

48 King Street Planning Comments – 140293/LO/2024

1. Roof & Roof Membrane:

Having reviewed the proposal and received comments from conservation, the proposed works to install a new breathable membrane to roof and to replace failed slates is supported in principle.

However please confirm the product specification of the new membrane to slate roof and submit a detailed cross-section showing the existing and proposed roof built-up.

See Appendix 2. For Permavent Red membrane specification and updated C&W Drawings 06 & 04 Rev 1 in Appendix 1.

A sample of the proposed new slates need to be provided and agreed by the LPA, either as part of the LBC or as a pre-commencement condition.

Noted

2. Lead & Cast iron Gutters:

Where lead flashing are present, these needs to be renewed on a like-for-like basis.

Noted. Gutters are generally in repair, but the specification has allowed for like for like repairs if damage is noted during the roof work.

Where uPVC gutters have been installed in the past, these should be replaced with cast iron to match precedence.

Most rainwater goods are cast iron and will be overhauled. Other works:

- 1no. split cast iron half round gutter to be replaced
- 1no. uPVC gutter and downpipe in repair, so no plans to replace them currently, but obtaining costs if instructed by client to replace them.



3. Other works:

The HS and supporting statement otherwise note proposed works to replace glazing, fascia board [HS indicates this to be replaced], clean and repoint brickwork, redecorate, and repair joinery and undertake concrete repairs to balcony. Insufficient information on these works has been submitted as part of the LBC, and the following is required as part of the LBC or as a pre-commencement conditions.

Site survey findings detailed below:

3a. Glazing

Product specifications and sample of the proposed glazing;

Sample to be provided for approval.

3b. Mortar

Product specifications and samples of the proposed mortar - please confirm mix and NHL strength; PLEASE NOTE - in the absence of a complete method statement, mortar should be raked out by hand, with no use of mechanical tools [i.e. grinder];

Mortar samples show that building has been repointed with a strong sand and cement mortar in places. This has caused some bricks to spall. The mortar is extremely hard and it will not be possible to remove the mortar manually. Therefore options are:

- Repoint areas where mortar is missing only
- Use mechanical means to remove cement based mortar carefully and repoint in lime mortar (NHL 3.5). Coloured mortar sample can be provided for approval or happy to use a specified aggregate - potentially a Nosterfield and Leighton Buzzard sand mix.

Please confirm.

3c. Brick & Stonework Cleaning:

Specification and samples of the cleaning to brickwork/stonework;

'Doff' type system to be used and sample patch can be made available to review and approval.

3d. Fascia boards & Snow boards:

Confirm proposed works to fascia board/snowboards [repair/replacement], with further information on material and finish;

Fascia to one side of the lightwell is in poor condition with decay evident. Works to include:

- replace with new planed softwood timber to match existing in profile and thickness (min 16mm thickness).
- Prime and decorated with Johnstones Stormshield flexible primer and Satin Paint. Colour black.

Rest of fascias are structural timber wall plates and are in sound condition, albeit decoration required.



Snow Guards Fascia are in poor condition with decay evident. Works to include:

- replace with new planed softwood timber to match existing in profile and thickness (min 16mm thickness).
- Prime and decorated with Johnstones Stormshield flexible primer and Satin Paint. Colour black.



3 e. Windows

Method statement for the proposed works to windows and balconies, including details of the proposed finish (i.e. paint specs). PLEASE NOTE - no paint stripping should be undertaken prior to paintwork analysis.

Please see window survey detailing the disrepairs noted in Appendix 2. Repairs methodology as follows:

- Splice timber sill repairs. Hardwood sills (sapele or similar) to match profile of existing sills.
- Splice timber repairs to parting beads. Softwood timber to match existing profile – half-round profile.
- Rake out and re-putty window frames with linseed based putty

Please see paint analysis reports in Appendix 2. These show that modern paint have been used more recently on the windows and balcony. Decoration methodology as follows:

- Fully prepare existing surfaces removing all loose and blister paint.
- Rub down to smooth surfaces using wet/dry methodology and PPE where lead paint evident
- Redecorate with Johnstones Stormshield Flexible Primer & Satin Paint to timber
- Redecorate with Dulux Trade Metalshield to steel balconies and rainwater goods.

See spec sheets attached.

Additional Work identified:

4. Apex stone to front elevation

C&W Drawing 10 Ex Elevation drawing – repairs

Top section of stone apex to the front elevation is dislodged and requires securing.



See Quadriga repair methodology/specification in Appendix 2:

5. Cornice replacement lead

C&W Drawing 10 Ex Elevation drawing – repairs.

Inappropriate repairs to cornices with use of flashband.



See Quadriga repair methodology/specification in Appendix 2:

6. Lead flashing to balcony

C&W Drawing 10 Ex Elevation drawing – repairs.

Stone to underside of balcony to front elevation is being eroded by water run off from balcony surface. In order to protect stonework, allow to install lead flashing drip detail.

See Quadriga repair methodology/specification in Appendix 2:

7. Stone repairs

C&W Drawing 10 Ex Elevation drawing – repairs.

Stone sills are eroded in places and require repair to ensure water is discharged away from the building.

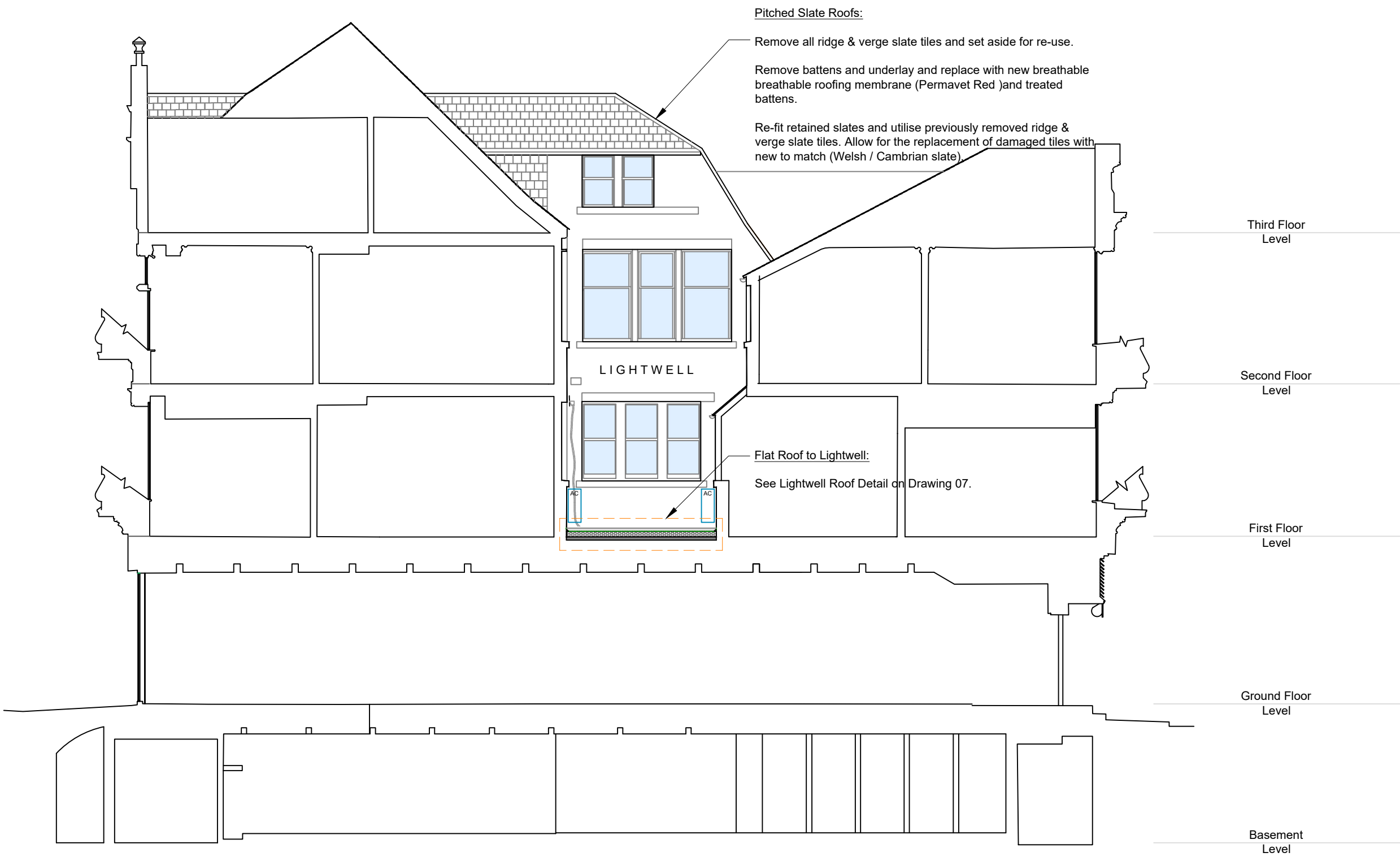
See Quadriga repair methodology/specification in Appendix 2:

