced or similar should be identified on plan drawings relative to the columns. Details on the bracing size and depth must be included.

vii) The contractor shall measure the size (width and depth) of the **beam / joist** and record any vertical or horizontal misalignment details. With the aid of non-destructive apparatus the contractor shall identify the timber properties. Testing shall be carried out in accordance with Standard Test Methods for Small Clear Specimens of Timber.

viii) To **determine the wall general condition** and confirm the materials adopted in construction of the wall the contractor shall for masonry walls remove sufficient plaster to determine the head fixing detail and wall edge detail of an internal wall and internal face of a perimeter wall. The thickness of both the horizontal and vertical mortar joint should be measured together with the masonry size before removing mortar from around the perimeter of three separate masonry units and collecting sufficient samples of mortar for testing. The masonry removed is to be tested for compressive strength and composition clearly identifying the mortar class.

With the masonry units removed the contractor shall inspect for the presence of a cavity, deteriorations, bed joint reinforcement and masonry ties.

Testing shall comply with: (If Flatjack testing is proposed) - ASTM C1196-09 Standard Test Method for In Situ Compressive Stress Within Solid Unit Masonry Estimated Using Flatjack Measurements, otherwise as no British Standard exists at this time for testing existing brickwork, results may be obtained using the test method for new bricks with the test number being agreed in advance of the works.

Once the inspection of the wall is completed the area shall be made good to the original condition and satisfaction of the Engineer and Architect.

ix) Sufficient samples of mortar for testing should be taken from around the perimeter of the site and tested for compressive strength and composition clearly identifying the mortar class.

x) The contractor shall with the aid of non-destructive test equipment determine the thickness of the concrete floor / suspended floor slab and the size and spacing of the reinforcement and or filler joist including cover to reinforcement if any. Any detritions / signs of stress shall be recorded in detail together with the position relative to the supporting members. Clear span between members shall be recorded by the

contractor together with details of the supporting member and connections. Concrete stiffness and strength should be measured with a representative number of Schmidt hammer tests.

xi) **Timber floor.** The contract will determine through intrusive investigation the floor build-up, joist span direction, depths and spacing between joists, bearing length and detail. Connection details including connection type. Floor coverings and any strapping is to be detailed and the location identified.

xii) The contract will determine through intrusive investigation the **roof type and build-up**, including member span direction, depths and spacing between joists / truss clearly noting this on a sketch. Bearing length and detail together with connection details including connection type must also be detailed. Roof and attic/floor coverings and any strapping is to be detailed and the location identified.

4.8 Access

i) The Contractor shall provide suitable and safe means of gaining access to all investigative areas to enable the work described in this schedule to be carried out and, the Engineer and Architect to carry out the necessary inspections. Abseiling techniques shall not be used. The means of access shall be to the approval of the Engineer and to the current safety regulations and appropriate standards.

ii) Scaffolds platforms and cradles shall be designed, erected operated, maintained and dismantled so as to ensure that safe working conditions are provided for all site personnel and the existing structure is not overloaded. In addition, complete protection shall be provided to the structure, its occupants and the general public.

iii) Scaffolds, platforms and cradles shall be erected, altered and dismantled by experienced operatives who shall be under competent supervision. At no time shall materials or temporary access apparatus exceed the allowable loadings of the structure. The contractor must satisfy himself to the condition of the structure before carrying out any works.

iv) Before any access provision is used, and at least every day thereafter, the access provision shall be inspected and appropriately certified by a suitably experienced and qualified person. The existing structure where providing support to the access provision, shall also be inspected for any signs of distress or movement by a suitably experienced and qualified person.

v) Where temporary fixings and attachments are made to the fabric of the structure their locations shall be subject to agreement with the Engineer and Architect, and they shall be removed when the work is complete and holes made good to the satisfaction of the Engineer and Architect.

vi) Boarded lifts or scaffolds shall be positioned so as to allow practical access to the working areas and at such heights in relation to the working areas that operatives

can safely and efficiently use mechanical hand held tools and equipment. Where the full height of the scaffold is not boarded out then an agreed number of lifts and sequence of movement down the face of the structure shall be implemented to provide adequate access at all time to the working areas.

