



 TRINITY RENOVATIONS

Neptune Mill Masonry Survey Manchester

• Commercial • Public Sector • Ecclesiastical

trinityrenovations.co.uk

ABOUT US



Kieran Croughan

Based in Cheshire, and operating across the UK, we've been renovating traditional joinery, windows, masonry and glazing on some of the country's most important listed most important listed buildings, across the Ecclesiastical, Public and Commercial Sectors.

From London's most notable town halls, museums and banks; to five-star hotels, schools and cathedrals across the South of England, Midlands and the North.

We're proud of our long-standing client relationships with many respected national brands and household names including English Heritage, Lambeth London Borough Council, United Utilities and Sport England.

Fundamental to our success is our excellent customer service, unwavering safety-first culture and our dedication to delivering exceptional quality standards at competitive prices.

Yours faithfully,

A handwritten signature in black ink that reads "K Croughan".

Kieran Croughan
Managing Director
Trinity Renovations



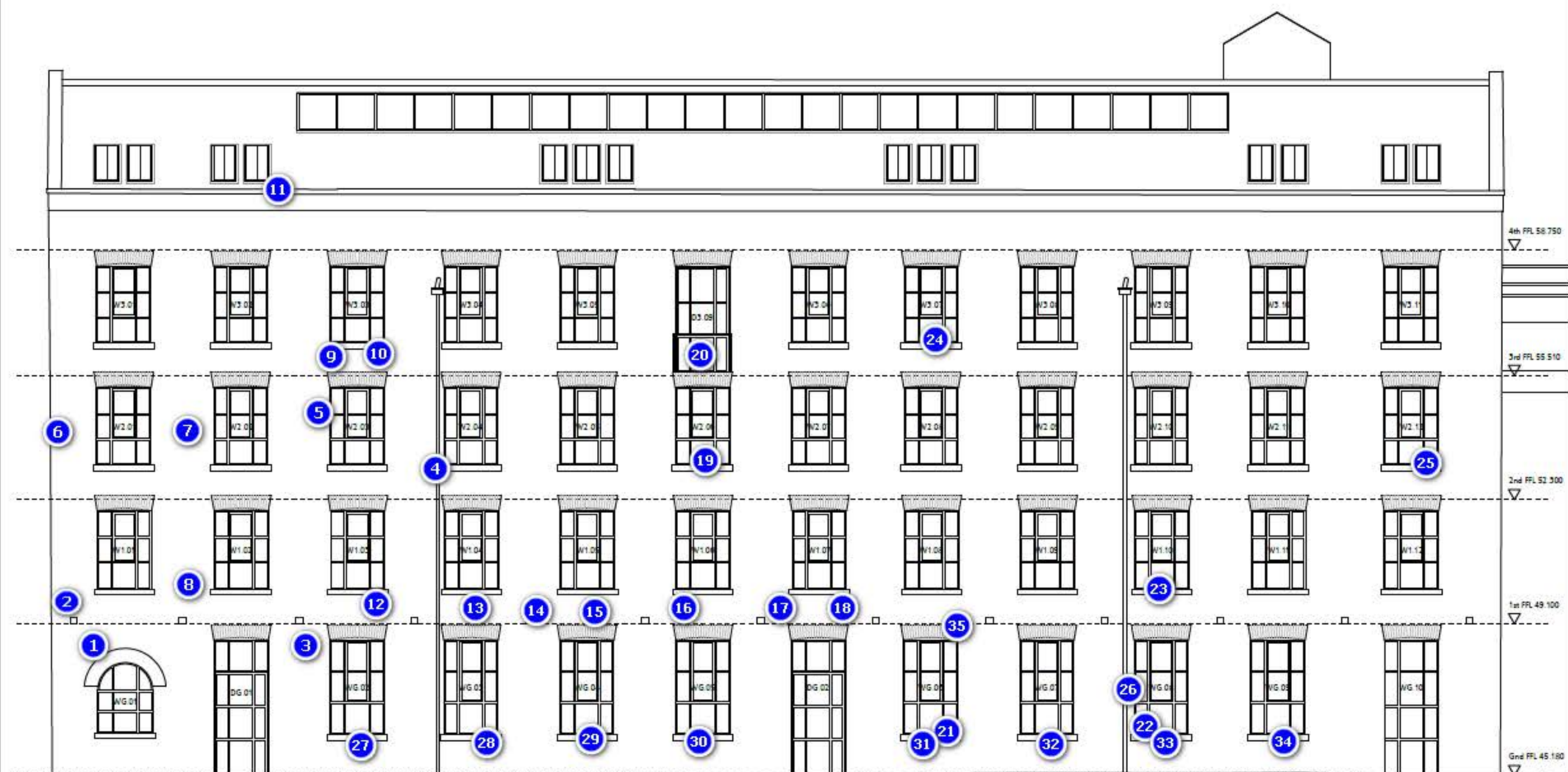
Spring Gardens, Manchester

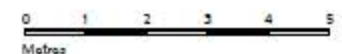
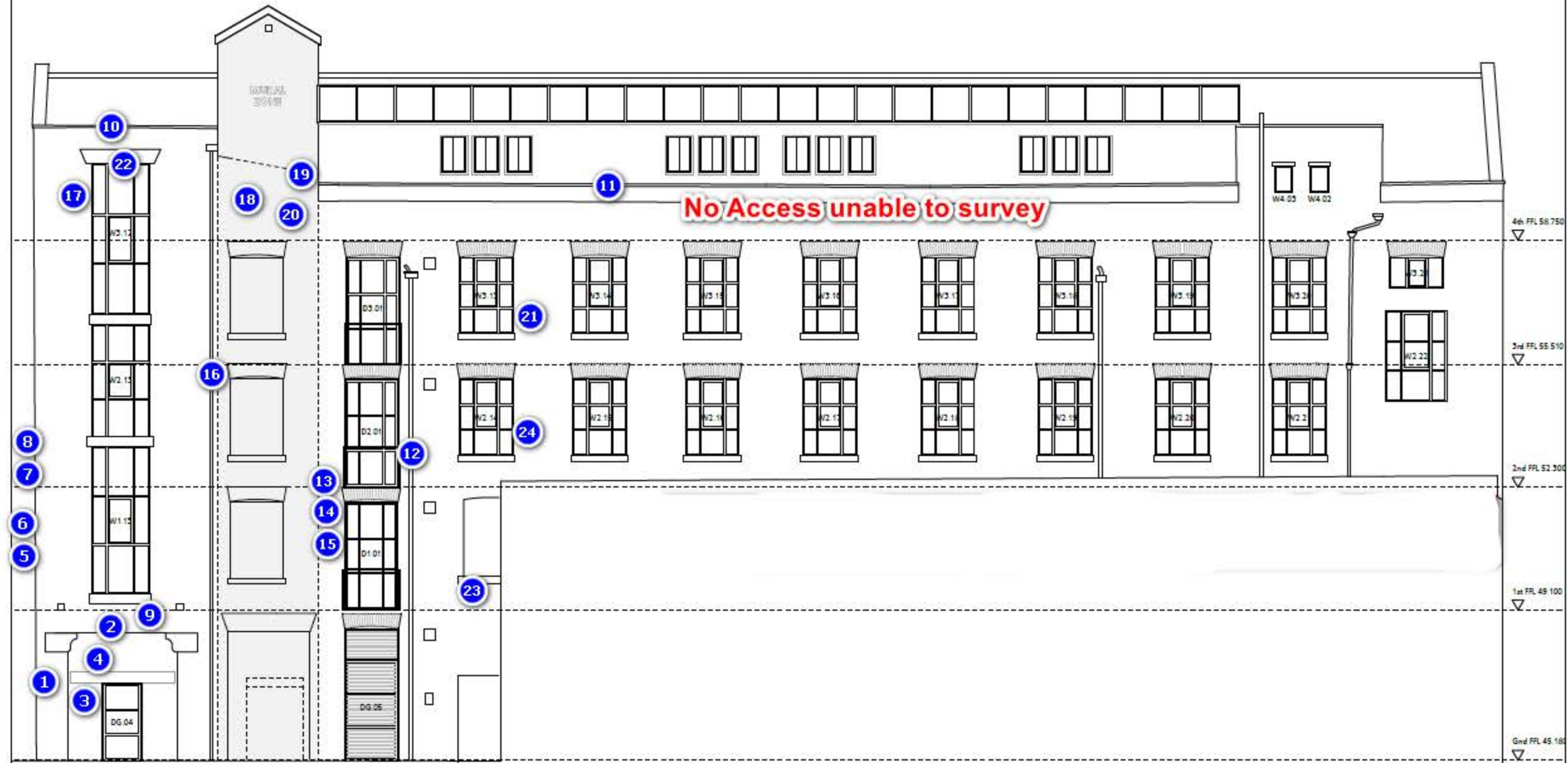
Neptune Mill

