

PROJECT	MOSLEY ST
PROJECT	1995
STAGE	3
REVISION	

Item Ref	Description of Condition	Image of Condition (if available)	Methodology Type	Proposed Methodology
1	Loose friable stone surface.			Descale as per NBS CI C41/455.
2	Biological growth (green mosses and liverworts only) - to stone projections - cills/lintels.		2	Biological growth - likely to due water splash back onto brickwork rather than falling away from facade. Continued growth is likely to cause further cracking and break-up of the stone. Cleaning as per NBS CI 40. Consider sacrificial mortar fill to slope lintel surface away from building line. NBS CI 41/520. NB pure lichen of which there is little, can be retained and is not considered harmful.
3	Biological growth (green mosses and liverworts only) - to balconies and other areas of projecting stone with previous concrete finishes being applied		3	Biological growth - likely to due to cracking hard cement based finishes applied previously - allowing water into face of stone and not adequately allowing this moisture to drain. Freeze/thaw mechanism of surface erosion...Remove any loose hard cementitious surfaces. Cleaning as per NBS CI 40. NB pure lichen of which there is little, can be retained and is not considered harmful.
4	Biological growth (green mosses and liverworts only) - to projecting cornice at roofline. Surface not cracked.		4	Biological growth - likely to due to failures to parapet guttering - overflow of water and wetting/drying of stones. Gutters to be repaired under previous consent. To prevent increased biological growth which could lead to cracking, stone to be cleaned as per NBS CI 40. Descale friable stone faces to prevent debris falling from height. NB pure lichen of which there is little, can be retained and is not considered harmful.
5	Missing brick		5	Replace with matching brickwork as per NBS CI 41.
6	Missing or significantly eroded bedding or pointing.		6	Re bed brickwork locally if required. Repoint with lime mortar as per NBS CI 41.

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7	Cracked stone breaking away from main body.		7	Re-pin to S.E. details. If replacement required - carried this out with matching stone as per NBS CI41.
8	Structural damage to stone lintel		8	Repair to S.E. details.
9	Cill cracked		9	Pin repair to S.E. details.
10	Damaged and rusting cast iron vent grill		10	Carefully remove, clean repair, and replace. As per NBS CI49.
11	Short cill - inadequate water drainage route.		11	Extend timber cill with drip to ensure rainwater falls clear of façade. New lead cill beneath over brick face.
12	Redundant fixings to be removed		12	Fill holes with matching mortar. Carefully undercut opening to provide a key. Refer to NBS CI41.
13	Cracked stone		13	Tap test and S.E. to advise stitching detail.

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14	Plastic type flashing over shopfront cornice.		14	Replace with lead flashing
15	Graffiti paint to stone		15	Clean off with DOFF and poultice as NBS CI40.
16	Damaged iron inlet detail		16	Repair/replacement as NBS CI 49
17	Missing/eroded pointing		17	Likely due to poor quality mortar and/or localised weathering. Repoint as per NBS CI41.
18	Loose cement based mortar		18	Failure due to poor adherence/application. Advantageous for this mortar to be removed and brickwork repointed with lime mortar as per NBS CI41.
19	Eroded brick		19	Monitor. If decay is not rapid and surrounding mortar is acting sacrificially, no action is required unless eroded to such an extent that the surrounding brickwork could become destabilised.
20	Structural movement		20	Subject to further investigation and proposal agreed with S.E.
21	Rusting and stone damage at fixings		21	Carefully remove fixings, carry out stone indent. NBS CI41. Refix fitting - suitably sized and located to prevent stone damage.

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22	Rust to painted cast iron shopfront		22	Carefully remove loose paint layers. Treat with zinc rich rust inhibitor and redecorate. NBS CI 49.
23	Peeling/friable paint finish to lightwell brickwork		23	Carefully brush down loose paint layers. Carry out DOFF heated steam cleaning as NBS CI40. Then apply new breathable white paint finish to all brickwork in the lightwell - as NBS CI M60.