4.9 Surface cleaning/ stripping

i) Before investigative work begins the Contractor shall remove all surface attachment (signs, notices, fittings etc.) from the areas to be inspected or from positions that obstruct access. The method of removal shall be such as to avoid damage and shall be subject to the approval of the Architect. All surface attachments shall be carefully stored during the course of the works and reaffixed, when all other work is complete.

ii) The Contractor's proposed method shall be such that no damage is caused to sounding structure, finishes or furnishings and always taking in to consideration the buildings grade II* listed status.

iii) All necessary measures shall be taken to provide protection to the general public, occupants of the building, furniture, fixtures, fittings and fabric of the build during surface cleaning/stripping operations. The Contractor shall make good or rectify any damage caused.

iv) The Contractor shall provide protection to windows, window frames, doors, door frames, finishes and similar built in items.

4.10 Reinstatement of intrusive test areas.

i) **Preliminaries**.

a) Before the application of repair compounds begins to areas where samples have been taken, the Contractor shall satisfy himself that the condition of the surface to be repaired and the weather are such as to allow the work to proceed.

b) For concrete repairs, work shall not proceed if the air temperature or concrete substrate temperature is 5°C or less and shall cease if the air temperature reaches 5°C on a falling thermometer unless the planned procedures specified below arc implemented. A higher or lower temperature than 5°C shall be substituted above if required by the instructions of the manufacturer of repair compounds.

c) All exterior openings shall be made watertight and patched with like-for-like materials. At exterior wall probes, removed bricks should be replaced to the maximum extent possible. In instances where the original face bricks cannot be

salvaged, the contractor should use owner's brick, stored on site. Masonry probe areas should be pointed with mortar matching the original mortar as per mortar analyses to be undertaken, replicating as much as possible the original colour, aggregate type and texture.

d) At probes through roof (and perhaps flashing), roofing materials (and flashing materials, if applicable) should be compatible with existing materials or should be replaced like-for-like.

e) Interior openings finished in plain painted plaster or modern materials should be temporarily patched with materials that will allow for a visual cohesion with the existing adjacent fabric by taping a piece of foam core or sheet of drywall sized to the size of the opening, to the substrate. The foam core (or drywall) edges should be finished with tape and spackled and finally painted using a colour to match the colour of the surrounding materials.

f) Openings affecting decorative finishes such as decorative historic plaster cornices, glazed tiles and faience, historic decorative stone or timber skirtings and original timber or stone flooring, should only be executed if the information is cannot be obtained elsewhere.

g) Where decorative finishes are affected and will be exposed to the public, the materials should be replaced like-for-like.

Making good to concrete.

ii) **Priming**

a) Concrete surfaces within the repair area shall be treated with a bonding aid or primer in accordance with the manufacturer's instruction.

b) Priming coats or bonding aids shall be thoroughly worked into all hollows and crevices in the prepared surface and around the reinforcement if required.

c) Repair mortar shall be applied "'wet on wet" when using a bonding aid or primer unless the manufacturer of the repair system specifics that the bonding aid or primer must dry out before the repair mortar is applied.

d) If at any time the primer or bonding aid completely dries out before over-laying except as permitted above the repair surface shall be re-prepared generally by complete removal of the dried primer or bonding aid or as specified by the manufacturer of the repair materials.

iii) **Filling - Cementations Mortar**

a) **The** repair mortar shall be applied in layers not exceeding the thickness specified by the manufacturer of the mortar.

b) Each layer shall be thoroughly worked and compacted into the repair zone and around or between reinforcing bars. The technique employed shall ensure that no air is entrapped and that full contact with the primed substrate is achieved.

c) Successive layers shall be applied as soon as the preceding coat has become sufficiently stiff to support the weight of the additional build-up layer but is still adequately tacky to provide bonding. The time between layers shall be in accordance with the manufacturer's recommendations. If sagging occurs the material shall be completely removed and reapplied at a reduced thickness.

d) If at any time the last layer applied completely dries out before over-laying the surface shall be prepared according to the manufacturer’s recommendation.

