23 NEW MOUNT STREET - AXIS ARCHITECTURE

SCHEDULE OF REPAIR WORKS TO EXTERIOR OF BUILDING (scope limited to areas covered by 3rd party photographic survey) **FIRST ISSUE 22-06-2018**

Refer to photographs as listed and separate marked up elevations

Photo number	Location	Description	WORKS PROPOSED
6863	Building 1 / Atrium side	Missing brickwork at Mansard gutter near gable	B
6863	Building 1 / Atrium side	Redundant aerials next to chimney and Mansard downpipe	R
6863	Building 1 / Atrium side	Redundant light fixtures and cables	R
6863	Building 1 / Atrium side	Terracotta cills with open joints and generally stained	X / P
6865	Building 1 / Atrium side	Stone cill to window 2-26 heavily eroded	A
6866	Building 1 / Atrium side	Stone cill to window 2-25 heavily eroded	A
6867	Building 1 / Atrium side	Missing brick to right of window 3-39	B
6868	Building 1 / Atrium side	Movement crack in brickwork to full length of window 3-26 on right	C
6869	Building 1 / Atrium side	Crack to terracotta cill window 2-24	D
6871	Building 1 / Atrium side	Damaged terracotta cill window 3-25	D
6872	Building 1 / Mansard gable	Spalled / cracked / loose / missing render to gable, both sides of parapet	E
6872	Building 1 / Mansard gable	Water staining / salt deposits to parapet	F
6874	Building 1 / Atrium side	Movement crack in brickwork below window 3-24	C
6879	Building 1 / Atrium side	Crack to terracotta cill window 3-22	D
6886	Building 1 / Atrium side	Hole in brickwork with staining below	C
6887	Building 2 inside of parapet	Eroded brickwork with open joints, some bricks appear loose	C
6888	Building 2 inside of parapet	Eroded brickwork with open joints, some bricks appear loose	C
6889	Building 2 inside of parapet	Eroded brickwork with open joints, some bricks appear loose	C
6892	Building 1 / Mansard parapet	Vegetation growing out of coping	G
6905	Building 1 / Atrium side	Eroded brickwork/gaps in reveal window 2-29	B
6906	Building 1 / Atrium side	Stone cill to window 2-30 and 2-31 heavily eroded	A
6907	Building 1 / Atrium side	Holes in brickwork with redundant AC cables, redundant plastic waste pipe	H / Y
6908	Building 1 / Atrium side	Evidence of long standing damp to brickwork and first floor cills - moss	I
6909	Building 1 / Atrium side	Stone cill to window 2-29 severely eroded	J
6940	Building 2 / Ludgate Street	Severe damage to concrete lintel over windows 1-24 and 1-25	C
6941	Building 2 / Ludgate Street	Large crack in brickwork on pilaster to right of window 1-24	C
6942	Building 2 / Ludgate Street	Severe damage to concrete lintel over windows G-21	C
6943	Building 2 / Ludgate Street	Movement crack in brickwork to left of transformer doors	C
6949	Building 2 / Naples Street	Cracks to brickwork on pilaster / open joints, and concete cornice	C
6950	Building 2 / Naples Street	Hole in wall 6 courses below cill	B
6950	Building 2 / Naples Street	Large crack in concrete cill	K
6951	Building 2 / Naples Street	Hole in wall one course above cornice	B
6951	Building 2 / Naples Street	Open brickwork joints	L
6951	Building 2 / Naples Street	Concrete cornice missing / damaged above lower ground floor	N
6952	Building 2 / Naples Street	Cracks to brickwork on pilaster / open joints	C
6953	Building 2 / Naples Street	Missing brick at old hopper bracket	B
6953	Building 2 / Naples Street	Cracks to brickwork on pilaster / open joints	C