Updated Drawings:

- C&W Drawing 06 Prop Sectional Elevation AA REV 1
- C&W Drawing 07 Prop Sectional Elevation BB REV 1
- C&W Drawing 09 Prop Roof Plan – Fascial & Snowboards
- C&W Drawing 10 EX External Elevations - Repairs

Do not scale this drawing - In all cases figured dimensions to be followed
All dimensions to be checked on site before work commences
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Notes



PROPOSED-
SECTIONAL ELEVATION A-A:

Rev	Description	Date	Drawn



Project and Building Consultancy
North West
No. 1 Marsden Street
Manchester
M2 1HW
Tel: +44 (0) 161 236 9595
Fax: +44 (0) 121 228 7097

Client: Glasgow City Council.

Project: 48 King Street,
Manchester.

Drawing: Proposed Sectional Elevation A-A.

Scale: 1:100 - A1 Drawn by: SS.

Date: 01.05.24

Drawing Number: .06

Checked by:

Revision:



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All dimensions to be checked on site before work commences
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Notes

Rev	Description	Date	Drawn



Project and Building Consultancy
North West
No. 1 Marsden Street
Manchester
M2 1HW
Tel: +44 (0) 161 236 9595
Fax: +44 (0) 121 228 7097

Client: Glasgow City Council.

Project: 48 King Street,
Manchester.

Drawing: Proposed Sectional Elevation B-B.

Scale: 1:100 - A1 Drawn by: SS.

Date: 01.05.24

Drawing Number: .07

Checked by:

Revision:



Pitched Slate Roofs:

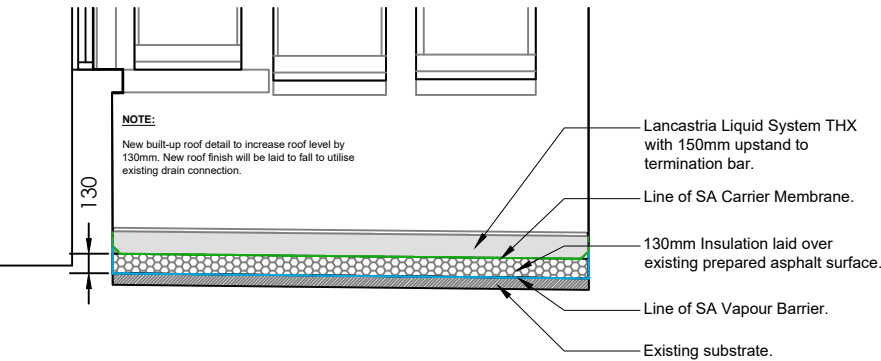
Remove all ridge & verge slate tiles and set aside for re-use.

Remove battens and underlay and replace with new breathable
breathable roofing membrane (Permavent Red) and treated
battens.

Re-fit retained slates and utilise previously removed ridge &
verge slate tiles. Allow for the replacement of damaged tiles with
new to match (Welsh / Cambrian slate).

Flat Roof to Lightwell:

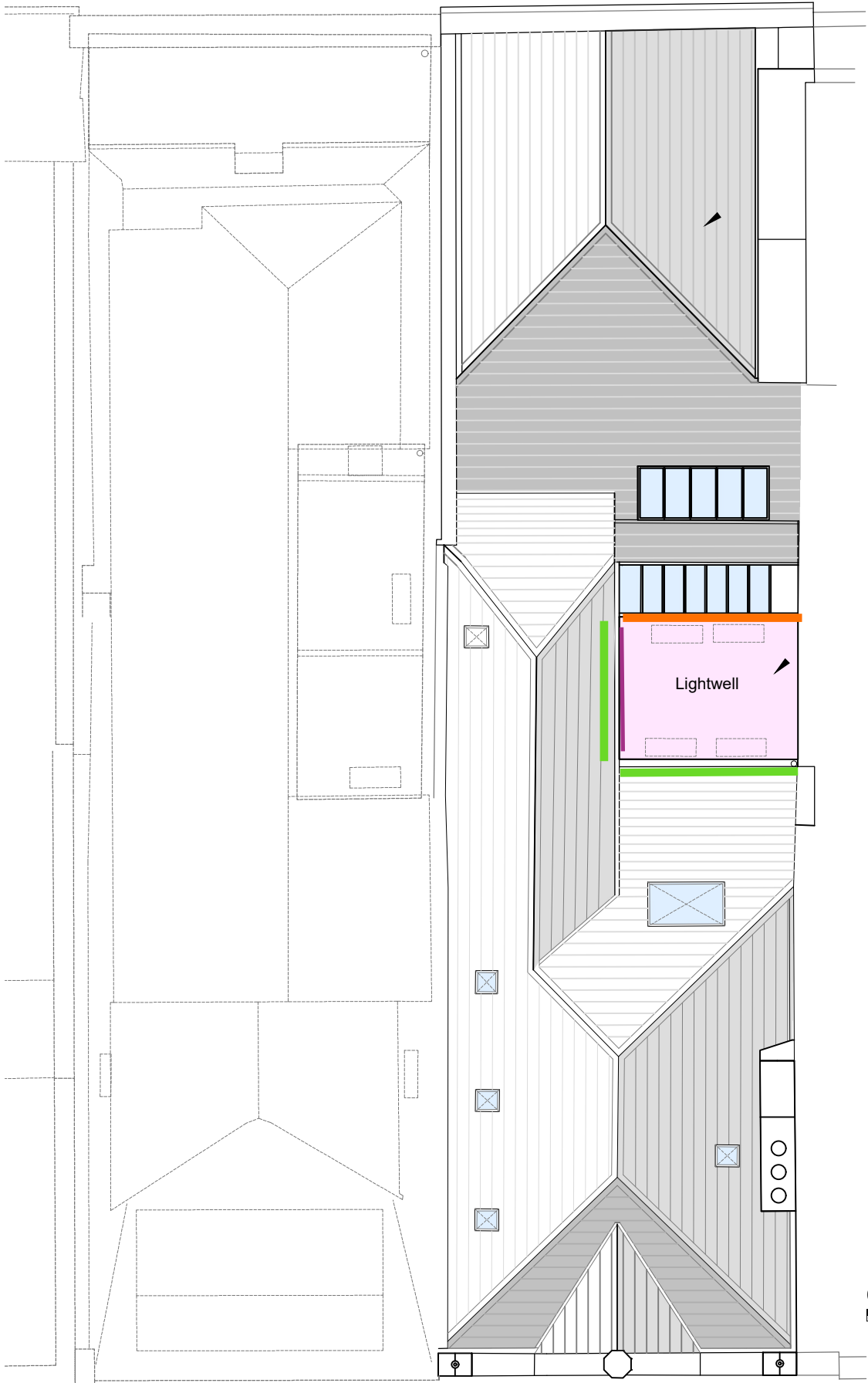
See detail drawing.



PROPOSED -
LIGHTWELL ROOF DETAIL:

PROPOSED -
SECTIONAL ELEVATION B - B:





50 King Street
PROPOSED -
SCHEMATIC ROOF PLAN:
48 King Street

Do not scale this drawing - In all cases figured dimensions to be followed
All dimensions to be checked on site before work commences
© This drawing is the copyright of DTZ and may not be reproduced in part or in whole without prior written permission

Notes

-  Snow Guards
-  Replacement cast iron gutter
-  uPVC gutter in repair. No works planned

Rev	Description	Date	Drawn



Project and Building Consultancy
North West
No. 1 Marsden Street
Manchester
M2 1HW
Tel: +44 (0) 161 236 9595
Fax: +44 (0) 121 228 7097

Client: Glasgow City Council.