Masonry Survey

	South Elevation
1	Remove redundant fixings from arched window on ground floor left-hand side
2	Remove redundant fixings above Sikh TV camera left on side ground floor
3	Remove canopy from entrance door
4	Replace rainwater pipe
5	Remove boiler vent pipe if no longer required
6	Remove and make good gas pipes if no longer required
7	Remove make good plastic pipe
8	Remove redundant gas pipe (6-7 and two)
9	Make good hole in brickwork (9 10)
10	Remove copings, take down and rebuild top four courses, dial and refix copings full length of elevation (11)
11	Make good holes in brickwork (13, 14, 15, 16, 17, 18)
12	Replace stone window sill (19)
13	Make good brickwork around door (approximately 2.5 metres)
14	Replace stone window sill (21, 22, 23, 24)
15	Repair stone window sill (25)
16	Remove redundant waste water pipe (26)
17	Re-point brickwork (approximately 1 metre per item - 27, 28, 29, 30, 31, 32, 33, 34)
18	Remove redundant fixings (35)
19	Remove redundant fixings (36)
20	South elevation: Replace 500 spalled bricks
21	South elevation: 150m ² pointing, primarily between windows
	North Elevation
1	Remove redundant fixings, replace plastic rainwater pipe
2	Inspect cast iron beam, determine if prevention store paint is required
3	Remove redundant cabling and pipes
4	Remove alarm box
5	Remove redundant fixings (including items 6, 7, and 8)
6	Remove redundant fixings (including items 6, 7, and 8)
7	Remove redundant fixings (including items 6, 7, and 8)
8	Remove redundant fixings (including items 6, 7, and 8)
9	Replace stone window sill
10	Replace stone window lintel
11	Remove copings, take down and rebuild top three courses of brickwork, refix and put copings back in place
12	Remove and replace plastic rainwater pipe
13	Remove redundant camera
14	Remove redundant alarm box

15	Remove two redundant alarm boxes
16	Address staining to brickwork full height of building, re-point as required
17	Replace spoiled bricks and re-point
18	Replace spoiled bricks, re-point (including items 19 and 20)
19	Replace spoiled bricks, re-point (including items 19 and 20)
20	Replace spoiled bricks, re-point (including items 19 and 20)
21	Remove redundant alarm box
22	Replace down lintel
23	Remove redundant cabling
24	Remove alarm box
	East Elevation
1	Make good and tidy brickwork to corner
2	Clean and make good face brickwork (approx. 15 square metres)
3	Remove coping and make good brickwork
4	Remove lintel and make good brickwork
5	Remove cast lintel and make good brickwork (approx. 4.5 metres by 800 millimetres)
6	Clean and make good corner brickwork (4 linear metres)
7	Clean and make good brickwork below footbridge (approx. 4 square metres)
8	Remove copings, rebuild top three courses of brickwork, refix copings with stainless steel dowels
9	Remove redundant fixings
10	Remove redundant fixings
11	Rebuild corner brickwork (approx. two square metres)
	West Elevation
12	Take off copings, rebuild top three courses of brick, refix copings with stainless steel dowels
13	Cap off chimney
14	Remove fixings
15	Form opening
16	Remove fixings
17	Remove fixings
18	Remove fixings
19	Remove fixings
20	Remove redundant cables
21	Allow for placement of 500 spoiled bricks
22	Allow for 150 square metres of repointing