6953	Building 2 / Naples Street	Crack to concrete lintel	C
6953	Building 2 / Naples Street	Plastic rainwater hopper off centre	M
6954	Building 2 / Naples Street	Large crack in concrete cill	K
6955	Building 2 / Naples Street	Open brickwork joints	L
6955	Building 2 / Naples Street	Concrete cornice missing / damaged above lower ground floor	N
6955	Building 2 / Naples Street	Plastic rainwater hopper	O
6955	Building 2 / Naples Street	Redundant plastic housing (intruder alarm?)	R
6956	East gable of Building 2 / Building 3 roof	Makeshift bitumen / hessian waterproofing to brickwork on corner	P
6956	East gable of Building 2 / Building 3 roof	Corroded / brittle stepped flashings	Q
6962	East gable of Building 2 / Building 3 roof	Makeshift mortar pointing over stepped flashings	Q
6963	Co-op Entrance School Street	Vegetation growing out of parapet	G
6963	Co-op Entrance School Street	Stained terracotta	P
6965	Building 4&5 Roof	Redundant intruder alarm box	R
6967	Co-op Entrance School Street	Damp brickwork (moss)	I
6967	Co-op Entrance School Street	Redundant roller shutter housing	R
6968	Co-op Entrance / Building 5 eaves	Large gap at eaves level (pigeons)	S
6969	Building 1 / School Street	Gap in brickwork between wins G34 and LG25	B
6969	Building 1 / School Street	Hole in brickwork bottom left window G33	B
6969	Building 1 / School Street	Redundant plastic fan grille	H
6970	Building 1 / School Street	Gap in brickwork next to cill of window 1-36	B
6970	Building 1 / School Street	Cracked stone window head to G33	C
6970	Building 1 / School Street	Open brickwork joints	L
6970	Building 1 / School Street	Redundant plastic soil pipes	Y
6971	Building 1 / School Street parapet	Vegetation growing out of parapet	G
6972	Building 1 / School Street	Water staining / salt deposits to brickwork	F
6972	Building 1 / School Street	Redundant plastic soil pipe	Y
6973	Building 1 / School Street	Water staining / salt deposits to brickwork	F
6973	Building 1 / School Street	Redundant overflow pipe to left of window 2-34	H
6974	Building 1 / School Street	Redundant plastic soil stack	Y
6975	Building 1 / New Mount Street	Redundant recess in wall - stainless steel plate	H
6978	Building 1 / New Mount Street	Vegetation growing out of parapet	G
6978	Building 1 / New Mount Street	Stained terracotta	P
6979	Building 1 / Mansard gable	Spalled / cracked / loose / missing render to gable	E
6979	Building 1 / Mansard gable	Vegetation growing out of parapet / loose terracotta coping	T
6981	Building 1 / New Mount Street	Eroded stone head to window	A
6982	Building 1 / New Mount Street	Vertical crack to stone window head G45	C
6983	Building 1 terracotta	Copings appear loose and need repointing	I
6983	Building 1 terracotta	Broken section of cornice under RH circular window	N
6983	Building 1 terracotta	Stained terracotta pediment, window surrounds, cornices, cills	P
6985	Building 1 / New Mount Street	Heavily eroded stone cill to window 3-10	A
6986	Building 1 / New Mount Street	Heavily eroded stone cill to window 3-6	A
6988	Building 1 / New Mount Street	Corner of stone cill eroded on window 2-2	A
6988	Building 1 / New Mount Street	Redundant pipework to be removed	H
6989	Building 1 / New Mount Street	Water staining to brickwork below 1st floor terracotta cornice	P

