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Bridgewater House
Whitworth Street
Facade Refurbishment

SCOPE OF WORKS

Client:
Cording Real Estate Group

Revision: E Date: October 2016



BRIDGEWATER HOUSE - WHITWORTH STREET

FAÇADE REFURBISHMENT WORKS

PROJECT No. 3437

DESCRIPTION AND SCOPE OF THE WORKS – Rev.E : 28 OCTOBER 2016

NOTE: Revision E reflects face removal as opposed to the originally specified full block removal.

It is proposed to undertake refurbishments to the external envelope of Bridgewater House. This document relates to the proposed works to the faïence works on the Whitworth Street Elevation and the return on Atwood Street.

The works are split into two defined sections, as noted below, and are to be undertaken in accordance with the drawings and Specification

Section 1 – Works up to and including the second dentil level.
Section 2 – Works above the second dentil level.

Refer to drawings 3437-001 and 002, together with 3437-010 to 015 for Section 1 and 3437-020 to 030, all as appended to this document.

All works shall be carried out in accordance with the recommendations as set down in BS 8221-2:2000.

Description of the Works

Section 1

At the commencement of the contract for the face replacement/repair works and re-pointing the lower section of the elevation full cleaning, as described in the Specification, is to be undertaken. Cleaning prior to the implementation of the replacement/repair works is advised so that a better colour match for replacement faïence can be achieved and similarly for the lime based mortar used in the general crack repair works.

In this section it is proposed to replace the face of all damaged units where the damage is visually unacceptable. Where previously repaired cracks are unsightly or existing patch repairs considered inappropriate they shall be repaired by resin bonding or by re-facing using an appropriate material. Any other cracking that is not clearly visible will be deemed as being hairline (visibly assessed as being less than 1mm) and no works are proposed on the basis that the probability of water/moisture ingress is relatively minor together with the fact that any repair or replacement works would be visually worse than the current situation. It is proposed that the hairline cracking be monitored and if it deteriorates over time the problem will then be addressed.

Subsequent to the completion of the insertion of replacement block faces and the undertaking of general crack repairs the pointing to the full elevation up to and including the second dentil level is to be removed and re-pointed.

The works described for this section are considered as being permanent, the only exception being the units that have hairline cracking in them. Should the hairline cracking deteriorate over time the damage should be assessed with a view to undertaking resin bonding repairs or replacement as considered appropriate at that time.

Section 2

The glazed faïence works above the upper dentil line are considered as being a more temporary solution, with the proposed works being split into 5 elements:-

- Cracks within blocks in excess of approximately 3mm – individual blocks to have the faces cut out and replaced.
- Cracks within blocks in excess of approximately 1mm in width, but less than 3mm – cracks to be repaired by the use of resin bonding, capped with a suitable material of a colour closely matching the block. All as previously described.
- All previously repaired cracking is to be left "as is" unless the repair has failed or where there is spalling apparent, in which case they are to be cut out and replaced.
- Where blocks show signs of significant previous damage, or if there is a repair at a vulnerable position, such as at the corners of blocks, the blocks in question are also to have their faces cut out and replaced.
- Hairline cracks – as with the first section, these cracks will be left as they are.

Subsequent to the completion of the insertion of replacement block faces and repair of affected units, the pointing to the full elevation from the second dentil level up to parapet level is to be checked and where missing or unsound it is to be removed and re-pointed carefully matching into the existing. Any areas of pointing where a silicone sealant has been used, as is the case in the lower section of the elevation, it is to be carefully removed and re-pointed.

The above described works under Section 2 are to be considered as an interim repair. It is the intention of the owners to undertake a second tranche of works at a date yet to be confirmed. These future works will be on the same basis as the current Section 1 works, with all previously repaired blocks being re-assessed and re-classified as either for face replacement or repair. At the completion of this subsequent face replacement / repair programme the full elevation will be re-pointed.

General

Prior to the commencement of the works suitable moulds are to be taken, particularly of profiled blocks and blocks with relief decoration, to enable matching units to be manufactured. The first casting from the mould is to be approved by the PM / Architect in terms of accuracy of mould and quality of casting. When preparing the cast for a new block face, due allowance is to be made for new restraint fixings. The fixing arrangements are to be discussed and agreed between masonry contractor and supplier of proprietary stainless steel fixings, Ancon or similar approved. Size, strength and number of fixings as necessary to resist loads likely to occur during the life of the building, and to prevent lateral displacement or pulling apart of the construction.

- Prior to the commencement of the works 10 No. samples shall be taken in discrete locations as agreed with the PM to determine the constituent parts of both the original pointing and the original bedding mortar so that the design of the material will accurately reflect the original material, thus producing a material that is fully compatible with the existing whilst maintaining similar flexibility, permeability and thermal characteristics. The specified mixes are to be reviewed against the results arising from the test samples and the mix adjusted if required. Where a colouring agent is to be used it shall be UV stable.

Prior to commencement of works on site sample panel/panels are to be produced and sample insitu repairs for approval by the PM as defined in the Specification. The samples shall include the following examples and will be used as the gauge for the works undertaken:-

- An example of the removal and replacement of individual unit – a separate panel shall be constructed specifically for this purpose to demonstrate the methodology to be used and to determine any effects that the removal and replacement of units may have on the surrounding blocks.
- Fixing, pointing and grouting in of replacement unit in the above.
- Re-fixing of detached fragments.
- Dowelling and/or resin injection of insecure units.
- Crack filling and crack injection.
- Cutting out for re-pointing.
- Re-pointing.
- Preparation for mortar repair.
- Mortar repair.
- For repairs insitu three examples are to be carried out in accordance with the proposed repairs and in discrete locations as agreed with the PM. These are to demonstrate the visual acceptance of the specified repair and general consistency of finish to be expected. These sample repairs should establish the requirement for colour additives in terms of basic colour match, the batch quantities for the additive and type of additives required for the basic mix. All colouring additives are to be UV stable.

When removing the face of a block, or part thereof, it should initially be carefully broken out in the centre of the block and then subsequently broken out from the edge of the block towards the centre, thereby limiting the risk of damage to adjacent blocks.

A detailed record is to be kept of replacement blocks not specified on the drawings in respect of the reason for replacement (i.e. cracked block not picked up at time of survey, damage due to preparation for re-pointing and damage or breakage of adjacent block during the removal of the block scheduled for replacement etc.) in the form of annotation to the drawing and photographs. All photographs to be clearly referenced.

Any rust on steel exposed during opening up should be removed by grinding or grit blasting insitu. Adjacent faïence/terracotta should be protected. Exposed metal should be treated immediately with a corrosion-inhibiting coating system and allowed to cure prior to rebuilding/reinstatement work.

All ferrous restraint ties found upon removal of damaged blocks to be removed, including the fixing to the original structure and replaced as necessary with the appropriate stainless steel ties. Where blocks have been removed the backing is to be thoroughly cleaned in order to remove and detritus.

Where necessary following the face removal of the damaged blocks, the voids within the original blocks are to be filled with relatively dry 1:8 cement:aggregate in accordance with the Specification. Alternatively a Lytag concrete may be used to reduce weight and ease handling of units. When the fill has cured sufficiently the new block face is to be offered up and dry-laid, prior to drilling for the dowel fixings, to equalise joints and then re-laid in mortar. All blocks to be sufficiently wetted at time of installation as necessary to control suction.

Upon completion of the installation of replacement block faces and the crack repairs, the full elevation is to be re-pointed to match existing style.

When striking the scaffold, all fixings are to be removed with replacement blocks being provided as the level of the scaffold reduces. The drawings provided indicate what appear to be previous scaffold fixing points. These are to be inspected, checked for adequacy and re-used where possible. Upon striking the scaffold all fixings are to be removed in their entirety (i.e. no sockets left in place if socket anchors as used) and where the block is undamaged save for the fixing hole it shall be “thumb repaired” as detailed in the Specification. If damaged it shall have the face replaced as previously described. NO SCAFFOLD TIES ARE TO BE PROVIDED DIRECTLY INTO THE FAIENCE UNITS BUT SHALL BE TAKEN BACK TO THE MAIN STRUCTURE.

OUTLINE SCOPE OF WORKS

SECTION 1 – UP TO SECOND DENTIL LEVEL

Refer to RoC drawing no. 3438-010 – 015 appended to this document and appropriate Specification Clauses in respect of the proposed works. The extent of the works detailed on the drawings has been established from ground level with the aid of a pair of binoculars and in liaison with the Architect and Specialist Contractor; in view of this, the elevation is to be re-surveyed once the scaffold is in place to allow a close up visual examination to be undertaken. Subsequent to the re-survey the extent of repairs may increase.