Project: 48 King Street,
Manchester.

Drawing: Proposed Roof Plan.

Scale: 1:100 - A1 Drawn by: SS.

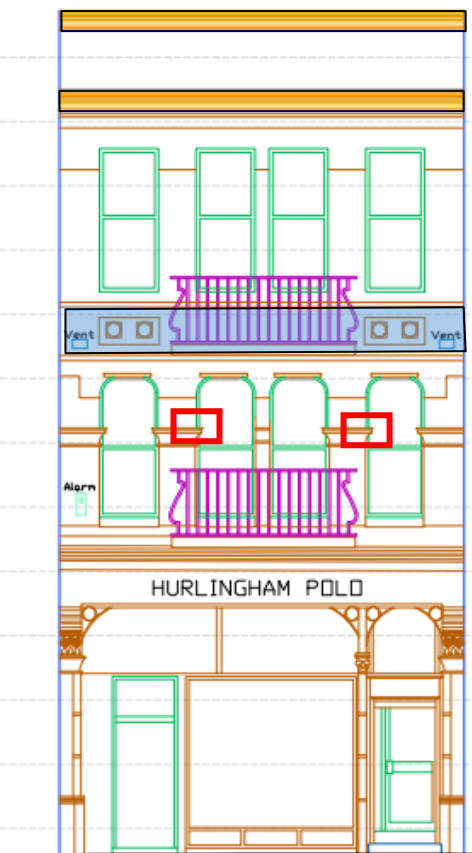
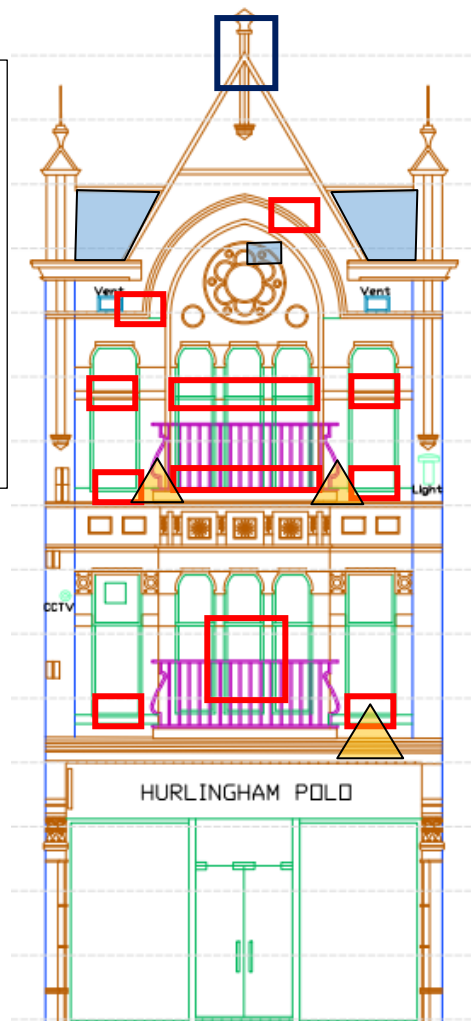
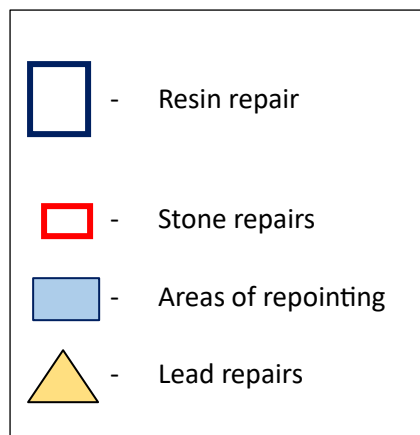
Date: 01.05.24

Drawing Number: .05

Checked by:

Revision:





Supporting documents:

- Item 1. Permavent RED specification
- Item 3b. Front elevation mortar analysis
- Item 3b. Rear elevation mortar analysis
- Item 3d. Window Survey
- Item 3e. Paint data sheets
- Item 4. Apex stone repair
- Item 5. Cornice works
- Item 6. Lead flashing to balcony
- Item 7. Stone repairs

- Item 1. Permavent RED specification

PERMAVENTRED

Ultra Strong Vapour Permeable Membrane

- ✓ Superior tensile strength
- ✓ Excellent tear resistance
- ✓ For use on any types of roofing/walling applications
- ✓ Suitable for use with all types of solar panels

Available: 1.0m x 50m (50m²)
1.0m x 50m (50m²) taped
1.5m x 50m (75m²) taped

Weight, g/m ²	160
Water tightness, class	w1
Water vapour transmission (sd), m	0.02
Maximum tensile force (MD), N/50mm	350
Maximum tensile force (CD), N/50mm	240
Elongation at max. tensile force (MD), %	70
Elongation at max. tensile force (CD), %	70
Resistance to tearing MD (nail shank), N	140
Resistance to tearing CD (nail shank), N	230



UK Wind zones

1-5
taped lap

1-5
battened lap



PERMAVENT

PERMAVENT.CO.UK

- Item 3b. Front elevation mortar analysis
- Item 3b. Rear elevation mortar analysis
- Item 3d. Window Survey
- Item 3e. Paint data sheets

MORTAR ANALYSIS REPORT

JOB REFERENCE	48 King Street, Manchester	SAMPLE	2	PAGE 1
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ANALYSIS DATE	July 2024
SITE	48, King Street, Manchester
CLIENT	Quadriga
DATE RECEIVED	July 2024
CLIENT REQUIREMENTS	Analyse mortar sample
LOCATION/ FUNCTION IN BUILDING	Front external elevation - pointing/building mortar
CONDITION OF SAMPLE RECEIVED/ COLLECTED	Bound mortar

GENERAL COMMENTS/ SUMMARY

From the nature of the binding matrix of the mortar sample and information gained from the analysis, the mortar was probably made by volume from 1 part natural cement to 2 parts hydrated lime, including a lot of inert lime, to 1 part fine quartz-based sand, and waste ash, originating from the lime/cement production process.

SUGGESTED REPLACEMENT MORTAR FOR RE-POINTING

1 part Ionic Old White NHL3.5 (a grey/buff coloured moderately hydraulic lime) to 1.5 parts silica sand.

MORTAR ANALYSIS REPORT

JOB REFERENCE	48 King Street, Manchester	SAMPLE	2	PAGE 2
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ANALYTICAL PROCEDURES

The selected sample of material was dried, weighed and examined both by eye and under a binocular microscope at x 20 & x 35 magnification. The sample was crushed, the binder separated from the aggregate by dissolution in dilute hydrochloric acid and the relative proportions of binder (lime, cement and gypsum) to aggregate were determined. Aggregate (and other acid-insoluble materials) characterisation was undertaken using sieve separation and further microscopic examination.

The analysis and interpretation provide information on the composition and characteristics of the mortar sample(s) we received. Assuming that the sample was representative of the mortar generally, then the analysis will give a reasonable indication of the original materials and provide a basis for the specification of repair or replacement mortars.

If more detailed information is required (for example for purposes of historical research) more sophisticated analytical procedures can be undertaken to determine chemistry and mineralogical composition.