6990	Building 1 / New Mount Street	Heavily eroded stone cills to windows 1-13,1-11 and 2-12	A
6991	Building 1 / New Mount Street	Heavily eroded stone cill to window 2-9	A
6991	Building 1 / New Mount Street	Redundant intruder alarm box	R
6992	Building 1 / New Mount Street	Heavily eroded stone cills to windows 2-6,2-7,2-8	A
6993	Building 1 / New Mount Street	Pipe? Penetration through wall below to side of window 2-5	H
6993	Building 1 / New Mount Street	Single stone cill window 2-4 appears to be painted	P
6994	Building 1 / New Mount Street	Vertical crack to stone cill window 1-3	A
6994	Building 1 / New Mount Street	CCTV and cabling	H
6995	Building 1 / New Mount Street	Open brickwork joints above terracotta keystones and lintels (movement?)	C
6995	Building 1 / New Mount Street	Redundant brackets / fixings above and below first floor cornice t	H
6995	Building 1 / New Mount Street	Redundant steel box between windows G-14 and G-13	H
6997	Building 1 / New Mount Street	Existing metal signage	H
6997	Building 1 / New Mount Street	Redundant plastic boxing (alarm?)	R
6998	Building 1 / New Mount Street	Security lighting and CCTV	R
7000	Building 1 / New Mount Street	Redundant pipework to be removed at lower ground / ground floor	H
7001	Building 1 / New Mount Street	Redundant signage plate	R
7001	Building 1 / New Mount Street	Painted stone pilasters and frieze at secondary entrance - graffiti	U
7002	Building 1 / New Mount Street	Damaged brickwork at recessed RWP next to win LG11	B
7013	Building 1 Roof - East end	Redundant air conditioning units on mansard gable	H
7013	Building 1 Roof - East end	Stone copings to parapet	T / V
7014	Building 1 / School Street	Stone cill to window G37 heavily eroded	A
7014	Building 1 / School Street	Redundant brackets near windows G37 and G36	H
7014	Building 1 / School Street	Redundant CCTV	R
7014	Building 1 / School Street	Open jointed /damp brickwork and vegetation at pavement level	W
7015	Building 1 / School Street	Redundant cabling on RHS.	R
7017	Building 1 Roof - East end	Redundant aerials	R
7017	Building 1 Roof - East end	Some broken stone copings to parapet	T / V
7020	Building 1 Roof - East end	Broken copings to parapet on atrium side	T / V
7027	Building 1 - atrium side	Redundant AC units on Building 1	H
7027	Building 1 - atrium side	Redundant aerial, soil pipes, cabling and other pipe penetrations	H
7029	Building 1 original entrance	Damaged brickwork at recessed RWP to right of entrance	B
7029	Building 1 original entrance	Open brickwork joints above terracotta keystones and lintels (movement?)	C
7029	Building 1 original entrance	Vegetation growing out of terracotta doorcase arch	G
7029	Building 1 original entrance	General staining to terracotta and steps.	P
7029	Building 1 original entrance	Terracotta cornice at first floor cill level appears loose over doorcase arch - open joints	X
7031	Building 1 above original entrance	Staining / efflorescence from new mortar	F
7031	Building 1 above original entrance	Pointing does not match oider brickwork	L
7031	Building 1 above original entrance	Staining to brickwork and terracotta behind RWP on right.	P
7031	Building 1 above original entrance	Open joints to terracotta cornice at 2nd floor cill level	X
7036	Building 1 / Ludgate Street	Damaged brickwork at recessed RWP and SVP.	B
7036	Building 1 / Ludgate Street	Movement crack in brickwork over LG15	C
7036	Building 1 / Ludgate Street	Movement crack in brickwork and arched lintel over G16	C
7036	Building 1 / Ludgate Street	Movement crack in brickwork and arched lintel over G17	C
7036	Building 1 / Ludgate Street	Terracotta cill to window LG15 in poor condition	D

