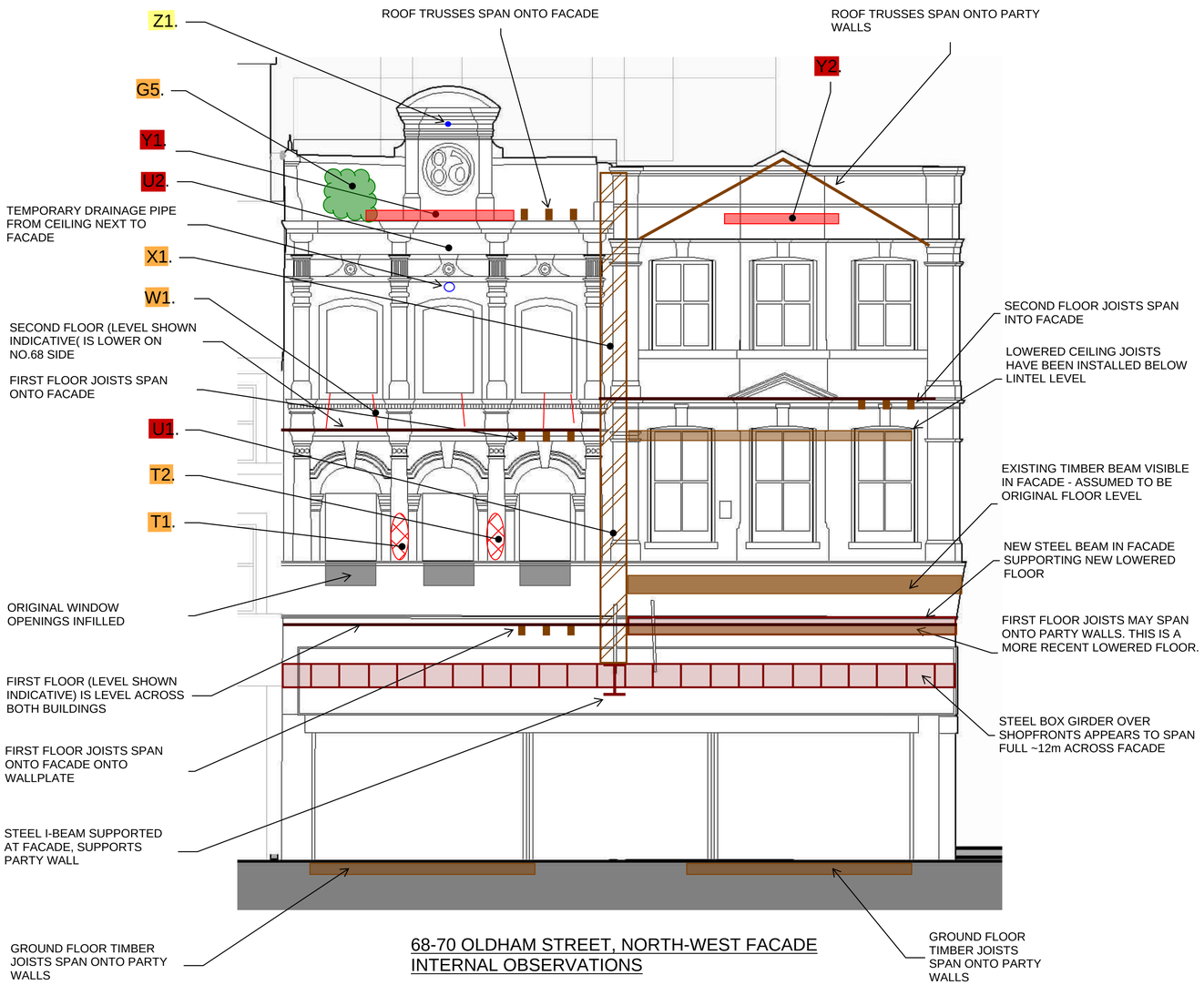