- All sealant around windows etc. is to be carefully stripped off taking care not to damage the finished surface of the blocks.

- All pointing between individual units is to be carefully washed out, raked out or ground out with 1.2mm grinder to a depth of 10mm where jetting does not remove the old pointing, in preparation for re-pointing, subsequent to the completion of the replacement of the damaged blocks. Extreme care should be exercised if using mechanical means to remove pointing so as not to damage block arises or to over-cut in depth.

- All blocks indicated RED with an (L) marked within it on the relevant drawings shall have the both the front and side faces removed, taking all due precaution not to damage surrounding undamaged or unaffected blocks All works to be undertaken in accordance with the Specification as relating to block repairs and shall include for pinning the new face to the original backing. The indicated blocks have been selected in accordance with the same criteria as above, but with only the faces being replaced in order to retain as much of the original construction as possible from a Conservation point of view.

    - Blocks that have cracked with a visually estimated crack width in excess of 1mm.
    - Blocks that have cracking near a corner or edge that extends through the full width of the material.
    - Blocks where existing crack repairs are deemed to be unsightly – i.e. where the width of the repair is in excess of 10mm in width, or where they appear to have been finished with a cement based mortar, or where there are multiple repairs in one block.
    - Blocks that have been re-faced using a cement based mortar

- All blocks indicated RED with an (R) marked within it on the relevant drawings shall have only the face of the block carefully removed, taking all due precaution not to damage surrounding undamaged/unaffected blocks. All works to be undertaken in accordance with the Specification as relating to block repairs and shall include for pinning the new face to the original backing. The indicated blocks have been selected in accordance with the same criteria as above, but with only the faces being replaced in order to retain as much of the original construction as possible from a Conservation point of view.

- All blocks which have been indicated ORANGE are those that do not fall under the previous category or with a previous patch repair are to be repaired using one of the following methods:-

    1. Blocks that have cracked through the full thickness of the block where the width has been assessed as being in excess of 1mm, but where such crack does not occur near a corner or edge.
        - Form a chase with clean straight edges which will encompass the crack to a depth of 10mm.

- Clean out dust from chase and crack using compressed air and resin bond the crack in accordance with the Specification and manufacturers recommendations.
- The chase is to be prepared using suitable bonding agent if necessary and then filled using a colour matched lime based mortar, finished smooth and level with block face. All colouring additives are to be UV stable.

2. All blocks that appear to have previously had cracks repaired and which do not fall under the category for replacement:-
   - Form a chase with clean straight edges which will encompass the previous repair to a depth of 10mm.
   - Clean out dust from chase using compressed air.
   - The chase is to be prepared using suitable bonding agent if necessary and then filled using a colour matched lime based mortar, finished smooth and level with block face. All colouring additives are to be UV stable.
3. Blocks that have been patch repaired using a cement based mortar:-
   - Carefully cut clean straight edges to a regular profile that will encompass the existing patch repair and the patch repair carefully broken out back to the straight edge to a depth of 10mm.
   - Rebuild the block face using a colour matched lime based mortar, finished smooth and level with block face. All colouring additives are to be UV stable.
4. Blocks that have a previous repair at an apparent scaffold fixing point that is not being re-used and where existing bolts have been removed.
   - Carefully remove existing fill material to a depth of 10mm.
   - Carry out “thumb repair” as detailed in the Specification.

- All blocks which have been indicated GREEN are not to be replaced or repaired, these are classified as blocks that have minor hairline cracks where remedial works are likely to exacerbate the problem and the visual impact of their replacement would be more detrimental to the overall general appearance.

SECTION 2 – ABOVE SECOND DENTIL LEVEL

Refer to RoC drawing no. 3438-020 – 031 appended to this document and appropriate Specification Clauses in respect of the proposed works. The extent of the works detailed on the drawings has been established from ground level with the aid of a pair of binoculars; in view of this the elevation should be re-surveyed once the scaffold is in place to allow a close up visual examination. Subsequent to the re-survey the extent of repairs may increase. The specialist masonry contractors tendering for the works should therefore provide a rate per block for the differing repairs as described below.

- All sealant around windows etc. is to be carefully stripped off taking care not to damage the finished surface of the blocks.

- All pointing between individual units is to be thoroughly checked and where found to be lose or defective it shall be carefully washed out, or raked out or ground out with 1.2mm grinder where jetting is unsuccessful, to a depth of 10mm, in preparation for re-pointing subsequent to the completion of the repair and replacement works. Extreme care should be exercised if using mechanical means to remove pointing so as not to damage block arises or to over-cut in depth.

- All blocks indicated RED with an (L) marked within it on the relevant drawings shall have the both the front and side faces removed, taking all due precaution not to damage surrounding undamaged or unaffected blocks All works to be undertaken in accordance with the Specification as relating to block repairs and shall include for pinning the new face to the original backing. The indicated blocks have been selected in accordance with the same criteria as above, but with only the faces being replaced in order to retain as much of the original construction as possible from a Conservation point of view. The indicated blocks have been selected in accordance with the following criteria:-

    - Blocks that have cracked with a visually estimated crack width in excess of 1mm
    - Blocks that have previously repaired which have subsequently failed.
    - Blocks showing significant previous damage and repair at vulnerable positions, such as at corners.

- All blocks indicated RED with an (R) marked within it on the relevant drawings shall have only the face of the block carefully removed, taking all due precaution not to damage surrounding undamaged/unaffected blocks. All works to be undertaken in accordance with the Specification as relating to block repairs and shall include for pinning the new face to the original backing. The indicated blocks have been selected in accordance with the same criteria as above, but with only the faces being replaced in order to retain as much of the original construction as possible from a Conservation point of view.

- All blocks indicated ORANGE on the relevant drawings are to be repaired insitu. All works to be undertaken in accordance with the Specification. The indicated blocks have been selected in accordance with the following criteria:-
    - Blocks that have cracked with a visually estimated crack width in excess of 1mm, but not less than 3mm.
    - Blocks that have chipped with lose sections of the parent material still in place
    - Blocks that have redundant bolt fixings, or where such fixings have been removed

  The repair to consist of the following:-

  1. Carefully form a nominal 10mm wide groove forming the edges to a clean straight line using a 100mm diamond bladed 1.2mm angle grinder. Chip out between saw cuts, working from the top down, to a depth of 10mm. Repaired areas should not be feather edged.
  2. Brush clean to remove surface dust and use compressed air to clean underlying crack in preparation for repair.
  3. Cracks should be filled/repaired with proprietary colour-matched, thixotropic resin pastes, or grouted with liquid or thixotropic resins, with the resin terminating at the bottom of the groove so that it is not visible on the surface. All care should be taken to avoid splashes or spills of synthetic resins onto surface of block.
  4. Following resin bonded repair works the nominal 10x10mm groove is to be filled using suitable repair mortar subsequent to the application of an appropriate bonding agent to the parent material. All mortars to be colour matched to the surrounding areas. All colouring additives are to be UV stable.
  5. Where there are redundant fixings they shall be removed and the resultant hole made good by thumb repair as described in the Specification. Where previous fixings have been removed and not made good a similar thumb repair is to be undertaken.
  6. Where units have cracked causing detached pieces, for example at corners or relief details, they should be re-fixed with repair mortar and dowels. Dowels through the face of a block should be positioned with the end face of the dowel recessed 25 mm from the outer face of the block. Where

there are chipped blocks where the parent material is missing, it shall be built up to match the original profile using a suitable repair mortar and where possible shall incorporate stainless steel dowels. Where there is surface chipping or erosion of the block a patch repair should be undertaken which should be undertaken as follows:-