e) The final build-up layer within a repair shall not be less than 10mm thick and shall be levelled off or profiled using trowelling techniques to produce a finish as specified below

f) Curing to retain moisture shall be implemented immediately on completion of the repair. The surface of the mortar shall be protected from strong sunlight and drying winds.

g) The repair shall be cured by the method and for the period recommended by the manufacturer of the repair system. During this period the temperature of the material shall not be allowed to drop below 5"C and the repair shall be shaded from direct sunlight. Curing membranes shall not be permitted.

iv) **Filling - Resin Mortar**

a) Surfaces shall be clean and sound prior to the use of resin repair mortar. Surfaces shall be dry unless a primer specifically designed for damp surfaces is used.

b) Primer shall be applied to the substrate ensuring that it is well brushed into the prepared surface taking care to avoid "puddling" in depressions. Where, due to the nature of the substrate, the primer is absorbed by the concrete, a second application of primer shall be made. The second coat shall be applied within 16 hours of the first coat.

c) The resin mortar shall be applied whilst the primer has adequate surface tack.

d) The mixed material shall be applied to the primed surface in layers not exceeding the manufacturer's recommended thickness using a technique to prevent entrapped air.

e) If subsequent: layers are to be applied the surface shall be thoroughly scratched to provide a good mechanical key. The time between layers shall be in accordance with the manufacturer's recommendations. Primer shall be applied between each layer as required in the manufacturer's instructions.

f) Intermediate stages and the completed repair shall be projected from rain until at least 24 hours after the repair has been completed. The temperature of the repair shall not be allowed to drop below 5°C and the repair shall be shaded from direct sunlight during reinstatement and until at least 48 hours after completion of the repair.

v) **Making good to timber.**

The contractor shall submit for approval his proposed timber repair or design in sufficient time (1 week before procuring materials for the repair) for the engineer to review and comment. Typical repair area will be in areas where a Sibert needle probe or similar is used.

vi) **General. Re-instatement of intrusive test areas**

a) **Surface Finish.** The final layer of all repairs shall be finished to provide a close featured accurate level surface which matches the appearance of the surrounding finishes including arrises and which accords with the standard achieved in the successful trial sample repairs.

b) As a consequence of non-compliance in the terms of the above, the Contractor shall be directed to take such remedial action as the Engineer may consider necessary. This action may include removal of material in repairs at risk as described above and/or further testing required to establish the acceptability or otherwise of the repair mortar. The Contractor shall bear the cost of any such additional testing and removal and reinstatement of repairs.

c) Mixing and application of repair and protection materials shall be carried out strictly in accordance with the manufacturer's instructions. Mixing of part bags or other containers of components shall be allowed only with the prior permission of the Engineer and the manufacturer.

d) All materials and the manner in which they are used shall conform to the relevant Health and Safety and Control of Substances Hazardous to Health Regulations.

e) Materials shall be stored in an environment which confirms with the requirements of the manufacturer. Materials shall not be removed from store until immediately prior to mixing or use. Material from damaged containers shall be discarded.

f) Reduce dust by properly protecting area of works with plastic and tarpaulin, as necessary to safeguard the well-being of buildings users.

4.11 Burning on site

i) Burning on site will not be permitted.

ii) Any works that might incur in production of gas or vapour will not be permitted.

4.12 Protection of historic fabric

i) Areas surrounding investigation locations should be protected from potential damage during probe opening and/or patching operations. Protection methods might include plywood panels, tarps and plastic sheets.

ii) Ensure provision and maintenance of special protective measures, such as boarding, screens and barriers necessary to keep the building secure and to prevent damage to, or theft of, significant items. The adopted means of protection are to be secured to battens fixed to mortar joints and not to facing brick or window frames, joinery, cornices, skirting, tiles or architectural features.

iii) The contractor shall prevent damage to any fittings or equipment in the property. The contractor shall provide and maintain during the execution of the investigations incidental shoring, strutting, needling and other supports as may be necessary to preserve the stability of existing structures.

iv) Ensure, once the investigative works are completed, that all the areas exposed by the opening up are protected from wind and weatherproofed to prevent further degrading of existing fabric prior to remedial repairs. All the opening up in the elevations or any part of the roof expected to be exposed to the elements should be provided with proper temporary weather protection during the course of works, such as covering with polythene / DPM type sheeting. The sheet should be secured with care to avoid damage to other materials.