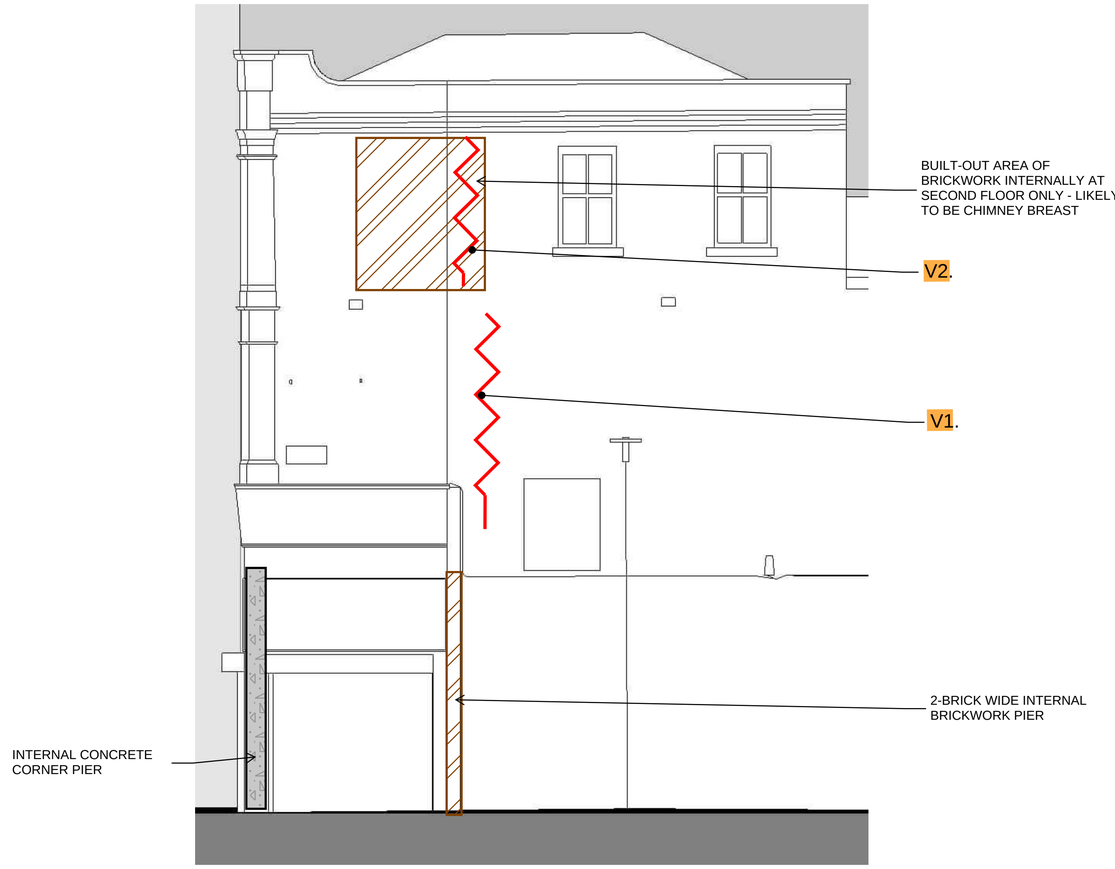