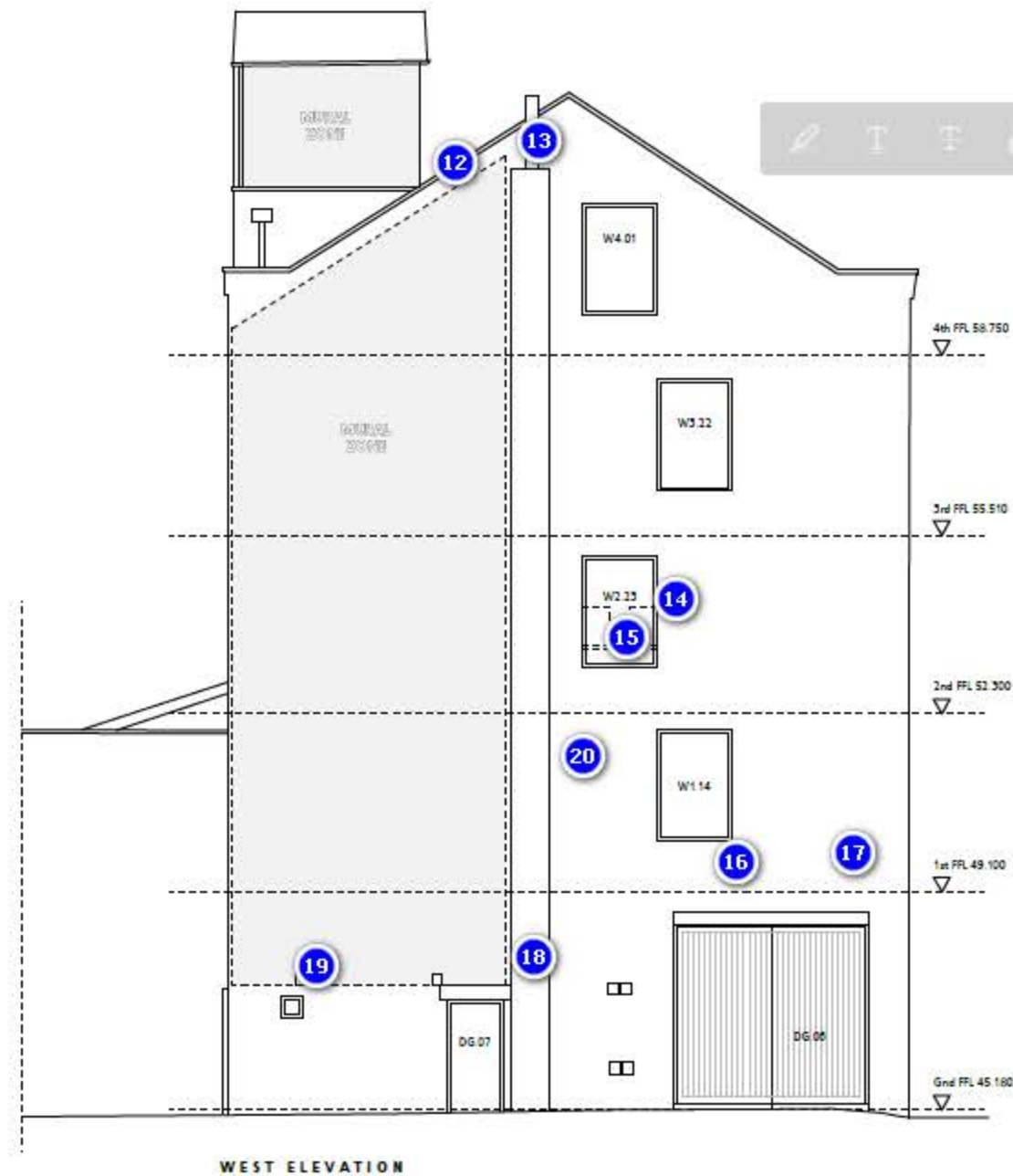