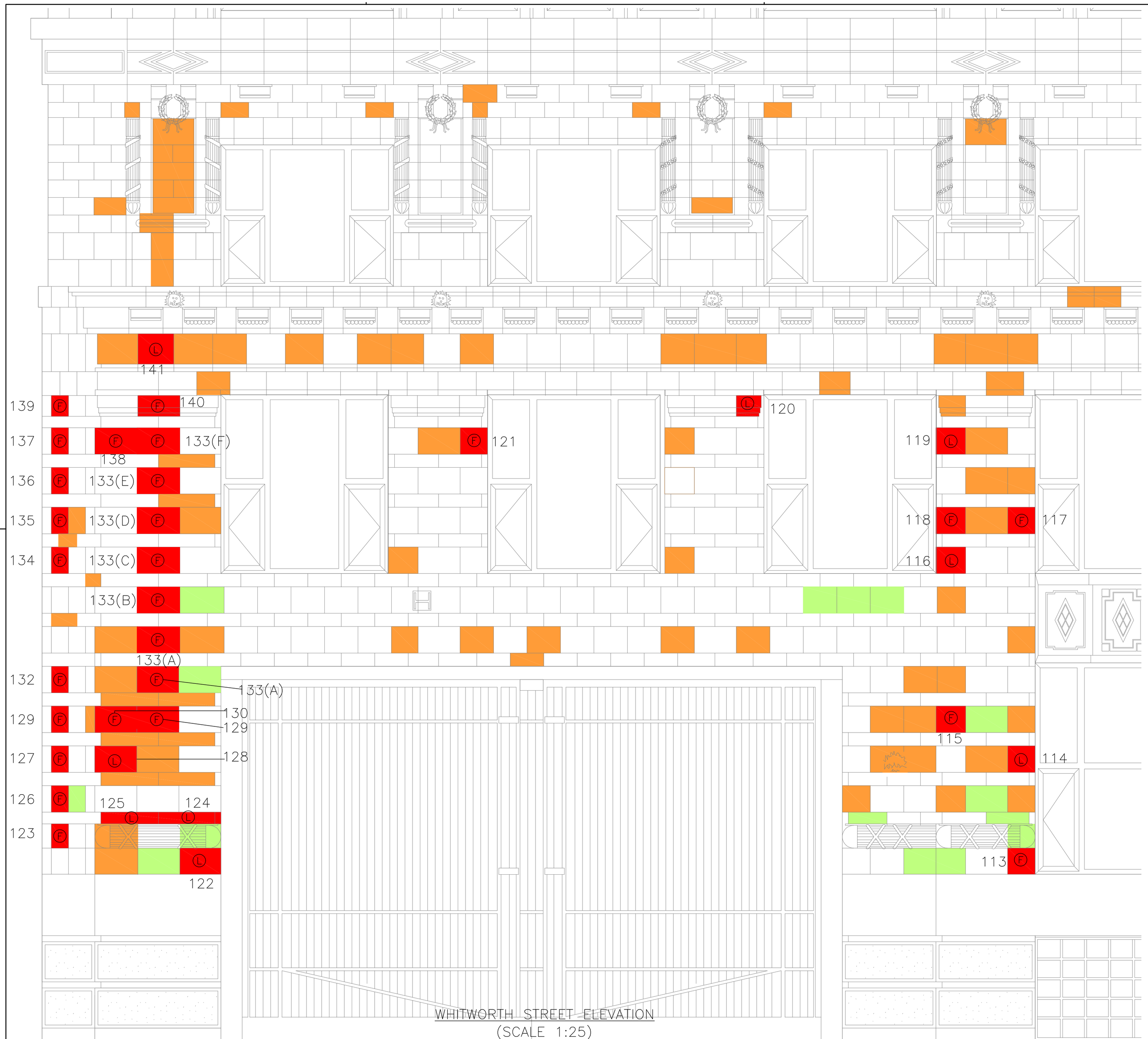
- Cut a clean straight rectangle encompassing the patch using a 1.2mm diamond disc in an angle grinder
- Carefully chisel out within the rectangle to a uniform depth of approximately 10mm. Feather edges are not permitted.
- Patch with repair with colour matched mortar after application of appropriate bonding agent. All colouring additives are to be UV stable.

- Upon completion of the installation of repair and installation of replacement blocks the defective areas of pointing are to be re-pointed to match existing style.

- All blocks indicated GREEN have minor defects, either visual or physical, which are not considered to be significant and which are not scheduled for repair at this stage. These blocks are categorised as follows:-
  1. Blocks that have cracked with a visually estimated crack width less than 1mm
  2. Blocks that have previously been repaired where the pre-existing repair appears sound.
  3. Blocks with pre-existing patch repairs which appear to be sound.

APPENDIX A

SCHEDULE FOR FACE REPLACEMENT TO BELOW DENTIL LEVEL
AND
DRAWINGS INDICATING EXTENT OF WORKS



WHITWORTH STREET ELEVATION
(SCALE 1:25)

FOR CONTINUATION SEE DRG 3437 – 011

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NOTES

LEGEND

AtMB UPDATED ANNOTATIONS IN ACCORDANCE WITH MARK UPS AND SCHEDULE AS RECEIVED 21/10/16.

Ⓛ – BLOCK TO BE REPLACED

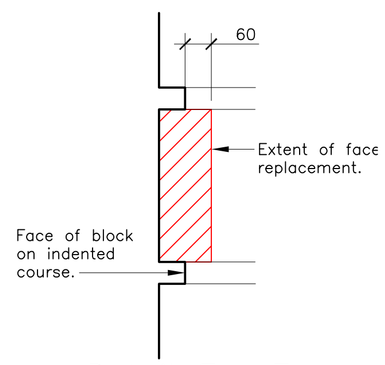
Ⓕ – FACE REPLACEMENT SEE DETAIL

– BLOCK TO BE REPAIRED

RoC ANNOTATIONS FOLLOWING CLOSE–UP INSPECTION UNDERTAKEN ON 21–09–2016 SHOWING ADDITIONAL CRACKING GENERALLY OF A MINOR NATURE THAT HAS NOT BEEN INCLUDED IN THE ABOVE.

– HAIRLINE CRACKING – MINOR REPAIRS PROPOSED ON THE BASIS THAT THE CRACKS WILL DETERIORATE OVER TIME UNDER FREEZE/THAW CONDITIONS

NOTE:
ALL BLOCKS ABOVE BLUE LINE ARE SUBJECT TO RE–INSPECTION TO PICK UP ANY CRACKING NOT INCLUDED IN THE AtMB ANNOTATIONS.



Detail For Face Replacement
(Scale 1:10)

REV.	DATE	DETAILS	DRN.	CHK.
3	27.10.2016	DRAWING REVISED INCORPORATING REFS. ALL AS AGREED WITH CONSERVATION OFFICER.	SPH	PS
2	28.09.2016	KEY SIMPLIFIED AND EXTENT OF PROPOSED WORKS UPDATED AFTER RE–INSPECTION.	wdc	PS
1	06.12.2015	FOR INFORMATION	MT	PS

DRAWING STATUS
FOR APPROVAL

RoC CONSULTING
Civil & Structural Engineers
6 Commercial Street, Manchester, M15 4PZ
Tel: 0161 214 5390

DRAWN wdc	DATE 09.16	SCALES AS NTD
CHECKED PS	DATE 09.16	THE ABOVE SCALES APPLY WHEN PLOTTED AT A1 SIZE
APPRVD. PS	DATE 09.16	EMAIL FOR DRAWINGS drawings@rocconsulting.com

CLIENT
CORDING REAL ESTATE GROUP

PROJECT TITLE
BRIDGEWATER HOUSE FACADE REMEDIAL WORKS

DRAWING TITLE
WHITWORTH ST ELEVATIONS SHT 1 OF 5

PROJECT No.	DRAWING No.	REV.
3437	010	3

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AtMB UPDATED ANNOTATIONS IN ACCORDANCE WITH MARK UPS AND SCHEDULE AS RECEIVED 21/10/16.

(L) – BLOCK TO BE REPLACED

(F) – FACE REPLACEMENT SEE DETAIL

– BLOCK TO BE REPAIRED

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86(A) (L) 86(B) (L) 86(C) (L)

PIN REPAIR

PIN REPAIR

CRACKING OBSERVED TO SOFFIT BLOCKS – CURRENTLY SCHEDULED FOR REPAIR, HOWEVER REMOVE THE BLOCK WHERE INDICATED TO CHECK CONDITION OF BACKING STRUCTURE. IF REMEDIAL WORKS ARE REQUIRED TO THE BACKING STRUCTURE THEN ALL THE BLOCK ALONG THE LINE OF THE AFFECTED ELEMENT WILL REQUIRE REPLACEMENT SUBSEQUENT TO EXECUTING THE APPROPRIATE REMEDIAL REPAIRS.