5 APPENDICES

Appendix 1: Significance Plans and location of investigation.

i) The following Significance Plans are derived from site Investigations undertaken by SLHA Ltd in 2010. The conclusions formulated at that time (from the Assessment of Significance) have been graphically represented on the following Significance Plans and the location of the investigations has been overlaid onto these plans by Levitt Bernstein Architects (see **Appendix 1**)

ii) The Significance and location Plans are included in this report to ensure that the Contractor is aware of the relative sensitivity of the building's fabric components relative to the location of the intrusive investigations. This should enable the required *task method statements* to be refined in order to avoid any irreversible impact on important fabric.

iii) In particular, the Plans show the significance of the structure, openings and aesthetic elements *(such as walls, partitions, joinery, staircases, etc.)*.

iv) Architectural elements are hatched and their relative significance expressed according to the following colours. The intrusive tasks should be focused on the areas of lesser significance where possible.

- **High significance:** components of special interest that are fundamental to the design concept of the building, and/or parts that play a major role in its 'historical time line'.
- **Considerable**: components of special interest that are specific to the vocabulary of the building and/or parts that play a considerable role in its 'historical time line'.
- **Lower:** components of some or little special architectural or historic interest, but still make a positive contribution to the vocabulary of the building as a whole, and its historical time line.
- **None/Detrimental:** components that: do not have special interest, or are visually intrusive, or detract from the intactness of the building, or are of poor craftsmanship quality.

v) The Significance drawings below include the location and type of investigations



Standard notes

1. Do not scale this drawing.
2. All dimensions must be checked on site and any discrepancies verified with the architect.
3. Unless shown otherwise, all dimensions are to structural surfaces.

This is not a construction drawing, it is unsuitable for the purpose of construction and must on no account be used as such.

Drawing notes

1. A
2. B
3. C
4. D

Area of Significance information is taken from Stephen Levrant Heritage Architecture. All Area of Signifcance notes should be referenced with Stephen Levrant Heritage Archtiecture 'Significance Plans' drawings.

Investigation Area information is taken from Curtins Consulting Ltd. All Investigation Types notes should be referenced with Curtins Consulting Ltd 'Repair Schedule'.

Revisions

REV	DATE	DESCRIPTION	INITIALS

London Road Fire Station

Preliminary

Date
09/05/16

Drawing number
3336 - 105

Client
Allied London

Author
eg

Project address
London Road,
Manchester

Checked
mk

File location
C:\Revit
Local\3336_London Rd
Firestation_CENTRAL_ed.grocottl.rvt

Scale
1 :200

Drawing
Basement Investigation Plan

Revision
-

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High Significance
Considerable Significance
Lower Significance
None/Detrimental Significance

1. Remove plaster local to crack in wall on one side (client to advise which side). Investigate crack extent, measure crack monitoring points where available
2. Remove plaster to cracked side of wall. Investigate crack extent monitoring points where applicable
3. Timber Condition Survey
5. Remove boards to allow inspection of existing holes
6. Remove finishes to expose beams/filler joist to soffit. Concrete to underside of filler joists to be broken out where visible to allow inspection
9. Expose lintel fully to determine condition
10. Light Well Inspection (architectural)
11. Take up floor finishes local to crack
12. Remove brickwork to expose structure behind (may require temporary propping)
13. Specialist survey for significant heritage item
14. 150mm Concrete Core through floor slab
15. Steel sample from exposed member for testing
16. Removal of masonry sample for testing

Standard notes

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Drawing notes

1. A
2. B
3. C
4. D

Ceiling Investigation
Floor Investigation
Wall Investigation
Floor & Ceiling Investigation
No Access Gained - Asbestos
Evidence of Water Ingress
No Access Gained
Basement in generally dry & sound condition

Area of Significance information is taken from Stephen Levrant Heritage Architecture. All Area of Significance notes should be referenced with Stephen Levrant Heritage Archtiecture 'Significance Plans' drawings.