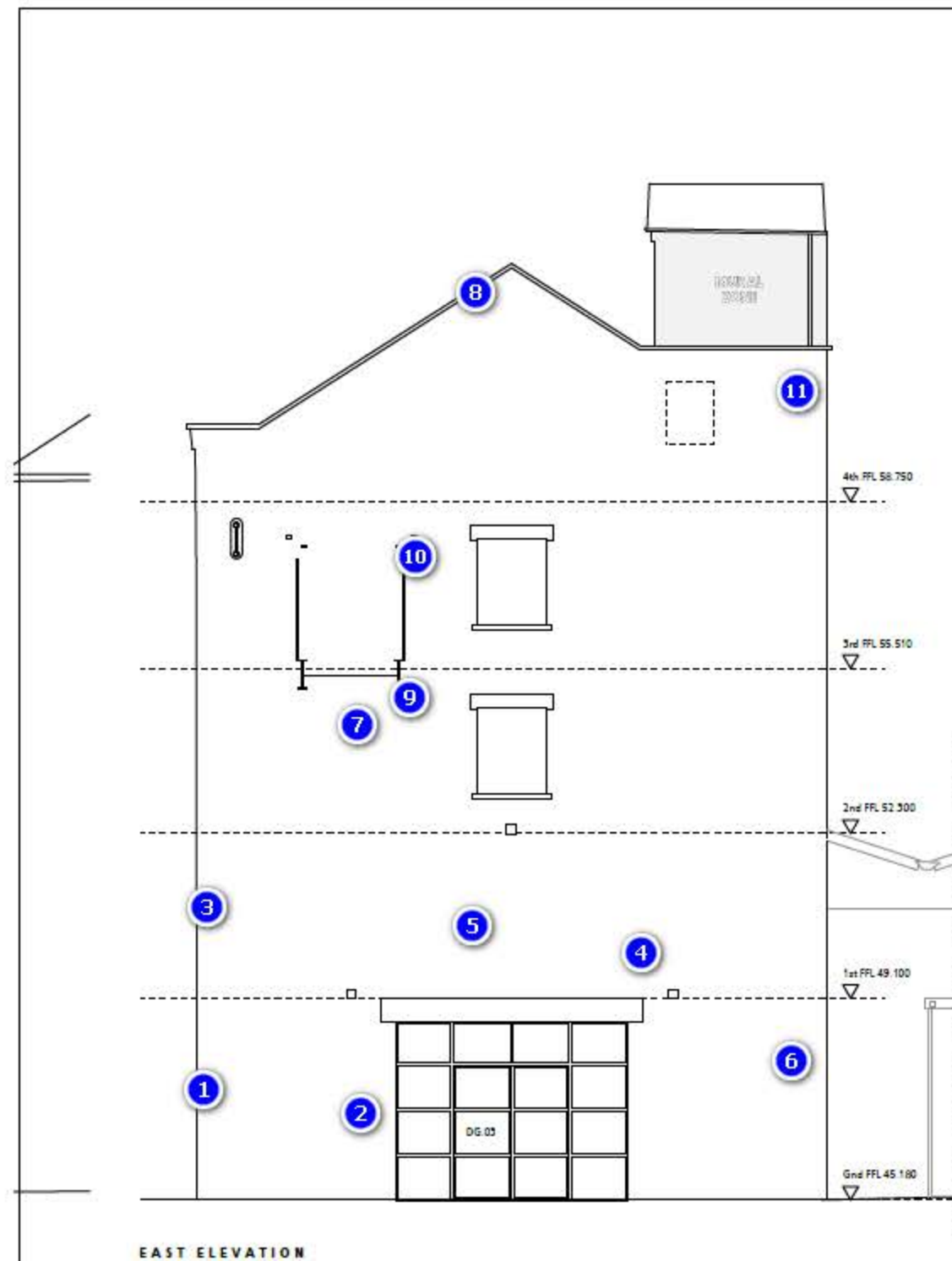