MORTAR EXAMINATION AND ANALYSIS

PROCEDURE	DESCRIPTION / COMMENTS
PRELIMINARY EXAMINATION OF SAMPLE BY EYE	A very fine-grained dirty buff coloured mortar with visible lime inclusions
EXAMINATION OF PREPARED SAMPLE BY BINOCULAR MICROSCOPE x20 MAG	Quartz and clinker fragments within a dense cream crystalline binder

MORTAR ANALYSIS REPORT

JOB REFERENCE	48 King Street, Manchester	SAMPLE	2	PAGE 3
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ACID DISSOLUTION

PROCEDURE	DESCRIPTION ~ COMMENTS
10% HCL ACID DISSOLUTION	Easy to crush. Upon dissolution, there was a strong and steady reaction
FILTER GRADE (PORE SIZE) & TYPE	Whatman Type 1

AGGREGATE SEPARATION

BS SIEVE Mesh Size	Residue Retained in g's	Undissolved binder %	Aggregate wt excluding undissolved binder - gs	Aggregate weight %	Comments
4.75 mm	0				
2.36 mm	0				
1.18 mm	0.05	30	0.035	4	Clinker fragments, Iron-stained, and clear quartz, and brick fragments.
0.60 mm (600µm)	0.06	10	0.054	6.5	Clinker fragments, Iron-stained, and clear quartz, and brick fragments.
300 µm	0.51	4	0.49	60	Iron-stained, clear, and pink quartz, and clinker fragments.
150 µm	0.19	30	0.13	16	Pink, iron-stained and clear quartz. Brick fragments. Belite binder residue.
< 150 µm including filter residue	0.27	60	0.11	13.5	Pink, iron-stained and clear quartz. Brick fragments. Alite and Belite binder residue

All the quartz aggregate is sub-angular

MORTAR ANALYSIS REPORT

JOB REFERENCE	48 King Street, Manchester	SAMPLE	2	PAGE 4
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AGGREGATE CHARACTERISTICS

Quartz-based sand, ash, and inert under and over-burnt lime formed the main aggregates.

Because sand and gravel aggregates are ultimately derived from the weathering of solid rock most aggregates contain coarse-grained rock fragments and finer mineral grains. Weathering breaks down the rock fragments within the aggregate into the constituent minerals, resulting in smaller and rounder particles; chemical weathering breaks down unstable minerals, such as feldspars, into clays which may be washed away, both processes eventually result in a quartz-rich sand.

CONSTITUENTS OF ANALYSIS SAMPLE

<i>MATERIAL</i>	<i>WEIGHT (g)</i>	<i>COMMENTS</i>
A: DRY WEIGHT OF- ANALYSIS SAMPLE	2.05	
B: DRY WEIGHT OF ALL INSOLUBLE	1.08	
C: DRY WEIGHT OF INSOLUBLE BINDER	0.26	
D: (B-C) DRY WEIGHT OF AGGREGATE	0.82	
E: (A-B+C)) DRY WEIGHT OF LIME & BINDERS	1.23	
F: DRY WEIGHT OF LIME	0.97	
OTHER		

MORTAR ANALYSIS REPORT

JOB REFERENCE	48 King Street, Manchester	SAMPLE	2	PAGE 5
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PROPORTIONS OF ANALYSIS SAMPLE

The sample proportions give the relative weights of aggregate and carbonated or set lime.

LIME: HYDRAULIC RESIDUE: AGGREGATE

1.5: 1/4: 1

21% hydraulic cementitious residue to the total volume of hydraulic and free lime

PROBABLE ORIGINAL MIX

From the nature of the binding matrix of the mortar sample and information gained from the analysis, the mortar was probably made by volume from 1 part natural cement to 2 parts hydrated lime, including a lot of inert lime, to 1 part fine quartz-based sand, and waste ash, originating from the lime/cement production process.

Sample analysis, interpretation and report carried out by Mark Womersley.
www.mwomersleys.co.uk

MORTAR ANALYSIS REPORT

JOB REFERENCE	48 King Street, Manchester	SAMPLE	1	PAGE 1
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ANALYSIS DATE	July 2024
SITE	48, King Street, Manchester
CLIENT	Quadriga
DATE RECEIVED	July 2024
CLIENT REQUIREMENTS	Analyse mortar sample
LOCATION/ FUNCTION IN BUILDING	Rear external elevation - Building/pointing mortar
CONDITION OF SAMPLE RECEIVED/ COLLECTED	Bound mortar

GENERAL COMMENTS/ SUMMARY

From the nature of the binding matrix of the mortar sample and information gained from the analysis, the mortar was probably made by volume from 1 part natural cement to 2 parts hydrated lime, including a lot of inert lime, to 1 part fine quartz-based sand, and waste ash, originating from the lime/cement production process.

SUGGESTED REPLACEMENT MORTAR FOR RE-POINTING

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MORTAR ANALYSIS REPORT

JOB REFERENCE	48 King Street, Manchester	SAMPLE	1	PAGE 2
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If more detailed information is required (for example for purposes of historical research) more sophisticated analytical procedures can be undertaken to determine chemistry and mineralogical composition.

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MORTAR ANALYSIS REPORT

JOB REFERENCE	48 King Street, Manchester	SAMPLE	1	PAGE 3
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ACID DISSOLUTION

PROCEDURE	DESCRIPTION ~ COMMENTS
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1.18 mm	0.06	30	0.04	2.5	Iron-stained, pink, and clear quartz, and clinker fragments.
0.60 mm (600µm)	0.14	30	0.1	7	Iron-stained, pink, and clear quartz, and clinker fragments.
300 µm	0.97	15	0.82	55	Iron-stained, clear, and pink quartz, and clinker fragments.
150 µm	0.34	30	0.24	16	Pink, iron-stained and clear quartz. Brick fragments. Alite and Belite binder residue.
< 150 µm including filter residue	0.53	45	0.29	19.5	Pink, iron-stained and clear quartz. Brick fragments. Alite and Belite binder residue

All the quartz aggregate is sub-angular

MORTAR ANALYSIS REPORT

JOB REFERENCE	48 King Street, Manchester	SAMPLE	1	PAGE 4
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AGGREGATE CHARACTERISTICS

Quartz-based sand, ash, and inert under and over-burnt lime formed the main aggregates.

Because sand and gravel aggregates are ultimately derived from the weathering of solid rock most aggregates contain coarse-grained rock fragments and finer mineral grains. Weathering breaks down the rock fragments within the aggregate into the constituent minerals, resulting in smaller and rounder particles; chemical weathering breaks down unstable minerals, such as feldspars, into clays which may be washed away, both processes eventually result in a quartz-rich sand.

CONSTITUENTS OF ANALYSIS SAMPLE

<i>MATERIAL</i>	<i>WEIGHT (g)</i>	<i>COMMENTS</i>
A: DRY WEIGHT OF- ANALYSIS SAMPLE	4.04	
B: DRY WEIGHT OF ALL INSOLUBLE	2.04	
C: DRY WEIGHT OF INSOLUBLE BINDER	0.55	
D: (B-C) DRY WEIGHT OF AGGREGATE	1.49	
E: (A-B+C)) DRY WEIGHT OF LIME & BINDERS	2.55	
F: DRY WEIGHT OF LIME	2	
OTHER		

MORTAR ANALYSIS REPORT

JOB REFERENCE	48 King Street, Manchester	SAMPLE	1	PAGE 5
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PROPORTIONS OF ANALYSIS SAMPLE

The sample proportions give the relative weights of aggregate and carbonated or set lime.

LIME: HYDRAULIC RESIDUE: AGGREGATE

1: 1/4: 1

22% hydraulic cementitious residue to the total volume of hydraulic and free lime

PROBABLE ORIGINAL MIX

From the nature of the binding matrix of the mortar sample and information gained from the analysis, the mortar was probably made by volume from 1 part natural cement to 2 parts hydrated lime, including a lot of inert lime, to 1 part fine quartz-based sand, and waste ash, originating from the lime/cement production process.

Sample analysis, interpretation and report carried out by Mark Womersley.
www.mwomersleys.co.uk

48 KING STREET MANCHESTER

window survey

Wednesday, 10 July 2024

Prepared For Cushman & Wakefield

38 Issues Identified



WINDOW 1

Assigned To Elevation 1

No Repairs necessary, 5.9 LM Mastic required.

Top sash painted shut requires easing for painting purposes.



WINDOW 2

Assigned To Elevation 1

Small splice required to left hand parting bead .

Cracked glass to bottom sash 455 x 1270 mm.

5.5 LM of mastic required.

Top sash painted shut requires easing for painting purposes .



WINDOW 3

Assigned To Elevation 1

No repairs necessary, 5.5 LM of mastic required .

Top sash painted shut requires easing for painting purposes.

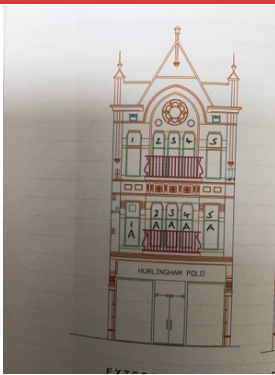


WINDOW 4

Assigned To Elevation 1

No repairs required, 5.5 LM of mastic required .

