1 **Notes:**

- Vegetation growth through cracks in the render poses various challenges & implication for structural integrity and aesthetics. This assessment focuses on the impacts of such growth, specifically addressing vegetation emerging from cracks in the render and around window frames.

- NY LEAVED TOADFLAX (or similar)
Can be seen growing through various area of the facade, through cracks in the render & mortar joints. This should be carefully removed, being mindful of potential damage.

2

- To the underlying structure. If plant is seen to be established, consider using a systemic herbicide to kill it before removal. Repair any damage caused by the vegetation, including cracks in the render (Please refer to window schedule).

3

- Remediation works to high level cornice***.
Where possible, repair the existing concrete rather than replacing it. If replacement is necessary, ensure the new cornice matches the original material, design and finishes.

- Remediation works to front door (D04).
Focus on repair works for the front door. Consider draught proofing if the door is draughty . Engage a skilled joiner to undertake the repair works and ensure work is done to a high standard and is sympathetic to the original design.

***If it considered that the door is beyond repair then replications of the original design and materials is key, and if replacement is necessary, it should be done with a door that matches the original in appearance.

- Any damaged brick / work will needs to be removed, area cleaned , then replaced with a new brick. Any replacement bricks would need to be sourced from reclamation yard or similar.

- All hanging wires should be fixed neatly to the facade by fixing to sacrificium materials such as mortar joints.
Example can be seen on north facade elevation.

- Remediate brick work with displayed vegetation growth very carefully. Remove vegetation avoiding damage to brickwork. Use a stiff brush to remove moss. algae, etc. Use pointed tool to removed weeds from cracks.

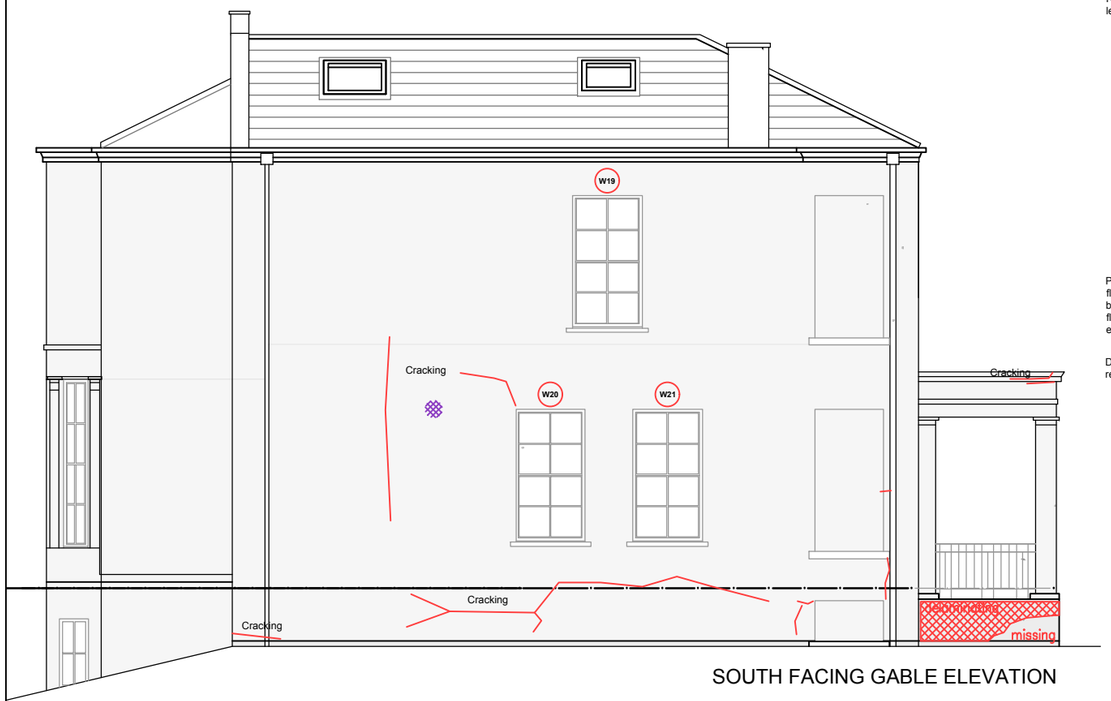
- Prevent future growth by consulting with a professional with experience in historical building conservation.

- Repoint using traditional lime-based mortar for repairs which is more compatible with historical brickwork.
Replacement of York stone on site.

- Ensure any fixing points such as screws are fixed into mortar join, rather than failing brick.

- Existing penetrations for boiler flue to be revisited and made good by removing & re-installing.

- Across the entire facade of the building there is a mixture of aged facing bricks which is in need of attention. Once scaffolding is erected the brickwork should be inspected to identify the cause of the deterioration (e.g moisture issue), and choosing appropriate materials & techniques for repairs such as lime mortar for repointing.


W19
W20
W21
Cracking
Cracking
Cracking