Investigation Area information is taken from Curtins Consulting Ltd. All Investigation Types notes should be referenced with Curtins Consulting Ltd 'Repair Schedule'.

Revisions

REV	DATE	DESCRIPTION	INITIALS

London Road Fire Station
Preliminary

Date
09/05/16

Drawing number
3336 - 106

Client
Allied London

Author
eg

Project address
London Road,
Manchester

Checked
mk

File location
C:\Revit Local\3336_London Rd Firestation_CENTRAL_ed.grocottl.rvt

Scale
1 : 200

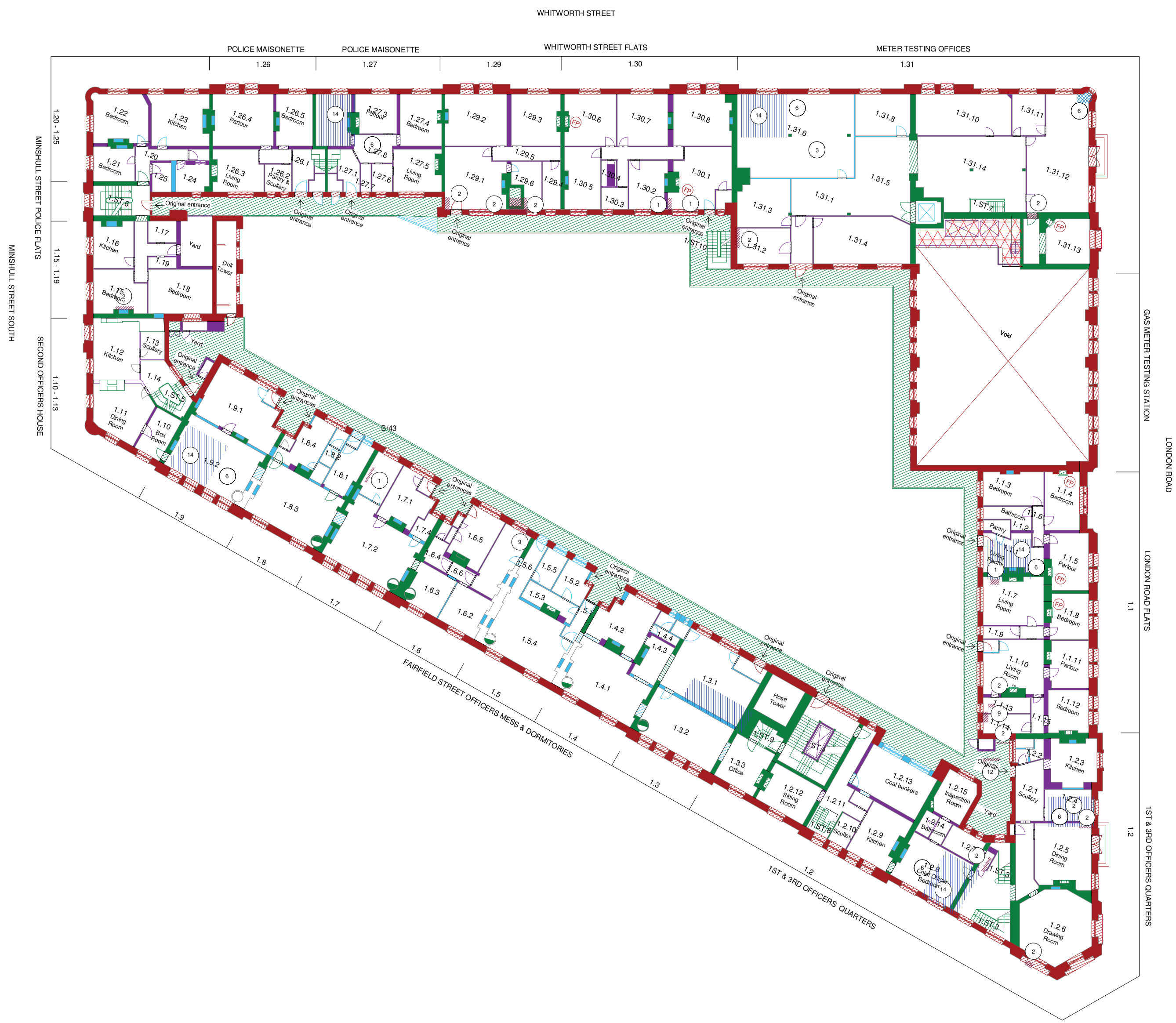
Drawing
Ground Investigation Plan

Revision
-

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- High Significance
- Considerable Significance
- Lower Significance
- None/Detrimental Significance