Top sash painted shut requires easing for decoration purposes.

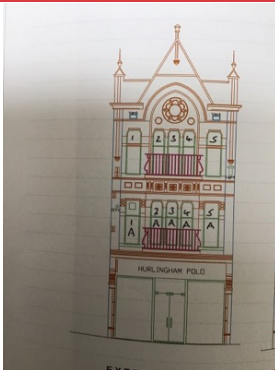


WINDOW 5

Assigned To Elevation 1

No repairs required, 5.9 LMtrs off mastic required.

Top sash painted shut requires easing for decoration purposes.

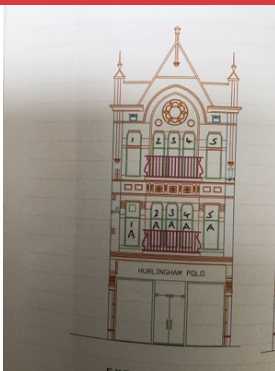


WINDOW 1A

Assigned To Elevation 1

No repairs required, 5.9 LM of mastic required.

Top sash painted shut requires easing to allow for decoration purposes.

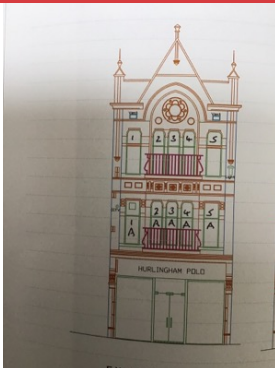


WINDOW 2A

Assigned To Elevation 1

No repairs required, 5.5 LM of mastic required .

Top sash painted shut requires easing for decoration purposes.



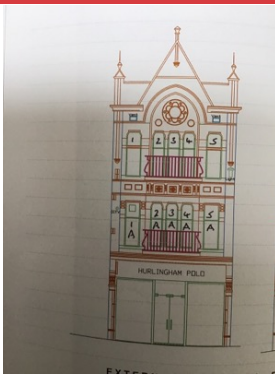
WINDOW 3A

Assigned To Elevation 1

Small splice required to both parting beads .

5.5 LM of mastic require .

Top sash painted shut requires easing for decoration purposes.



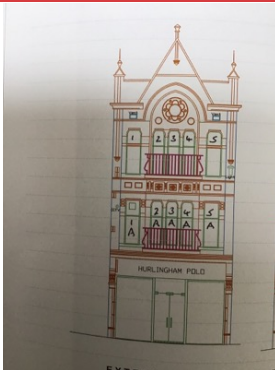
WINDOW 4A

Assigned To Elevation 1

Small splice required to both parting bead's.

5.5 LM of mastic required .

Top sash painted shut requires easing for decoration purposes.



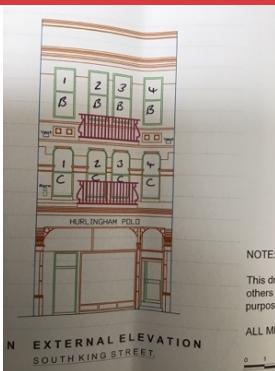
WINDOW 5A

Assigned To Elevation 1

Small splice to both parting beads.

5.9 LM of mastic required.

Top sash painted shut requires easing for decoration purposes.



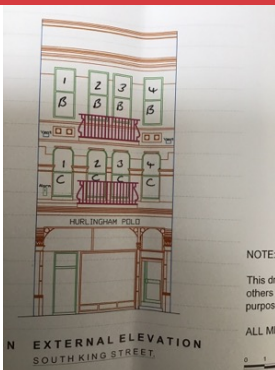
WINDOW 1B

Assigned To Elevation 2

Parting bead missing to left hand side .

6.2 LM of mastic required.

Top sash painted shut requires easing for decoration purposes.

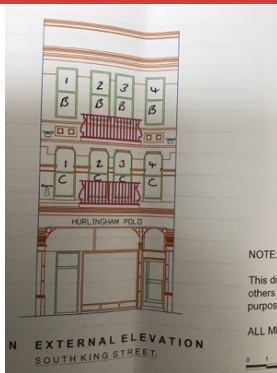


WINDOW 2B

Assigned To Elevation 2

No repairs required, 6.2 LM of mastic required.

Top sash painted shut requires easing for decoration purposes.



WINDOW 3B

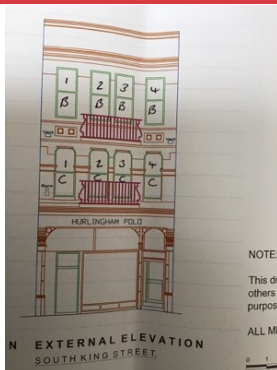
Assigned To Elevation 2

Replace window cill @900 mm.

Cracked glass to top sash @ 815 x 985 mm.

6.2 LM of mastic required.

Top sash painted shut requires easing for decoration purposes.

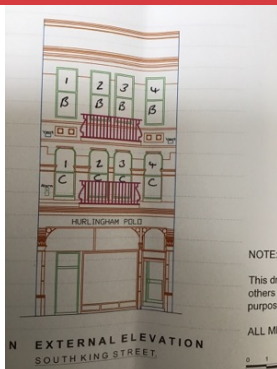


WINDOW 4B

Assigned To Elevation 2

No repairs required, 6.2 LM of mastic required.

Top sash painted shut requires easing for decoration purposes.

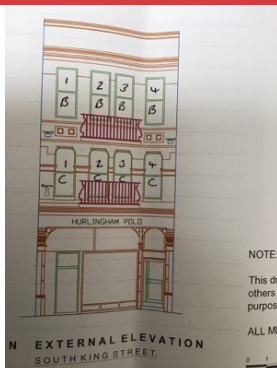


WINDOW 1C

Assigned To Elevation 2

No repairs required, 6.2 LM of mastic required.

Top sash painted shut requires easing for decoration purposes.

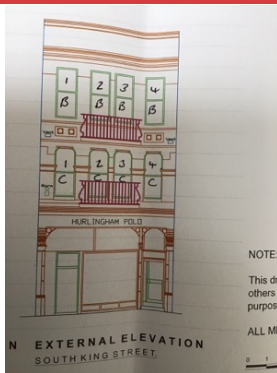


WINDOW 2C

Assigned To Elevation 2

No repairs required, 6.2 LM of mastic required.

Top sash painted shut requires easing for decoration purposes.



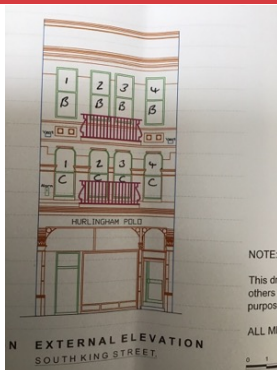
WINDOW 3C

Assigned To Elevation 2

Cracked glass to top sash @ approx 1050 x 830

Template required.

Top sash painted shut requires easing for decoration purposes.

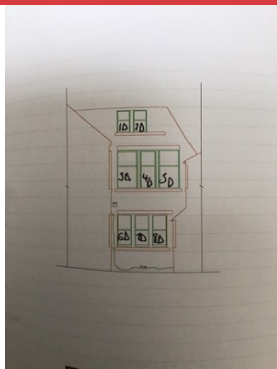


WINDOW 4C

Assigned To Elevation 2

No repairs required, 6.2 LM of mastic required.

Top sash painted shut requires easing for decoration purposes.



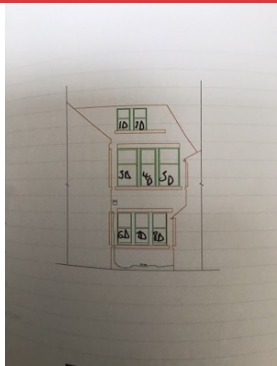
WINDOW 1D

Assigned To Elevation 3

New window cill required @ 750 mm .

Both sashes painted shut require easing for decoration purposes.

Sash cord missing.



