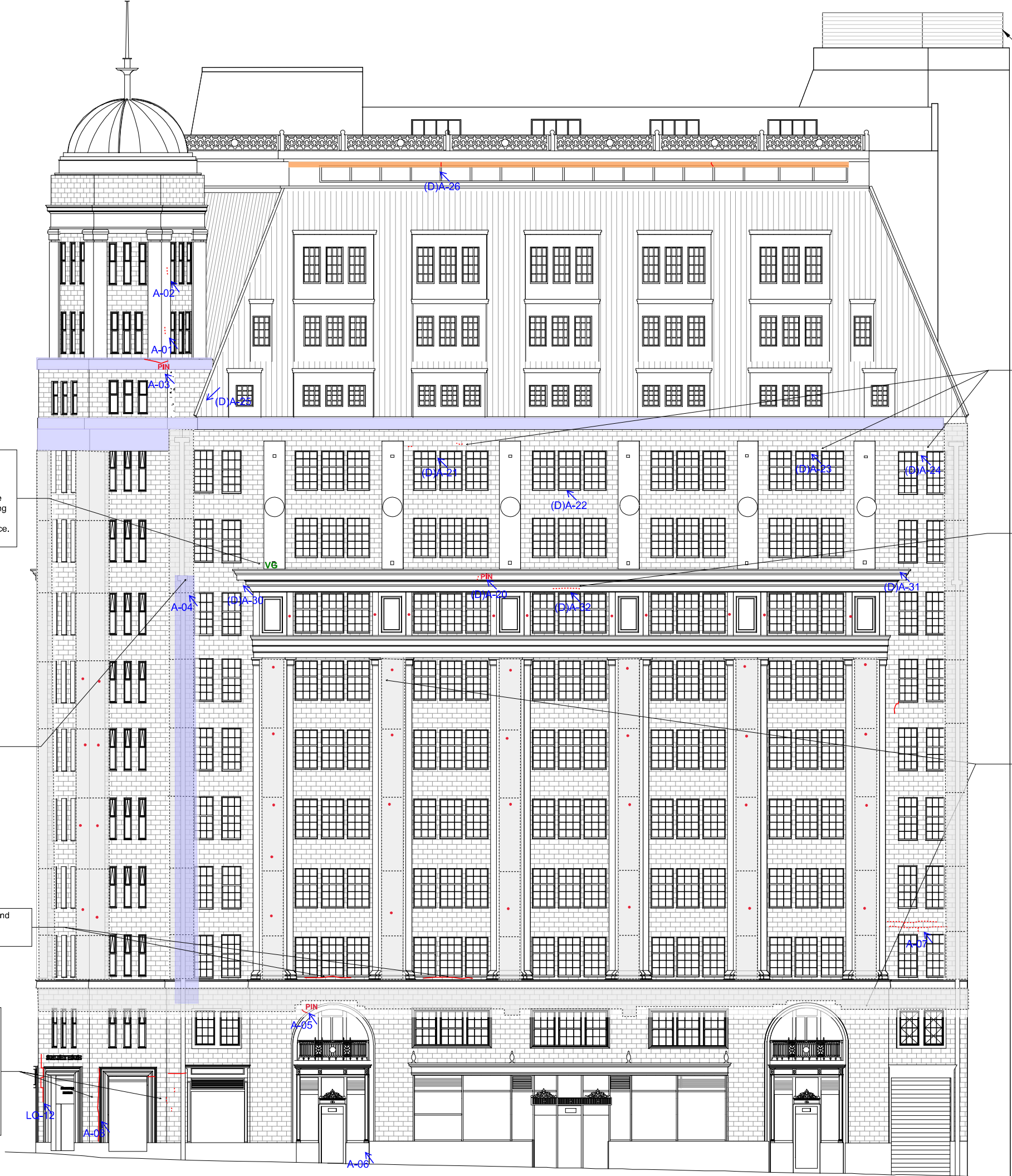


RECOMMEND 100% RAKING OUT AND REPOINTING (SUSPECTED CEMENTITIOUS POINTING)

RECOMMEND 50% RAKING OUT AND REPOINTING

RECOMMEND 100% RAKING OUT AND REPOINTING



ATKINSON STREET ELEVATION (NORTH)

Horizontal hairline fractures were observed to a ninth-floor window lintel on Atkinson Street. The stone joint arrangement suggests the likelihood of a steel beam behind. The cause for the fractures may be steel frame corrosion. Although in its infancy, there is a risk that if left untreated it could deteriorate (especially due to the proximity the parapet hidden gutter). Historic mortar repairs were observed to the same bed joint three bays over (see (D/A)-23, 02, which suggest there may have been a historic issue

Hairline fractures (category 0-1) was observed to the decorative frieze band below the cornice. The cause for the fractures may be steel frame corrosion. Strongly recommend consultation with a structural engineer with further investigations undertaken.

There is evidence of extensive historic repairs (possibly to steel frame treatment to all vertical pilasters and to the 2nd floor cornice). It appears;

1. The masonry between the 2nd floor windows and cornice has been replaced (with the exemption of the arched keystones which appear original).
2. All pilasters have been replaced with new 'cladding' built off corbel brackets at every floor level. A silicone movement joint has been included at the new-old stone vertical reveal joint and horizontally at every floor level.

It is strongly recommended to consult with a structural engineer and obtain the as-built drawings and photographs for the extensive repairs to confirm that the works was undertaken to a high standard and align with modern building codes.

The as-built information should confirm; specification for steel frame treatment, thickness of "new" stone, fixing details including corbel brackets and restraints (including materiality), cavity trays and barriers.



- NOTES
1. No dimensions to be scaled from this drawing.
 2. All dimensions to be checked on site.
 3. The designer must be notified where any discrepancy occurs between specification and drawing.
 4. COPYRIGHT: The contents of this drawing may not be reproduced in whole or part without the written permission of Paye Stonework & Restoration Ltd.

Sheet Size – A1

KEY

- Viewpoint
- Fractures
- Hairline fractures
- PIN Recommend stainless steel pin repair (subject to structural engineers recommendation)
- DSP Displaced stone
- FR Friable stone. Recommend de-frassing stone to remove all loose material.
- Damaged stone (notable erosion, sections spalled). Recommend de-frass / indent repair / replacement unit.
- Existing render coat. Recommend tap testing to confirm well bonded.
- Redundant scaffold tie.
- FX Street furniture (e.g. CCTV, alarm etc.).
- Staining to masonry
- No access (excluded from the survey)

REVISIONS

Architect	TBC
Engineer	HTS Engineers
Contract	Facade Survey, Sunlight House, Manchester, M3 3HP (24008)

Drawing Title
Facade Condition Survey - Atkinson Street Elevation

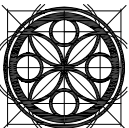
Date
15/04/2024

Scale
NTS

Drawn by
TH

Chk'd By

Drawing No.
24008-PAYE-DR-003 rev P02



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