7036	Building 1 / Ludgate Street	Redundant conduit and cabling	H
7036	Building 1 / Ludgate Street	Redundant horizontal plastic soil pipe tracking across to stack	Y
7037	Building 1 / Ludgate Street	Vegetation growing in brick joints	G
7037	Building 1 / Ludgate Street	Overflow pipes each side of windows G18 and 1-21	H
7037	Building 1 / Ludgate Street	Mismatched pointing	L
7039	Building 1 / Ludgate Street	Vegetation growing in brick joints	G
7039	Building 1 / Ludgate Street	Staining / efflorescence from new mortar / mismatch with oider brickwork	L
7040	Building 1 / Ludgate Street	Movement crack and vegetation in brickwork over window 3-21	C
7040	Building 1 / Ludgate Street	Redundant overflow pipe to right over window 3-21	H
7042	Building 1 / Ludgate Street	Movement crack in brickwork to parapet	C
7042	Building 1 / Ludgate Street	Terracotta copings appear to have slipped	T
7045	Building 1 / Ludgate Street	Redundant overflow pipe each side of window 2-21	Y
7046	Building 1 / Ludgate Street	Redundant waste pipe below left of window G-18	Y
7048	Building 1 / Ludgate Street	Redundant plastic soil pipe to left of window LG16 extending up to hopper near win 1-21	Y
7048	Building 1 / Ludgate Street	Redundant waste pipe below left of windows 2-21 and 1-21 discharging into hoppers	Y
7048	Building 1 / Ludgate Street	Lots of redundant plastic pipework below window G-20	Y
7049	Building 2 / Ludgate Street corner	Spalling to concrete lintel over LG-17	C
7049	Building 2 / Ludgate Street corner	Redundant horizontal plastic soil pipe below windows G-23,G-22, G-21	Y
7050	Building 2 / Ludgate Street corner	Redundant CCTV	H
7052	Building 2 / Ludgate Street corner	Movement crack in brickwork to parapet on corner. Brick capping looks very unstable	C
7055	Building 2 / Naples Street	Hole in brickwork 5 courses below cill to G-25	B
7055	Building 2 / Naples Street	Redundant metal box / recess below cill to G-25	H
7055	Building 2 / Naples Street	Concrete cill to win LG-18 cracked and eroded	K
7055	Building 2 / Naples Street	Concrete cill to wind LG-20 cracked	K
7055	Building 2 / Naples Street	Redundant security signage and metal backplate	R
7055	Building 2 / Naples Street	Redundant CCTV camera	R
7056	Building 2 / Naples Street	Missing brick at old hopper bracket	B
7056	Building 2 / Naples Street	Cracks to brickwork on pilaster / open joints	C
7056	Building 2 / Naples Street	Water staining to brickwork and concrete cills below parapet	F
7056	Building 2 / Naples Street	Vegetation growing out of parapet	G
7062	Building 2 / Naples Street	Missing brick at old hopper bracket	B
7062	Building 2 / Naples Street	Movement crack in brickwork to parapet on corner. Brick capping looks very unstable	C
7062	Building 2 / Naples Street	Cracks to concrete lintels over 1-35,1-33	C
7062	Building 2 / Naples Street	Apparent water damage to render on gable	E
7062	Building 2 / Naples Street	Vegetation growing out of parapet on gable	G

KEY TO WORKS PROPOSED

A	Epoxy repair to stonework
B	Repair with matching salvaged brickwork
C	Repair to structural engineer's recommendations
D	Epoxy repair to terracotta
E	All render to be removed and renewed (spec to be agreed with conservation officer)
F	Brickwork to be cleaned and treated with salt neutraliser solution
G	Remove all vegetation and treat with herbicide prior to repair
H	Remove and make good using matching salvaged brickwork where required
I	Further investigation required when access available
J	Replacement stone cill
K	Epoxy repair to concrete cill
L	Repoint with mortar (spec and joint type to be agreed with conservation officer)
M	New hopper restored to central position,
	Redundant chute outlet to be filled in with matching salvaged brickwork
N	Repair by specialist to match original profile
O	Plastic rainwater goods to be replaced in cast metal with heritage type hoppers
P	Specialist cleaning back to original stone/brick/terracotta
Q	Replacement step flashing and soakers where roof renewed
R	Remove item and make good wall
S	Replacement fascia and soffits to Buildings 4&5
T	Loose copings taken up and realigned / refixed using polymer modified bedding mortar, with metal cramps as required
U	Cleaning and redecoration
V	Cracked / broken stone copings to be replaced like for like
W	Damp proofing to be reviewed, bricks cleaned and repointed
X	Joints in terracotta cills/cornices etc to be repointed and loose sections re-set
Y	Drainpipes to be rationalised with redundant plastic/UPVC to be removed
	Make good wall using matching salvaged brickwork where required
	Cast iron/lead drain pipes and vent pipes generally to remain

GENERAL WORKS TO EXTERIOR (EXCLUDING ROOF)

All brickwork, stonework and terracotta to be cleaned with mineralised water / light detergent wash
All brickwork to be repointed (mortar spec and jointing to be agreed with conservation officer)
All plastic rainwater goods to be replaced with cast metal type, colour black, where required
Any redundant services/cables/pipes etc not identified above to be removed and wall made good - except original metal drainpipes/soil and vent pipes
Any damaged brickwork or holes to be made good
All railings to windows to be removed and brickwork made good