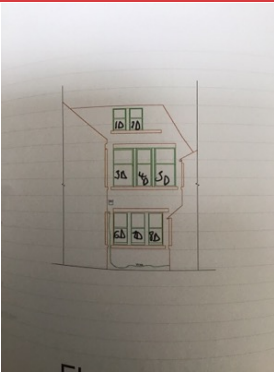
WINDOW 2D

Assigned To Elevation 3

Parting beads required 2.4 mtrs .

Top and bottom sashes painted shut requires easing for decoration purposes.

Sash cord missing .

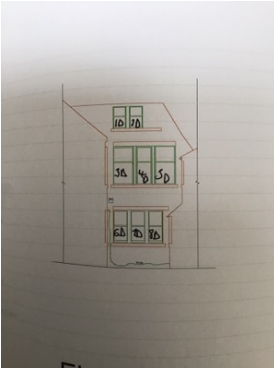


WINDOW 3D

Assigned To Elevation 3

No repairs required,

Top sash painted shut requires easing for decoration purposes.



WINDOW 4D

Assigned To Elevation 3

No repairs required.

Top sashes painted shut requires easing for decoration purposes.



WINDOW 5D

Assigned To Elevation 3

Cracked glass to bottom sash @ 1065 x 1055 mm .

Top sash painted shut requires easing for decoration purposes.

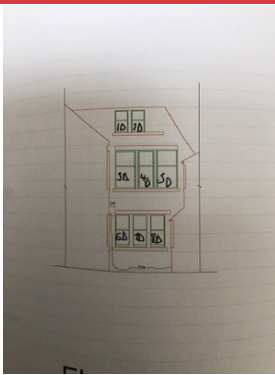


WINDOW 6D

Assigned To Elevation 3

No repairs required,

Top sash painted shut requires easing for decoration purposes.

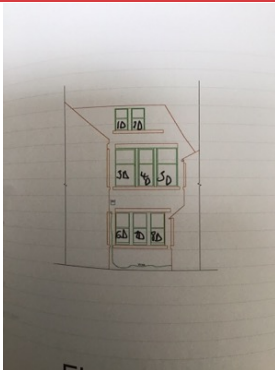


WINDOW 7D

Assigned To Elevation 3

No repairs required

Top sash painted shut requires easing for decoration purposes.

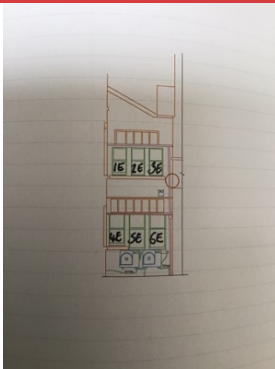


WINDOW 8 D

Assigned To Elevation 3

Parting bead requires replacement 1 mtr

Top sash painted shut requires easing for decoration purposes.

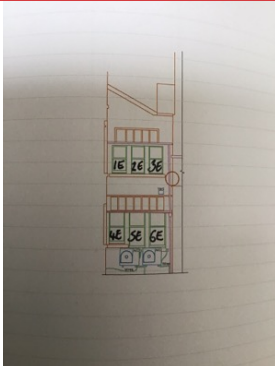


WINDOW 1E

Assigned To Elevation 4

Small splice to parting bead required.

Top sash painted shut requires easing for decoration purposes.

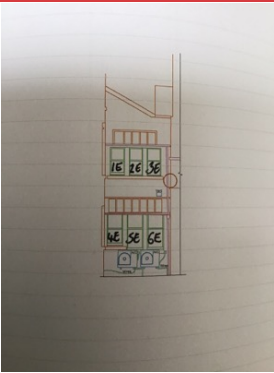


WINDOW 2E

Assigned To Elevation 4

2 small splices required to parting bead.

Top sash painted shut requires easing for decoration purposes.



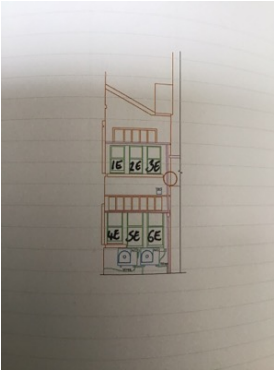
WINDOW 3E

Assigned To Elevation 4

Broken glass to bottom sash @ 600 x 550mm .

2 small splices to parting beads required.

Top sash painted shut requires easing for decoration purposes.

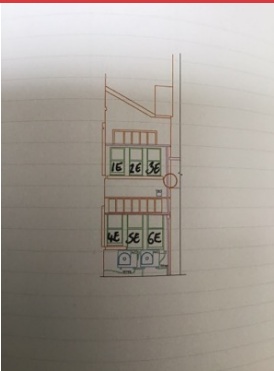


WINDOW 4E

Assigned To Elevation 4

Cracked glass requires replacement @ 700 x 875 mm . (frosted)

Top sash painted shut requires easing for decoration purposes.

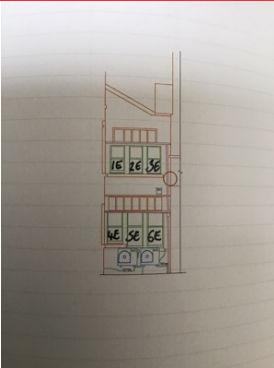


WINDOW 5E

Assigned To Elevation 4

No repairs required.

Top sashes painted shut requires easing for decoration purposes.

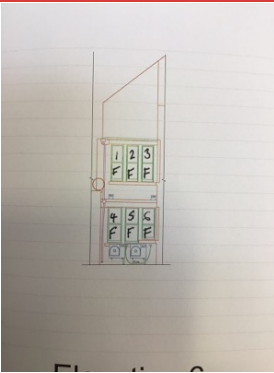


WINDOW 6E

Assigned To Elevation 4

Small splices required to both parting beads .

Top sash painted shut requires easing for decoration purposes.



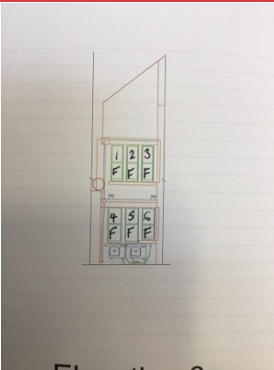
WINDOW 1F

Assigned To Elevation 6

New parting beads required.

Top sash painted shut requires easing for decoration purposes.

Sash cords missing



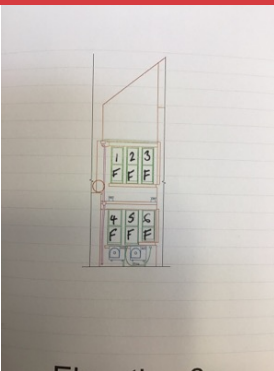
WINDOW 2F

Assigned To Elevation 6

New parting beads required.

Top sash painted shut requires easing for decoration purposes.

Sash cords missing .



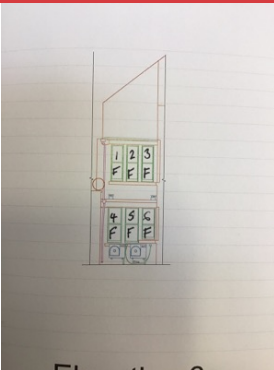
WINDOW 3F

Assigned To Elevation 6

New parting beads required.

Top sash painted shut requires easing for decoration purposes.

Sash cords are missing .



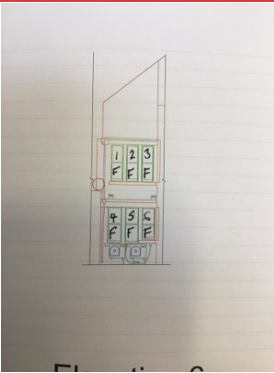
WINDOW 4F

Assigned To Elevation 6

No repairs required.

Top sash painted shut requires easing for decoration purposes.

Sash cord missing .

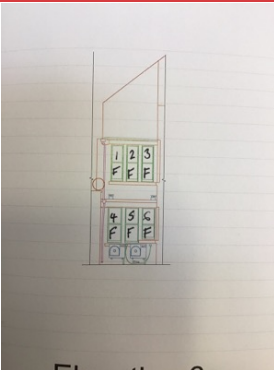


WINDOW 5F

Assigned To Elevation 6

No repairs required.

Top sash painted shut requires easing for decoration purposes.