68-70 OLDHAM STREET, NORTH-WEST FACADE INTERNAL OBSERVATIONS

NOTE: ELEVATIONS ON THIS SHEET ARE FLIPPED SO ARE AS THEY WOULD BE VIEWED INTERNALLY.



70 OLDHAM STREET, NORTH-EAST FACADE ON WARWICK STREET INTERNAL OBSERVATIONS

OBSERVATIONS KEY

A1 - A2. PAINT HAS BEEN STRIPPED FROM BRICKWORK
B1 - B2. VERTICAL CRACK IN BRICKWORK
C1 - C6. VERTICAL CRACK IN PLASTER / CONCRETE RENDER
D1 - D2. MISSING TILES
E1 - E2. STAINING BELOW WINDOWS INDICATING DAMP BRICKWORK
F1 - F2. PAINT / RENDER PEELING AWAY FROM BRICKWORK
G1 - G4. FOLIAGE GROWTH THROUGH FACADE.
H1. NETTING IN PLACE (ASSUMED TO STOP FALLING RENDER)
J1. HORIZONTAL CRACK IN RENDER (POSSIBLY THROUGH TO BRICKWORK)
K1 - K4. VERTICAL CRACKS IN ORNATE PLASTER OVER WINDOWS
L1 - L3. VERTICAL CRACKS IN LINTELS (CLEAR IN RENDER, MAY BE TRHOUGH TO BRICKWORK ARCH LINTELS)
M1. HORIZONTAL CRACK THROUGH ORNATE KEYSTONE IN ARCH LINTELS
N1 - N3. VERTICAL CRACK IN ORNATE FACADE COLUMNS
P1. ORNATE MOULDING OVER RIGHT-MOST WINDOW AT SECOND FLOOR MISSING
Q1 - Q2. GRAFFITI ON STEEL ROLLER SHUTTERS AND RENDER (OVER TILES) ABOVER1. SECTION OF BRICKWORK APPEARS TO BE A REPLACEMENT - THOUGHT TO BE WHERE CHIMNEY HAS BEEN REMOVED.
S1. ROUGH AND UNEVEN BRICKWORK / RENDER PEELING AWAY FROM BRICKWORK.
T1 - T2. INTERNAL PLASTER BROKEN OFF BRICKWORK WALL
U1 - U2 **(AND GENERAL COMMENT INTERNALLY)**. DAMP AND MOULD GROWTH ON RETURN WALL AT CENTRE OF FACADE, AT ROOF AND FLOORS ADJACENT TO FACADE, AND TO INTERNAL FACE OF FACADE BRICKWORK.
V1-V2. CRACK IN PLASTER AND BRICKWORK NOT TOOTHED IN PROPERLY IN RETURN WALL
W1. MINOR CRACKS BELOW AND BETWEEN WINDOW SILLS
X1. CRACKS IN RETURN WALL AT CENTRE OF FACADE.
Y1. DAMAGE TO EXISTING TIMBER ROOF CAUSING RAINWATER PENETRATION
Z1. TIE TOD FROM BACK OF NO.68 FACADE TO PITCHED ROOF.

STANDARD NOTES

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECT'S AND ENGINEER'S DRAWINGS AND THE SPECIFICATIONS.
2. THIS DRAWING SHOULD NOT BE SCALED.
3. ALL DIMENSIONS ARE TO BE VERIFIED BY THE CONTRACTOR ON SITE.
4. ALL DISCREPANCIES SHOULD BE REPORTED TO C.A./E.A. PRIOR TO THE COMMENCEMENT OF WORKS.

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NOTES:

1. SKETCH TO BE READ IN CONJUNCTION WITH CIVIC'S FACADE CONDITION AND HERITAGE REPORT (JUNE 2025).
2. OBSERVATIONS BASED ON VISUAL-ONLY NON-INTRUSIVE SURVEY ON 10th JUNE 2025.
3. EXISTING ELEVATION BACKGROUND IMAGES ARE FROM SIMPSON HAUGH EXISTING ELEVATION IMAGES (JUNE 2023).

DEFECTS CATEGORISATION KEY

High Risk – Item impacts the structural integrity of the façade which should be addressed in the immediate terms to maintain integrity of the structure.

Medium Risk – Item may affect the long-term durability of the façade and require repair in the future.

Low Risk – Item is architectural only and of no structural concern.

DATE	REV	DESCRIPTION	DRAWN	CHKD
30.06.25	P01	FOR INFORMATION	RMF	DP

PROJECT: 68-70 OLDHAM STREET

TITLE: FACADE INTERNAL OBSERVATIONS

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CE PROJECT No.	SCALE @ A1	DATE CREATED	DRAWN	CHECKED
2044-01	NTS	JUN 25	RMF	DP

DRAWING STATUS: INFORMATION
STATUS CODE: S2
DRAWING No.: 2044-01-CIV-XX-XX-SK-S-0002
REV: P01