111 (F) (F) 112 100 (L) (F) 101 96 (F) (L) 97

110 99 95 (L)

109 (F) 94

108 92 91 (L) (F) (F) 93

107 (F) 106

105 (L) 103(A) 98 (L) 90 (F) 88 89

103 (F) (F) (L) 104 87 (F) (F) (F)

102

84 (L) (F) 85

83 (F) (L) 81

82 79 (F) (L) 80

77 (F) (L) 78

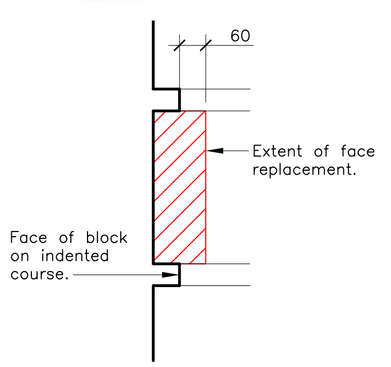
FOR CONTINUATION SEE DRG 3437 – 010

FOR CONTINUATION SEE DRG 3437 – 012

BRIDGEWATER HOUSE

BRIDGEWATER HOUSE

WHITWORTH STREET ELEVATION
(SCALE 1:25)



Detail For Face Replacement
(Scale 1:10)

ACADFILE

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CORDING REAL ESTATE GROUP

PROJECT TITLE
BRIDGEWATER HOUSE FACADE REMEDIAL WORKS

DRAWING TITLE
WHITWORTH ST ELEVATIONS SHT 2 OF 5

PROJECT No.	DRAWING No.	REV.
3437	011	3

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(L) – BLOCK TO BE REPLACED

(F) – FACE REPLACEMENT SEE DETAIL

– BLOCK TO BE REPAIRED

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FOR CONTINUATION SEE DRG 3437 – 011

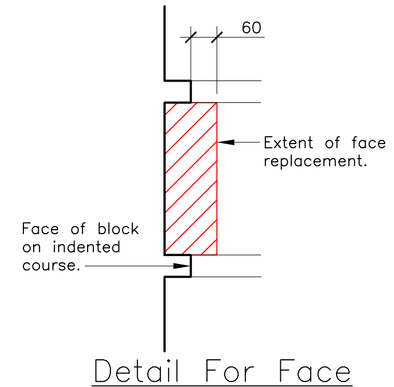
FOR CONTINUATION SEE DRG 3437 – 013

EXISTING COLUMN FACADE TO BE REMOVED AND REPLACED WITH STONE CLADDING TO MATCH ADJACENT PIERS

74 (L)(F)(L) 76 | 75 | 65 (F)(F)(F) 67 | 66 | 63 (F)(L) 64 | 50 (F)(F)(F) 52 | 51 | 49 (F) | 62 (L) | 61 (F) | 48 (F) | 73 (F) | 59 | 58 (F)(F)(F) 60 | 46 | 45 (F)(F)(F) 47 | 71 (F)(F)(F) 70 72 | 56 | 55 (F)(F)(F) 57 | 43 (F)(F) 44 | 68 (F)(F) 69 | 53 (F)(F) 54 | 58 | 60 | 41 (F)(F) 42

BRIDGEWATER HOUSE

BRIDGEWATER HOUSE



Detail For Face Replacement
(Scale 1:10)

REV.	DATE	DETAILS	DRN.	CHK.
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BRIDGEWATER HOUSE FACADE REMEDIAL WORKS

DRAWING TITLE
WHITWORTH ST ELEVATIONS SHT 3 OF 5

PROJECT No.	DRAWING No.	REV.
3437	012	3

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NOTES

LEGEND

AtMB UPDATED ANNOTATIONS IN ACCORDANCE WITH MARK UPS AND SCHEDULE AS RECEIVED 21/10/16.

Ⓛ – BLOCK TO BE REPLACED

Ⓕ – FACE REPLACEMENT SEE DETAIL

– BLOCK TO BE REPAIRED

RoC ANNOTATIONS FOLLOWING CLOSE–UP INSPECTION UNDERTAKEN ON 21–09–2016 SHOWING ADDITIONAL CRACKING GENERALLY OF A MINOR NATURE THAT HAS NOT BEEN INCLUDED IN THE ABOVE.

– HAIRLINE CRACKING – MINOR REPAIRS PROPOSED ON THE BASIS THAT THE CRACKS WILL DETERIORATE OVER TIME UNDER FREEZE/THAW CONDITIONS

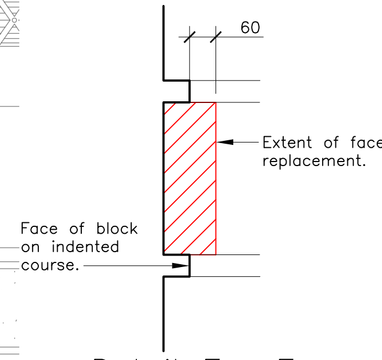
NOTE:
ALL BLOCKS ABOVE BLUE LINE ARE SUBJECT TO RE–INSPECTION TO PICK UP ANY CRACKING NOT INCLUDED IN THE AtMB ANNOTATIONS.

CRACKING OBSERVED TO SOFFIT BLOCKS – CURRENTLY SCHEDULED FOR REPAIR, HOWEVER REMOVE THE BLOCK WHERE INDICATED TO CHECK CONDITION OF BACKING STRUCTURE. IF REMEDIAL WORKS ARE REQUIRED TO THE BACKING STRUCTURE THEN ALL THE BLOCK ALONG THE LINE OF THE AFFECTED ELEMENT WILL REQUIRE REPLACEMENT SUBSEQUENT TO EXECUTING THE APPROPRIATE REMEDIAL REPAIRS.

FOR CONTINUATION SEE DRG 3437 – 012

FOR CONTINUATION SEE DRG 3437 – 014

WHITWORTH STREET ELEVATION
(SCALE 1:25)



Detail For Face Replacement
(Scale 1:10)

REV.	DATE	DETAILS	DRN.	CHK.
3	27.10.2016	DRAWING REVISED INCORPORATING REFS. ALL AS AGREED WITH CONSERVATION OFFICER.	SPH	PS
2	28.09.2016	KEY SIMPLIFIED AND EXTENT OF PROPOSED WORKS UPDATED AFTER RE–INSPECTION.	wdc	PS
1	06.12.2015	FOR INFORMATION	MT	PS

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FOR APPROVAL

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Civil & Structural Engineers
6 Commercial Street, Manchester, M15 4PZ
Tel: 0161 214 5390

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CHECKED PS	DATE 09.16	THE ABOVE SCALES APPLY WHEN PLOTTED AT A1 SIZE
APPRVD. PS	DATE 09.16	EMAIL FOR DRAWINGS drawings@rocconsulting.com

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PROJECT TITLE
BRIDGEWATER HOUSE FACADE REMEDIAL WORKS

DRAWING TITLE
WHITWORTH ST ELEVATIONS SHT 4 OF 5

PROJECT No.	DRAWING No.	REV.
3437	013	3

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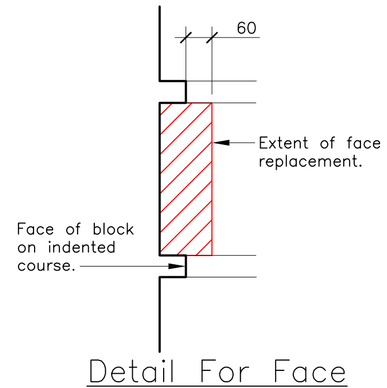
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PLOT DATE: PLOTDATE



WHITWORTH STREET ELEVATION
(SCALE 1:25)



Detail For Face Replacement
(Scale 1:10)

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NOTES

LEGEND

AtMB UPDATED ANNOTATIONS IN ACCORDANCE WITH MARK UPS AND SCHEDULE AS RECEIVED 21/10/16.