WINDOW 6F

Assigned To Elevation 6

No repairs required.

Top sash painted shut requires easing for decoration purposes.

Sash cord missing.



Dulux Trade Metalshield Satin

About this product

Metalshield Satin specially formulated with a quick drying formation that can be over coated within 4-6 hours. It provides protection against corrosion on ferrous and non-ferrous metal substrates such as railings, garage doors, lift shafts, staircases and emergency exit routes. *Applying our straightforward single-pack system: an appropriate Metalshield primer from Dulux Trade and 2 coats of Metal

shield Satin from Dulux Trade will deliver up to 8 years metal protection.

Key Benefits

- ✓ 8 year protection*
- ✓ High performance protection for metal
- ✓ For ferrous & non-ferrous metals
- ✓ Solvent-based

Technical Information

Touch dry	1-2 hours
Recoatable	4-6 hours
Coverage	Up to 13m ² per litre

Product Information

Composition

Solvent-based

Key Benefits

8 year protection*, High performance protection for metal, For ferrous & non-ferrous metals, Solvent-

based

Colour Range

Armstead Colour Guide, BS4800, CUPRINOL Digital Default Colors (Web Only), Colour Futures 2019, Colour Palette (5) Fandek, Colour Wall In Store, Dulux Trade Commercial Colour Guide, Dulux Trade Professional Colour Guide, Heritage, RAL Classic, WOLF UK CF20, WOLF UK DX TRD ARCHIVE, WOLF WEB UK (Painter) Dulux Ready Mix, Weathershield 420 Fandek, Weathershield Professional Colour Guide Masonry, Weathershield Professional Colour Guide Trim

Pack size

2.5L, 5L

Application Method

Application : Brush or roller only. For health and safety reasons related to all solvent based paints, spray application is not recommended. STIR THOROUGHLY BEFORE USE. Apply 1 coat of the appropriate Metalshield primer followed by 2 coats of Metalshield Satin from Dulux Trade. Where a special process colour is to be used, or where a strong colour change is required, additional coats will be needed (see appropriate Dulux Trade colour card).

DESCRIPTION

Johnstone's Stormshield Flexible Primer Undercoat is a premium quality, microporous combined primer and undercoat formulated to provide longer lasting protection for exterior woodwork. It retains flexibility longer than traditional undercoats and is designed specifically for use in conjunction with Johnstone's Stormshield Flexible Gloss and Satin.

RECOMMENDED USES



Suitable for exterior use.

TYPE OF SUBSTRATE

Softwood, hardwood and plywood panels. Also suitable for use on metal.

COLOUR RANGE

Over 16,000 colours are available via the Johnstone's Tinting System.

FINISH

N/A.

VOLUME SOLID

63%

COVERAGE



Approximately 11–13 square metres per litre depending on the nature and porosity of the surface.

DRYING TIME*



Recoat after 16–24 hours under normal drying conditions.

TRANSPORTATION & STORAGE

To avoid the risk of spillage, always store and transport in a secure upright position. Store away from heat and flame.

CLEANER

White spirit.

VOC CONTENT

High VOC content 25–50%

VOC's (Volatile Organic Compounds) contribute to atmospheric pollution.

EU limit value for this product (Cat A/d): 300g/l (2010). This product contains max 300g/l VOC.

FILM THICKNESS

Wet: 85µm, dry: 53µm.

SIZES

2.5 Litre.

KEY PROPERTIES

- A dual purpose product – flexible primer and undercoat combined.
- Microporous and retains flexibility longer than traditional undercoats thereby increasing durability.
- Provides the perfect surface for overcoating with Johnstone's Stormshield Flexible Gloss or Satin.

PREPARATION

All surfaces to be painted should be clean, dry and free from loose and flaking material. To obtain maximum performance from this microporous product, old paint and varnish should be completely removed. Treat bare wood surfaces with Johnstones Woodworks Universal Primer. For bare timber, apply one coat of Johnstones Flexible Primer Undercoat followed by two coats of Johnstones Flexible Gloss or Satin. Primer bare metal with an appropriate metal primer. Rub down previously painted surfaces with fine waterproof abrasive paper, and rinse thoroughly. Avoid the inhalation of dust. Wear a suitable face mask if dry sanding. Special precautions should be taken during surface preparation of pre-1960s paint surfaces over wood and metal as they may contain harmful lead. For additional information and free Johnstones Trade datasheets call 01924 354354 or visit www.johnstonestrade.com

APPLICATION



Stir well. Easy to apply by brush.

CLEANING



Remove as much product as possible from application equipment before cleaning. Replace lid firmly. Clean equipment immediately after use with White Spirit or Turpentine Substitute. Some local authorities have special facilities for the disposal of waste coatings. Do not empty product into drains or watercourses.

PRECAUTIONS

- Flammable liquid and vapour.
- May cause an allergic skin reaction.
- Hazardous ingredients: 4,5-dichloro-2-octyl-3(2H)-isothiazolin-3-one.
- Contains 2-butanone oxime. May produce an allergic reaction.
- Keep away from heat, hot surfaces, sparks, open flames and other ignition sources. No smoking.
- If medical advice is needed, have product container or label at hand.
- Keep out of reach of children.
- Dispose of contents/container to a waste disposal site in accordance with local/national regulations.
- Do not get in eyes, on skin, or on clothing.
- Wear protective gloves/protective clothing/eye/face protection.
- IF IN EYES: Rinse cautiously with water for several minutes. Remove contact lenses, if present and easy to do. Continue rinsing.
- IF ON SKIN: Wash with plenty of water. Do not use solvent thinners or White Spirit.
- IF SWALLOWED: Call a POISON CENTRE or doctor if you feel unwell.
- Ensure maximum ventilation during application and drying.
- Store in a well-ventilated place. Keep cool.
- Keep container tightly closed.
- Safety data sheet available on request.



The British Board of Agrément is designated by Government to issue European Technical Approvals based on the assessment of products for construction. Johnstone's products carrying this logo have undergone rigorous independent testing and received approval from the BBA.

DESCRIPTION

Johnstone's Stormshield Flexible Satin is a premium quality, microporous satin paint formulated to provide longer lasting protection to exterior woodwork. It produces a finish with excellent resistance to cracking and flaking and is designed specifically for use in conjunction with Johnstone's Stormshield Flexible Primer Undercoat. To ensure the paint system achieves its 8 years to first maintenance the product must be applied in accordance with a project specific Johnstone's Technical Specification and BS 6150, 2006 Code of Practice for Painting Buildings.

RECOMMENDED USES



Suitable for exterior use.

TYPE OF SUBSTRATE

Softwood, hardwood and plywood panels. Also suitable for use on metal.

COLOUR RANGE

Over 16,000 colours are available via the Johnstone's Tinting System.

FINISH

Satin.

VOLUME SOLID

61%

COVERAGE



Approximately 14-16 square metres per litre, depending on the nature and porosity of the surface.

DRYING TIME*



Recoat after 16-24 hours under normal drying time.

TRANSPORTATION & STORAGE

To avoid the risk of spillage, always store and transport in a secure upright position. Store away from heat and flame.

CLEANER

White spirit.

VOC CONTENT

High VOC content 25-50%

VOC's (Volatile Organic Compounds) contribute to atmospheric pollution.

EU limit value for this product (Cat A/d): 300g/l (2010). This product contains max 300g/l VOC.

FILM THICKNESS

Wet: 67µm, dry: 41µm.

SIZES

2.5 Litre.

KEY PROPERTIES

- Expected life in excess of 8 years.
- A flexible high satin finish providing increased durability over conventional glosses.
- Microporous product giving resistance to blistering, cracking and flaking.
- Excellent opacity and colour retention.

PREPARATION

All surfaces to be painted should be clean, dry and free from loose and flaking material. To obtain maximum performance from this product, old paint and varnish should be completely removed. Treat any mould or lichen with sterilisation wash as directed. Treat bare wood surfaces with a suitable clear wood preservative. For bare timber, apply one coat of Flexible Primer Undercoat followed by two coats of Exterior Satin. Prime bare metal with an appropriate metal primer. Rub down previously painted surfaces with fine waterproof abrasive paper and rinse thoroughly before applying a pre-coat of Flexible Primer Undercoat. Avoid the inhalation of dust. Wear a suitable face mask if dry sanding. Plastic rainwater products should be cleaned thoroughly and given two coats of Exterior Satin. Special precautions should be taken during surface preparation of pre-1960s paint surfaces over wood and metal as they may contain harmful lead.