1. Remove plaster local to crack in wall on one side (client to advise which side). Investigate crack extent, measure crack monitoring points where available
2. Remove plater to cracked side of wall. Investigate crack extent monitoring points where applicable
3. Timber Condition Survey
5. Remove boards to allow inspection of existing holes
6. Remove finishes to expose beams/filler joist to soffit. Concrete to underside of filler joists to be broken out where visible to allow inspection
9. Expose lintel fully to determine condition
10. Light Well Inspection (architectural)
11. Take up floor finishes local to crack
12. Remove brickwork to expose structure behind (may require temporary propping)
13. Specialist survey for significant heritage item
14. 150mm Concrete Core through floor slab
15. Steel sample from exposed member for testing
16. Removal of masonry sample for testing

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Drawing notes

1. A
2. B
3. C
4. D

- Ceiling Investigation
- Floor Investigation
- Wall Investigation
- Floor & Ceiling Investigation
- No Access Gained - Asbestos
- Evidence of Water Ingress
- No Access Gained
- Basement in generally dry & sound condition

Area of Significance information is taken from Stephen Levrant Heritage Architecture. All Area of Signifcance notes should be referenced with Stephen Levrant Heritage Archtiecture 'Significance Plans' drawings.

Investigation Area information is taken from Curtins Consulting Ltd. All Investigation Types notes should be referenced with Curtins Consulting Ltd 'Repair Schedule'.

Revisions

REV	DATE	DESCRIPTION	INITIALS

London Road Fire Station
Preliminary

Date
09/05/16

Drawing number
3336 - 107

Client
Allied London

Author
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Project address
London Road,
Manchester

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mk

File location
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Scale
1 : 200

Drawing
First Investigation Plan

Revision
-

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Manchester
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High Significance
Considerable Significance
Lower Significance
None/Detrimental Significance

1. Remove plaster local to crack in wall on one side (client to advise which side). Investigate crack extent, measure crack monitoring points where available
2. Remove plaster to cracked side of wall. Investigate crack extent monitoring points where applicable
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15. Steel sample from exposed member for testing
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Drawing notes

1. A
2. B
3. C
4. D

Ceiling Investigation
Floor Investigation
Wall Investigation
Floor & Ceiling Investigation
No Access Gained - Asbestos
Evidence of Water Ingress
No Access Gained
Basement in generally dry & sound condition

Area of Significance information is taken from Stephen Levrant Heritage Architecture. All Area of Significance notes should be referenced with Stephen Levrant Heritage Architecture 'Significance Plans' drawings.

Investigation Area information is taken from Curtins Consulting Ltd. All Investigation Types notes should be referenced with Curtins Consulting Ltd 'Repair Schedule'.

Revisions

REV	DATE	DESCRIPTION	INITIALS

London Road Fire Station
Preliminary

Date
09/05/16

Drawing number
3336 - 108

Client
Allied London

Author
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Project address
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File location
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Local\3336_London Rd
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Scale
1 :200

Drawing
Second Investigation Plans

Revision
-

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Drawing notes

1. A
2. B
3. C
4. D

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Investigation Area information is taken from Curtins Consulting Ltd. All Investigation Types notes should be referenced with Curtins Consulting Ltd 'Repair Schedule'.