Ⓛ – BLOCK TO BE REPLACED

Ⓕ – FACE REPLACEMENT SEE DETAIL

– BLOCK TO BE REPAIRED

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PS	09.16	drawings@rocconsulting.com

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PROJECT TITLE
BRIDGEWATER HOUSE FACADE REMEDIAL WORKS

DRAWING TITLE
WHITWORTH ST ELEVATIONS SHT 5 OF 5

PROJECT No.	DRAWING No.	REV.
3437	014	3

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ATWOOD STREET ELEVATION
(SCALE 1:25)

NOTES

LEGEND

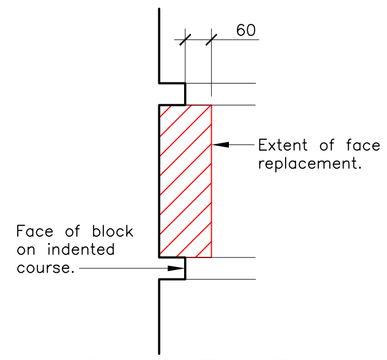
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- (L) – BLOCK TO BE REPLACED
- (F) – FACE REPLACEMENT SEE DETAIL
- – BLOCK TO BE REPAIRED

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Detail For Face Replacement
(Scale 1:10)

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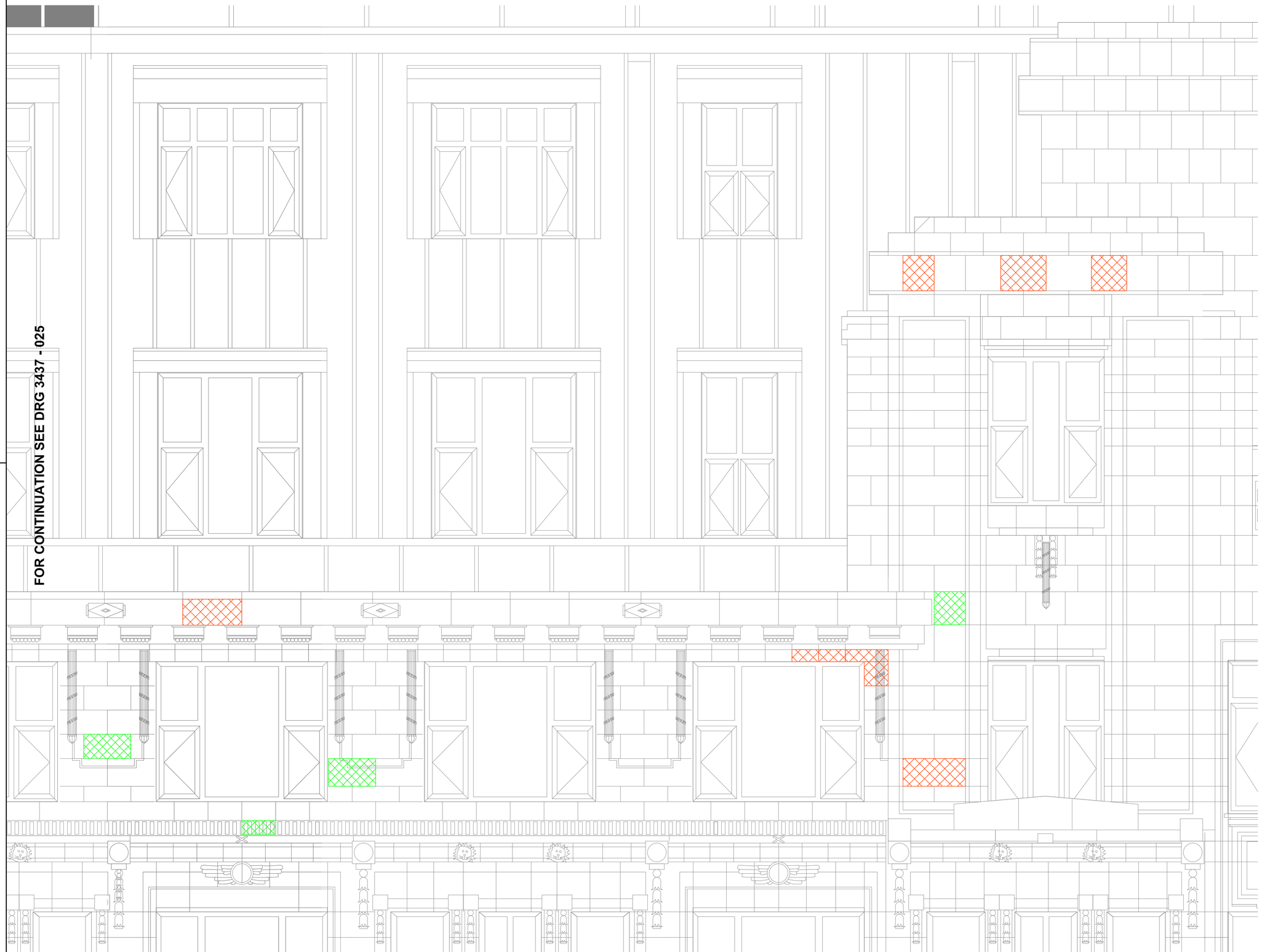
DRAWING TITLE
ATWOOD ST ELEVATIONS SHT 1 OF 1

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3437	015	3

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NOTES

REMEDIAL WORK & DAMAGE KEY

RED BLOCKS TO BE REPLACED

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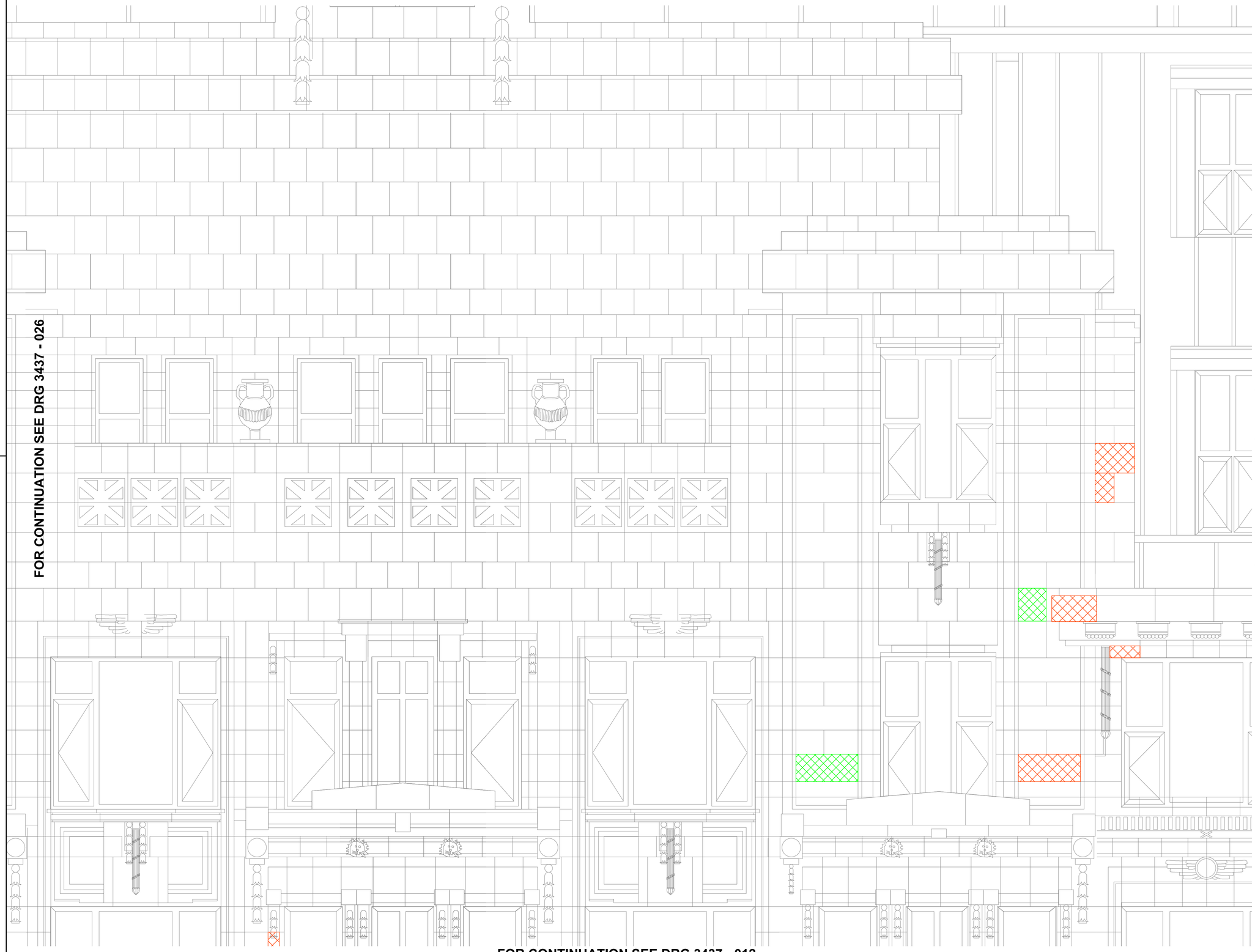
DRAWING TITLE
WHITWORTH ST UPPER LEVELS ELEVATIONS SHT 7 OF 10

PROJECT No.	DRAWING No.	REV.
3437	026	1

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BRIDGEWATER HOUSE FACADE REMEDIAL WORKS