APPLICATION



Stir well. Easy to apply by brush or roller.

CLEANING



Remove as much product as possible from application equipment before cleaning. Replace lid firmly. Clean equipment immediately after use with White Spirit or Turpentine Substitute. Some local authorities have special facilities for the disposal of waste coatings. Do not empty product into drains or watercourses.

PRECAUTIONS

- Flammable liquid and vapour.
- May cause an allergic skin reaction.
- Hazardous ingredients: 4,5-dichloro-2-octyl-3(2H)-isothiazolin-3-one.
- Contains 2-butanone oxime. May produce an allergic reaction.
- Keep away from heat, hot surfaces, sparks, open flames and other ignition sources. No smoking
- If medical advice is needed, have product container or label at hand.
- Keep out of reach of children.
- Dispose of contents/container to a waste disposal site in accordance with local/national regulations.
- Do not get in eyes, on skin, or on clothing.
- Wear protective gloves/protective clothing/eye/face protection.
- IF IN EYES: Rinse cautiously with water for several minutes. Remove contact lenses, if present and easy to do. Continue rinsing.
- IF ON SKIN: Wash with plenty of water. Do not use solvent thinners or White Spirit.
- IF SWALLOWED: Call a POISON CENTRE or doctor if you feel unwell.
- Ensure maximum ventilation during application and drying.
- Store in a well-ventilated place. Keep cool.
- Keep container tightly closed.
- Safety data sheet available on request.

- Item 4. Apex stone repair

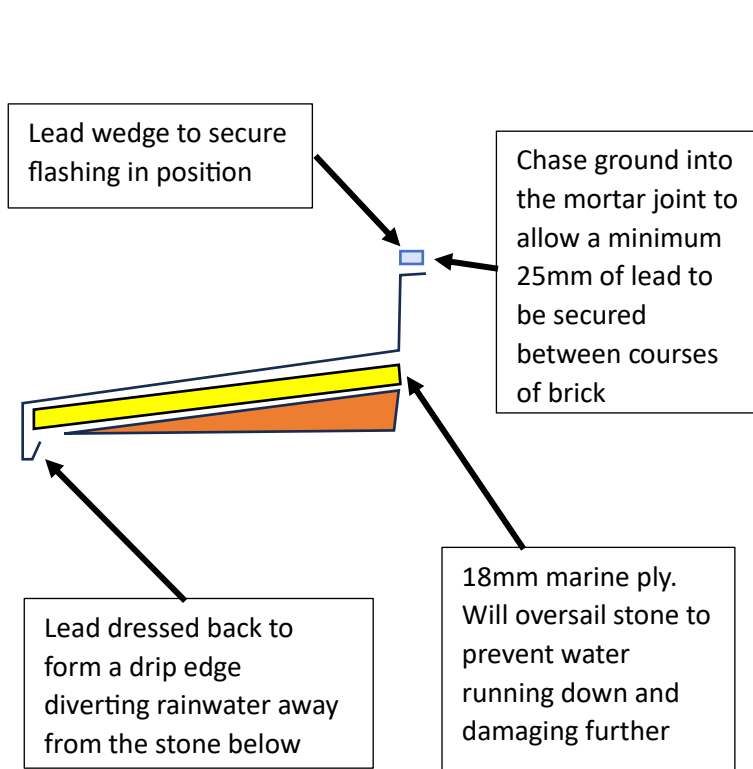


- 2 holes to be drilled through the top stone (on each side of the apex) into the stone below with a 12mm masonry bit. Ensure drill is angled sufficiently and over 100mm from the edges of the stone to decrease risk of fracturing
- Clean the drill hole before measuring and cutting 12mm stainless steel dowel to size, ensuring enough space for the dowel to be hidden within the hole and not sat above the stone
- Insert suitable resin into the drill hole and slowly raise whilst applying to ensure drill hole is filled. Insert 12mm stainless steel dowel and allow to cure
- Apply stone repair mortar (can be colour matched if DOFF cleaned) upon completion to ensure the drill hole is filled

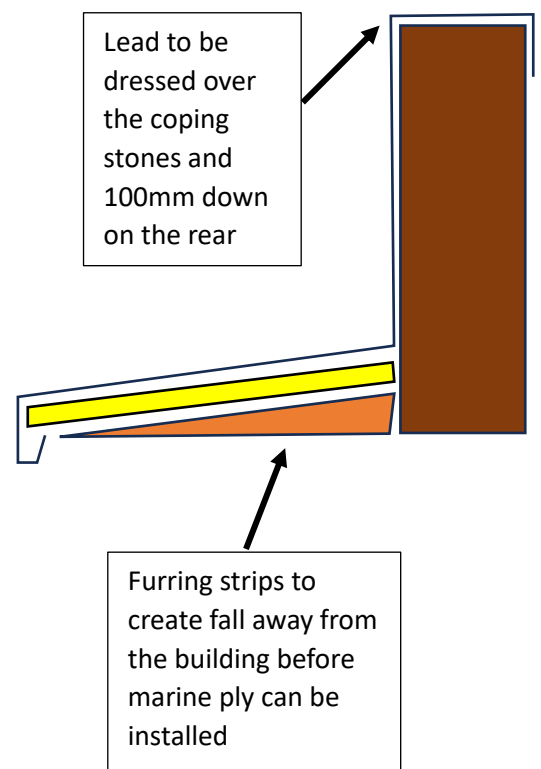
- Item 5. Cornice works



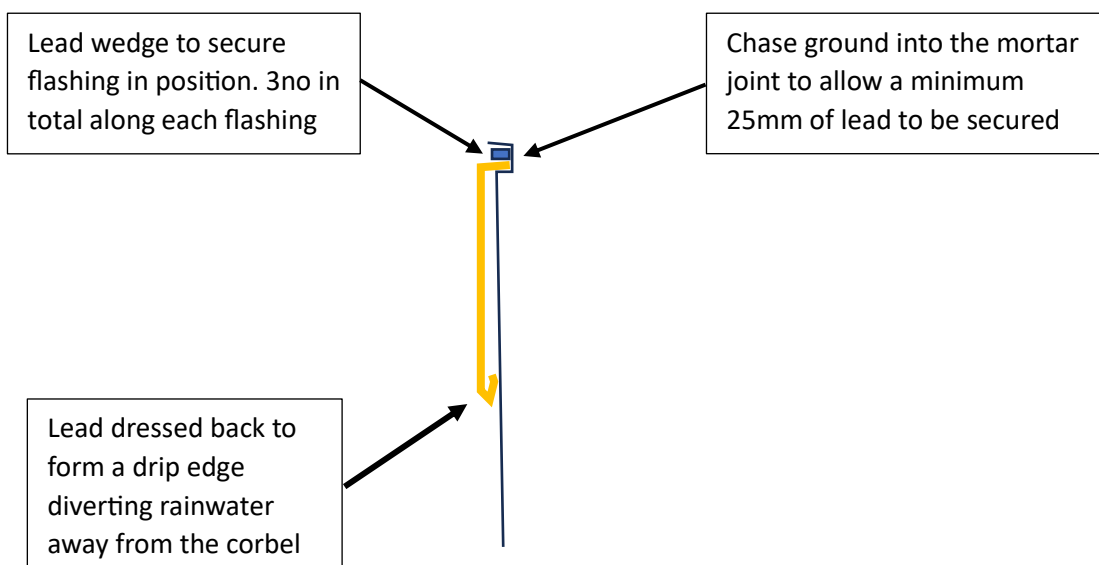
Lower cornice



Higher Cornice



- Item 6. Lead flashing to balcony



- Item 7. Stone repairs



- Stone is to be de-frassed and cleaned back to a good quality substrate
- Straight edges will be built up with a repair mortar and worked by hand with a trowel
- Once the lower straight edge has been established, the next one up will be re-established to ensure water can run off the sills and away from the building in the future
- Colour to be agreed with the CA before repairs take place