Revisions

REV	DATE	DESCRIPTION	INITIALS

London Road Fire Station
Preliminary

Date
09/05/16

Drawing number
3336 - 109

Client
Allied London

Author
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Project address
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Manchester

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File location
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Local\3336_London Rd
Firestation_CENTRAL_ed.grocottl.rvt

Scale
1 : 200

Drawing
Third Investigation Plan

Revision
-

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Appendix 2: Outline format of Task Method Statements

i) The following provide guidance on the *minimum* Level of detail necessary to describe the results of the investigations. The Contractor must make suitable allowance in the required ***task method statements*** and programme for their appropriate presentation of the survey results.

ii) Confirmation should be sought from the Engineer/Project Architect that the material presented is suitable to reveal the investigation results prior to completion.

iii) All photographs, sketches and drawing should be appropriately annotated to describe, in easily understood (non-technical) terms, the results of the investigations.

iv) Each task method statement should include a comprehensive description of the investigation works, together with sample photographs of typical / similar works to enable the client team to fully understand the extent of works to be undertaken.

v) The task method statements will be subsequently form the briefing component of the contractors report, enabling the results to be simply understood and recorded by the client team and any other third parties.

vi) The *task method statements* will include, as a minimum:

- The specific location of the works – these will be identified using marked up drawings of the work locations. Where possible fully annotated photos of the actual work area, suitably marked up should also be provided.
- A description of the works to be undertaken, including a statement of whether material is to be removed as part of the investigations and how this will be recorded, transported from the work area and the area reinstated.
- The equipment to be used, identifying power and safe-working requirements, as well as relevant access required to undertake the survey works, including where necessary, the calibration of the testing equipment.
- The site attendances required to undertake the investigations, to include lighting, power, ventilation and access requirements.

vii) The above is not a comprehensive list.

viii) The following outlines a general format for the required task method statements. The following example indicates the base level of information that will be required for each of the proposed Methodologies, these will be issued to the client team for approval and to the Planning Authority for information.

Task Method Statement – example format.

--

1. Introduction

i) [insert name of lead contractor] has been commissioned by Allied London Fire Station Ltd to undertake a series of investigation and survey works within the London Road Fire Station building. This building is a Grade II* listed structure which is in a dilapidated state.

ii) The investigations to be carried out to inform design options, and future performance and repair of the structural components of the building to an appropriate level of detail.

iii) The works require some intrusive investigations to better understand the condition and the physical dimensions of some of the building components. Where possible non-destructive means are proposed to gain an understanding and knowledge regarding the building structure.

iv) Prior to works being carried out on site, Methodologies will be prepared in conjunction with the appointed specialists to provide full details of the extent of works and the working methods to be utilised.

2. Task Method Statements – typical content.

i) Overview.

A general overview of the investigative works shall be provided, specifying its location within the building and the name of the contactor that will be undertaking the works.

ii) Design Team Information

The investigation works shall be carried out as detailed in the Curtins prepared document, which notes the survey locations for each proposed investigation and survey

The extent of works being carried out within the above document should be noted within this section together with any agreed changes to location and/or number of test areas.

iii) Implementation Methodology.

Prior to any works commencing the client team will brief all operatives on the approved task method statements. All site operatives will be made aware of the Heritage significance of the building and specifically those elements affected by their planned works. This aspect is also covered in the pre start induction and daily activity briefings.

For each task method statement a comprehensive description together with sample photographs of typical / similar works will be provided to enable the client team to fully understand the extent of works to be undertaken.

This will include:

a) Location of the works – marked up drawings to be provided of the work locations. Where possible photos of the actual work area suitably marked up should be provided as part of the Methodology.

b) Description of the works to be undertaken including whether material is to be removed as part of the investigations and how this will be recorded and transported from the work area.

c) Equipment – details of the equipment required to undertake the survey works included where necessary proof of calibration of testing equipment.

d) Attendances required – to include lighting power, ventilation, communications and

access.

iv) **Recording**

All works which are undertaken the LRFS need to be fully documented by the contractors to show the condition of the area before and after works are completed. In addition during the execution of the works the contractors will undertake additional recording including photographs of the works being carried out and any findings discovered during the works on site.

v) **Protection**

The task method statement should record the protection requirements in the different areas of the building where suitable fabric protection is required to be erected to avoid any damage to original features.