DRAWING TITLE
WHITWORTH ST UPPER LEVELS ELEVATIONS SHT 8 OF 10

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PROJECT TITLE
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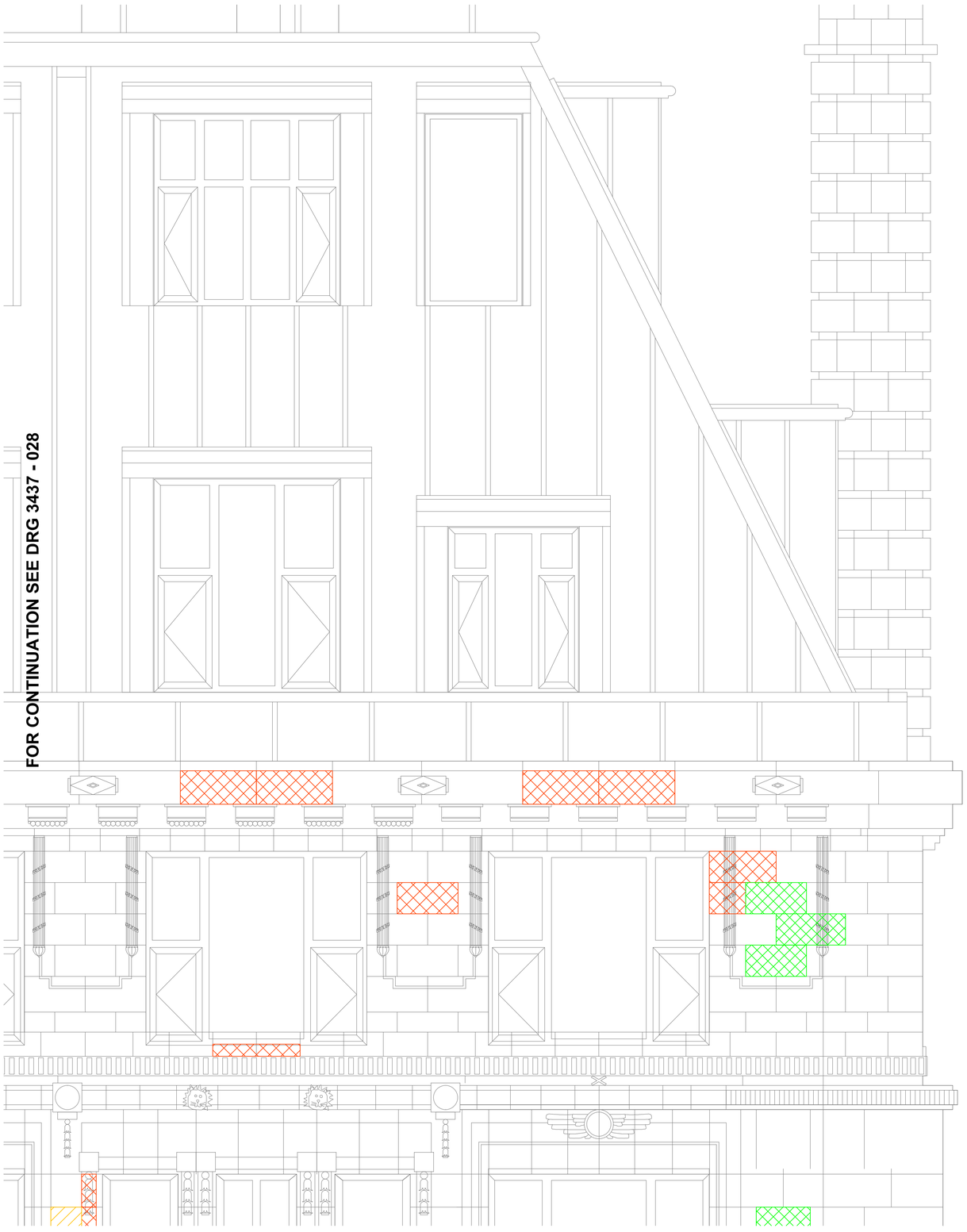
DRAWING TITLE
WHITWORTH ST UPPER LEVELS ELEVATIONS SHT 9 OF 10

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3437	028	1

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FOR CONTINUATION SEE DRG 3437 - 014

NOTES

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PROJECT TITLE
BRIDGEWATER HOUSE FACADE REMEDIAL WORKS

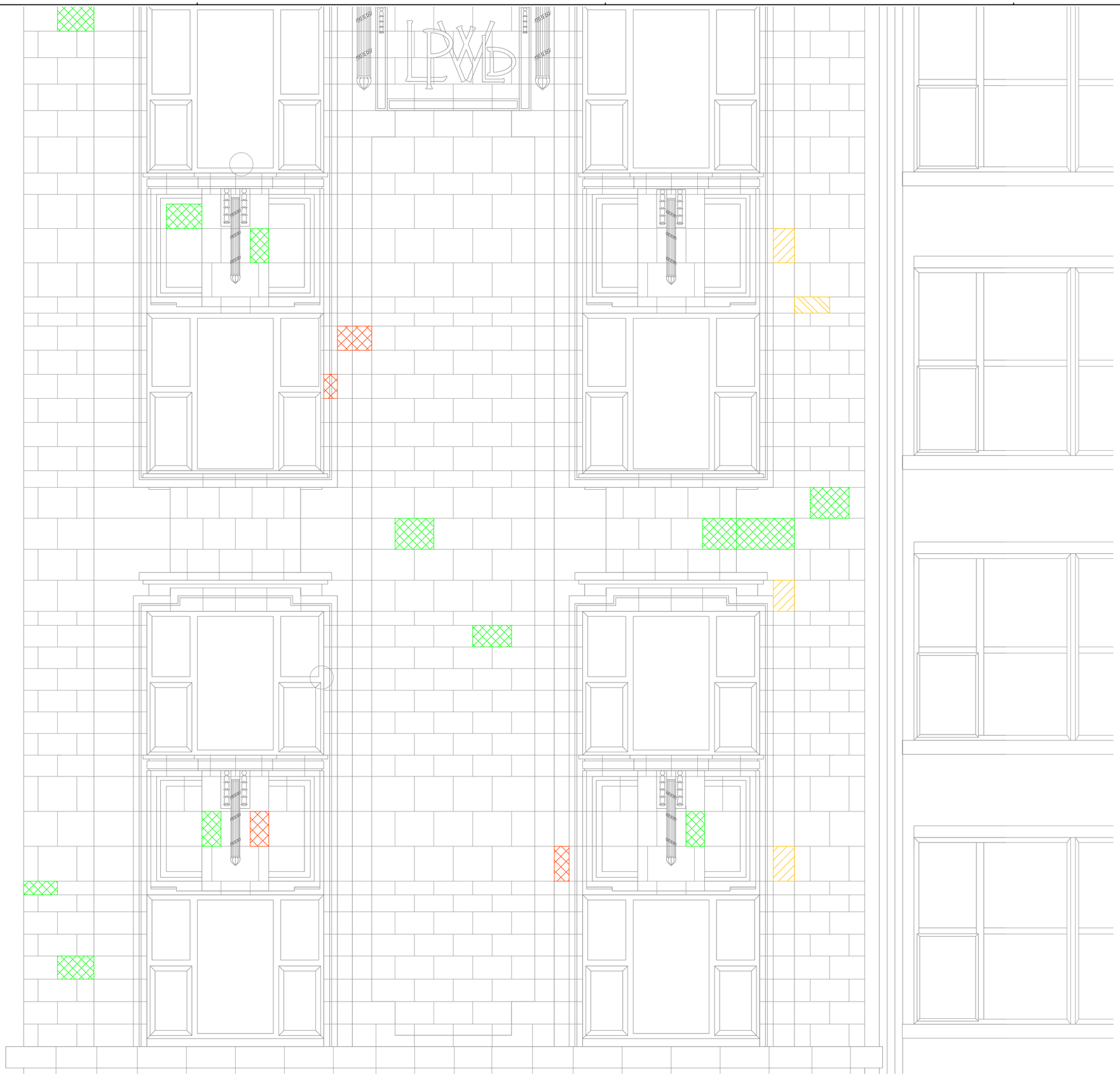
DRAWING TITLE
WHITWORTH ST UPPER LEVELS ELEVATIONS SHT 10 OF 10

PROJECT No.	DRAWING No.	REV.
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PROJECT TITLE
BRIDGEWATER HOUSE FACADE REMEDIAL WORKS

DRAWING TITLE
ATWOOD ST UPPER LEVELS ELEVATIONS SHT 1 OF 2

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3437	030	1

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PROJECT TITLE
BRIDGEWATER HOUSE FACADE REMEDIAL WORKS

DRAWING TITLE
ATWOOD ST UPPER LEVELS ELEVATIONS SHT 3 OF 3

PROJECT No.	DRAWING No.	REV.
3437	031	1

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FOR CONTINUATION SEE DRG 3437 - 026

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FOR CONTINUATION SEE DRG 3437 - 022

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PROJECT TITLE
BRIDGEWATER HOUSE FACADE REMEDIAL WORKS

DRAWING TITLE
WHITWORTH ST UPPER LEVELS ELEVATIONS SHT 2 OF 10

PROJECT No.	DRAWING No.	REV.
3437	021	1

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FOR CONTINUATION SEE DRG 3437 - 027

FOR CONTINUATION SEE DRG 3437 - 021

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PROJECT TITLE
BRIDGEWATER HOUSE FACADE REMEDIAL WORKS

DRAWING TITLE
WHITWORTH ST UPPER LEVELS ELEVATIONS SHT 3 OF 10

PROJECT No.	DRAWING No.	REV.
3437	022	1

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PLOT DATE: PLOTDATE

FOR CONTINUATION SEE DRG 3437 - 028

THIS DENOTES A MINOR PATCH REPAIR IN GOOD CONDITION TO WHAT APPEARS TO BE A PREVIOUS FIXING POINT. THIS MINOR REPAIR OCCURS AT MULTIPLE LOCATIONS HOWEVER ONLY A SMALL NUMBER HAVE BEEN SHOWN ON ELEVATION FOR INDICATIVE PURPOSES. WHERE SIMILAR REPAIRS ARE OBSERVED ON CLOSER INSPECTION, NO ACTION IS REQUIRED, HOWEVER SHOULD BE RECORDED

FOR CONTINUATION SEE DRG 3437 - 022

FOR CONTINUATION SEE DRG 3437 - 024

FOR CONTINUATION SEE DRG 3437 - 013

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REMEDIAL WORK & DAMAGE KEY

RED BLOCKS TO BE REPLACED

– BLOCKS SHOWING SIGNIFICANT PREVIOUS DAMAGE/PREVIOUS REPAIRS AT VULNERABLE POSITIONS, IE AT CORNERS.

AMBER – BLOCKS TO BE REPAIRED AS PER SPECIFICATION.

– PREVIOUS CRACK REPAIR IN POOR CONDITION

– PREVIOUS PATCH REPAIR IN POOR CONDITION

GREEN – MINOR DAMAGE – NO ACTION

– GOOD CRACK REPAIR IN GOOD CONDITION

– PREVIOUS PATCH REPAIR IN GOOD CONDITION

The extent of the works detailed on this drawing has been established from ground level with the aid of a pair of binoculars; in view of this, the elevation should be re–surveyed once the scaffold is in place to allow a close up visual examination. Subsequent to the re–survey the extent of repairs may increase.

FOR PRICING PURPOSE ONLY

REV.	DATE	DETAILS	DRN.	CHK.
1	22.12.2015	FOR INFORMATION	SPH	PS

DRAWING STATUS
FOR INFORMATION

RgCp CONSULTING
Civil & Structural Engineers
6 Commercial Street, Manchester,
M15 4PZ
Tel: 0161 214 5390

DRAWN SPH	DATE 12/15	SCALES AS NTD
CHECKED AH	DATE 12/15	THE ABOVE SCALES APPLY WHEN PLOTTED AT A1 SIZE
APPRVD. PS	DATE 12/15	EMAIL FOR DRAWINGS drawings@rocconsulting.com

CLIENT
CORDING REAL ESTATE GROUP

PROJECT TITLE
BRIDGEWATER HOUSE FACADE REMEDIAL WORKS

DRAWING TITLE
WHITWORTH ST UPPER LEVELS ELEVATIONS SHT 4 OF 10

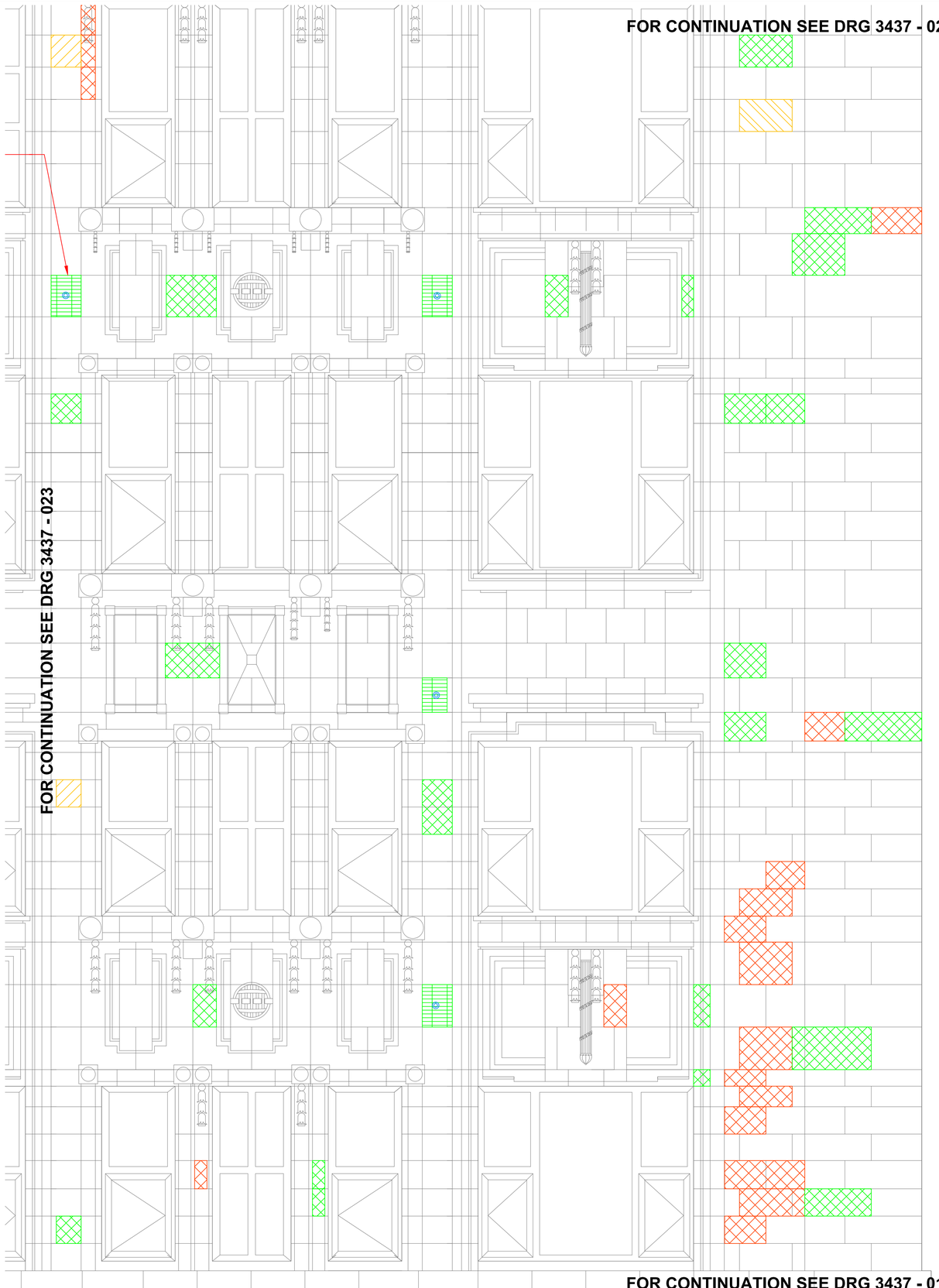
PROJECT No.	DRAWING No.	REV.
3437	023	1

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ACADFILE

PLOT DATE: PLOTDATE



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NOTES

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DRAWN	DATE	SCALES
SPH	12/15	AS NTD
CHECKED AH	DATE 12/15	THE ABOVE SCALES APPLY WHEN PLOTTED AT A1 SIZE
APPRVD. PS	DATE 12/15	EMAIL FOR DRAWINGS drawings@rocconsulting.com