The task method statement shall specify concerns with regard to potential damage of adjacent finishes and fabric and provide proposals for the effective management of the protection system.

vi) **Re-instatement Proposals**

The Methodology needs to provide details of the re-instatement proposals for each of the intrusive investigations. This will be in line with one of the following options:

a) No re-instatement where it is considered detrimental to the original fabric to undertake this.

b) Full re-instatement with a like for like material to match ie such as concrete or screed where this has been removed.

c) Partial re-instatement in a new material with enhanced properties appropriate to the location ie resin repair of friable concrete areas.

Option a) should only be undertaken where re-instatement works would be detrimental to the existing fabric of the building (ie in exceptional circumstances). Full proposals including materials and application techniques to be provided.

vii) **Programme**

The programme of works should be recorded, including dates of report delivery and any necessary

viii) **Competency of those involved**

All operatives working on the project will be required to attend a site induction led by the lead contractor before starting work. All operatives will be required to hold a valid current CSCS card and competence cards suitable to their trade and the equipment they are using.

Where additional competence is required this should be noted accordingly.

ix) Technical Compliance

The works shall be carried out to the following Technical Compliance

- Scaffolding erection as per the lead contractor's temporary works design and sign off procedure. The temporary works procedures and the temporary works design for this element will be made available on request.
- The [insert name of lead contractor] Health and Safety Document.
- Preparation and re-instatement of material to be undertaken to comply with Manufacturers Specifications.

x) Plant & Equipment

a) Access scaffold, mobile tower – to comply with [lead contractor] works procedures.

b) Power tools – to [lead contractor] works procedures

xi) Management of Heritage Risks

The task method statement will note identified heritage risks and how they shall be managed throughout the duration of the works, as per the following example.

Heritage Risk	Control Required
Risk of damage to the existing paint/plaster finishes whilst undertaking the works.	a) Demonstrate competency of sub-contractor to undertake works. b) Use access scaffold to enable access to high level works. c) Don't lean any ladder or materials on the painted/gilded surfaces. d) Ensure operatives follow the established Method Statements

Risk of damage to adjacent heritage surfaces while cleaning eg plasterwork.	a) Employ a competent sub-contractor to undertake works. b) Use access scaffold to enable access to high level works c) Don't lean any ladder or materials on the walls. d) Ensure operatives follow the established Method Statements
Loss of original materials/features during taking of samples.	a) Employ a competent sub-contractor to undertake works. b) Ensure selective choice of samples – take from non visible areas where possible. c) Ensure work is full documented with photographs and note before during and after conservation works. d) Ensure operatives follow the established Method Statements

xii) **Supervision**

Specify the site supervision to be provided by [insert Lead contractor] under the direction of Project Manager (TBC).

All specialist contractors will also provide supervisors for each of their teams.

xiii) **Monitoring of Work**

Specify the inspection and Test Plan to ensure the required quality standards are met.

xiv) **Environmental**

Detail the environmental protection for all operatives. This will include a minimum of 5 point Personnel Protective Equipment (PPE). Hard Hat, Hi-Viz, Gloves, Safety boots and Glasses. Additional PPE, i.e. harness, will be highlighted in the Specialist Sub-Contractors Method Statements.

In addition, contractors must wear disposable coveralls and Part 3 dust masks at all times within the building.

xv) **Dust**

Specify where operations will create airborne dust and the requirement for localised extract – any requirements for extract ventilation should be fully noted.

xvi) Temperature & Humidity

The environmental conditions within the building are not known at this time however upon inspection localised measures may be taken to provide ventilation if these are required.

xvii) Approval, Review & Briefing

Activity specific Health & Safety method statements for each works operation will be prepared by the sub-contractor appointed to carry out the works. These will be reviewed for approval by the lead contractor. Only once approved will the sub-contractor be permitted to commence works operations.

Where relevant and applicable to a Planning Condition or Listed Building Condition the sub- contractor method statements will be submitted to Manchester City Council for approval.

All operatives working with the method statement will be fully briefed on the method statement and will sign a briefing sheet to confirm their understanding.

Regular activity briefings will be issued to the operatives by the Specialist Sub-Contractors Supervisors and [insert lead contractor's name] Managers to identify any changes from the previous day and health and safety issues or any changes to the heritage considerations.

xviii) Appendices

To be provided if required.



Stephen Levrant Heritage Architecture Ltd. May 2016

#obidifference

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