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PROJECT TITLE
BRIDGEWATER HOUSE FACADE REMEDIAL WORKS

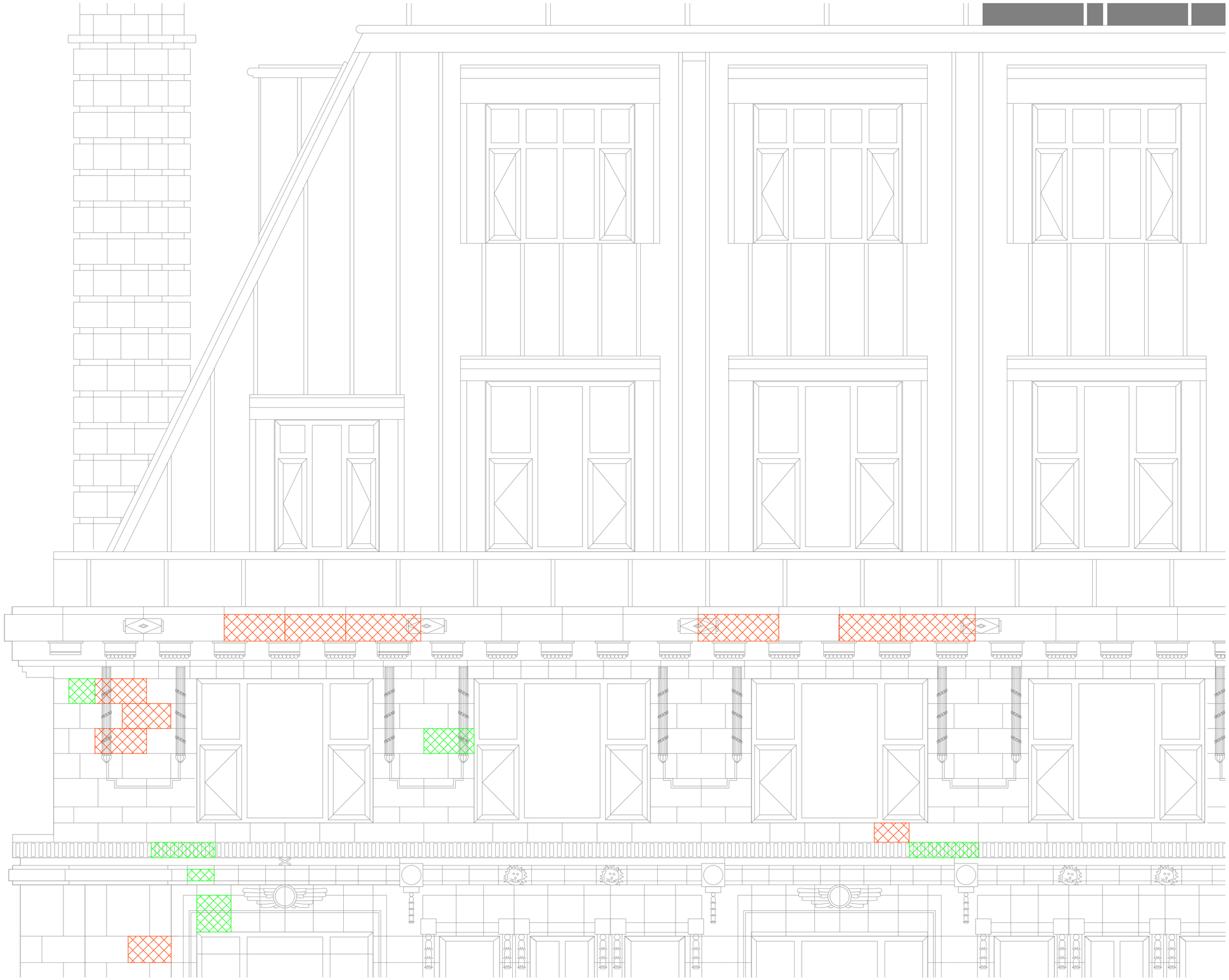
DRAWING TITLE
WHITWORTH ST UPPER LEVELS ELEVATIONS SHT 5 OF 10

PROJECT No.	DRAWING No.	REV.
3437	024	1

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FOR CONTINUATION SEE DRG 3437 - 026

FOR CONTINUATION SEE DRG 3437 - 020

NOTES

REMEDIAL WORK & DAMAGE KEY

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REV.	DATE	DETAILS	DRN.	CHK.
1	22.12.2015	FOR INFORMATION	SPH	PS

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APPRVD. PS	DATE 12/15	EMAIL FOR DRAWINGS drawings@rocconsulting.com

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PROJECT TITLE
BRIDGEWATER HOUSE FACADE REMEDIAL WORKS

DRAWING TITLE
WHITWORTH ST UPPER LEVELS ELEVATIONS SHT 6 OF 10

PROJECT No.	DRAWING No.	REV.
3437	025	1

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PLOT DATE: PLOTDATE

BRIDGEWATER HOUSE LOW LEVEL FRONT FAÇADE

LIST OF BLOCKS REQUIRING EITHEIR FULL BLOCK RE PALCEMENT OR FACE ONLY

BLOCKS MARKED AS FACE ONLY ARE TO BE A BED DEPTH OF PROJECTION PLUS 60MM BEARING

BLOCKS MARKED L SHAPED ARE SIMILAR AT 60 MM BEARING BUT L SHAPED TO LEAVE ORIGIONAL CORE INPLACE

DWG REF NO	BLOCK NUMBER	FACE	L-SHAPED	
15	201			not used
15	202			not used
15	203		1	
15	204		1	
15	205		1	
15	206			not used
15	207			not used
15	208		1	
15	209	1		
15	210	1		
15	211			not used
15	212			not used
15	213			not used
15	214			not used
15	215	1		
15	216			not used
15	217			not used
15	218			not used
15	219			not used
15	220			not used
15	221	1		
15	222	1		
15	223			not used
15	224		1	
15	225	1		
15	226		1	
15	227		1	
15	228	1		
15	229		1	
15	230			not used
15	231	1		
15	232	1		
15	233		1	
15	234	1		
15	235		1	scaffold prevented access for survey
15	236		1	scaffold prevented access for survey
14	1:00 AM		1	low level rhs
14	1		1	
14	2		1	
14	3		1	
14	4	1		
14	5	1		

DWG REF NO	BLOCK NUMBER	FACE	L-SHAPED
	B.fwd.	23	18
14	18		1
13	19	1	
13	20	1	
13	21	1	
13	22	1	
13	23	1	
13	24	1	
13	25		1
13	26	1	
13	27	1	
13	28		1
13	29		1
13	30	1	
13	31	1	
13	32	1	
13	33	1	
13	34		1
13	35	1	
13	36	1	
13	37	1	
13	38	1	
13	39	1	
13	40	1	
12	41	1	
12	42	1	
12	43	1	
12	44	1	
12	45	1	
12	46	1	
12	47	1	
12	48	1	
12	49	1	
12	50	1	
12	51	1	
12	52	1	
12	53	1	
12	54	1	
12	55		1
12	56	1	
12	57	1	
12	58	1	
12	59	1	

DWG REF NO	BLOCK NUMBER	FACE	L-SHAPED
	B.fwd.	72	28
11	77	1	
11	78		1
11	79	1	
11	80		1
11	81	1	
11	82		1
11	83	1	
11	84		1
11	85	1	
11	86		1
11	86 A		1
11	86 B		1
11	86 C		1
11	87	1	
11	88	1	
11	89	1	
11	90	1	
11	91		1
11	92	1	
11	93	1	
11	94	1	
11	95		1
11	96	1	
11	97		1
11	98		1
11	99		1
11	100		1
11	101	1	
11	102	1	
11	103	1	
11	103A	1	
11	104		1
11	105		1
11	106	1	
11	107	1	
11	108	1	
11	109	1	
11	110	1	
11	111	1	
11	112	1	
	TOTALS	96	44

DWG REF NO	BLOCK NUMBER	FACE	L-SHAPED
	B.fwd.	96	44
10	113	1	
10	114		1
10	115	1	
10	116		1
10	117	1	
10	118	1	
10	119		1
10	120		1
10	121	1	
10	122		1
10	123	1	
10	124		1
10	125		1
10	126	1	
10	127	1	
10	128		1
10	129	1	
10	130	1	
10	131	1	
10	132	1	
10	133	1	
10	133A	1	
10	133B	1	
10	133C	1	
10	133D	1	
10	133E	1	
10	133F	1	
10	134	1	
10	135	1	
10	136	1	
10	137	1	
10	138	1	
10	139	1	
10	140	1	
10	141	1	
	TOTALS	123	52

BRIDGEWATER HOUSE LOW LEVEL FRONT FAÇADE

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DWG REF NO	BLOCK NUMBER	FACE	L-SHAPED
14	18		1
	SUB-TOTALS	23	18

DWG REF NO	BLOCK NUMBER	FACE	L-SHAPED
12	73	1	
12	74		1
12	75	1	
12	76		1
	SUB-TOTALS	72	28

DWG REF NO BLOCK NUMBER FACE L-SHAPED DWG REF NO BLOCK NUMBER FACE L-SHAPED