FOR WORKS TO EXTERNAL WALLS REFER TO DRGS 353 CD 2101 - 2108	FOR WORKS TO ROOF REFER TO DRGS 353 CD 2701
FOR WORKS TO INTERNAL WALLS REFER TO DRGS 353 CD 2201 - 2205	FOR WINDOW & DOORS INFORMATION REFER TO DRGS 353 CD 3001 - 3005
FOR WORKS TO FLOORS & STAIRS REFER TO DRGS 353 CD 2301 - 2305	FOR WORKS TO CEILINGS REFER TO DRGS 353 CD 3501 - 3505

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W: www.jddavidsonarchitects.com

Client: Capital & Centric
Project: Neptune Mill
Chapelton St. Manchester
Scale: 1:100 @ A3
Date: Jan 2023

P3 - 07/23 - Signage zones omitted			
Drawn by:	General Arrangement Proposed North Elevation		
Check:	For information		
Ref No:	353	CD	1009 P3



Re-Pointing and rebuilding in Lime Mortars

- Where existing lime pointing is in good condition do not remove.
- Usually the depth of a joint for re-pointing should be around twice its width and a minimum of 25mm.
- After removal of old mortar, loose material should be vacuumed and the joints flushed with water to remove dust and debris.
- Ensure raking out and removal of cementitious mortars is done carefully by hand, to a minimum depth of 25mm, with a square back, not rounded. Ensure all mortar is removed from top and bottom of joints.
- The lime pointing mortar should be sticky but not wet and should cling to the underside of an inverted trowel. Mortar used for rebuilding will be slightly wetter. Check that joints and adjacent stones are damp but not wet before re-pointing.
- The use of appropriate tools and careful working are essential in achieving sensitive re-pointing work. Prepared mortar should be pressed firmly into the joints with a small tool or pointing iron, small enough to fit into the joint without causing damage to adjoining stones.
- The thickness of mortar applied in one pass should not exceed 15 to 20mm and material within the depth of the masonry should be allowed to firm up and start to carbonate before being covered by further mortar.
- Before pointing commences place mortar well back into any voids and pack these areas with small pieces of sandstone or similar absorbent material, such as soft burnt clay tile or brick, firmly tamped into the new mortar.
- Use pinning's of slate or sandstone as necessary in joints over 12mm wide, damping down pinning's before use & tapping gently into place to the full depth of the joints.
- When the mortar has stiffened up the joints are ready to be finished. Finishing techniques vary but the main aims of all finishing processes will be to remove laitance from the surface and leave an open textured finish, to compact the mortar fully into the joint and ensure a good seal to the stone, and to give a visually acceptable finish. The processes employed may involve a lightly scraping back mortar or tamping the surface of the mortar with the end of a stiff bristle brush. With all Finishing techniques correct timing of the work in relation to hardening of the mortar is absolutely critical and real importance of this stage of the process.

Lifting and Re-bedding Coping Stones on a Parapet Wall

- Carefully assess the condition of the coping stones and the parapet wall to determine the extent of work required.
- Document the placement and orientation of each coping stone for accurate reinstallation.
- Set up scaffolding or access equipment as needed to safely reach the parapet wall.
- Lift each coping stone carefully, using appropriate lifting equipment if the stones are heavy or difficult to manage.
- Clean the underside of the coping stones, removing old mortar and debris.
- Store the coping stones safely nearby, keeping them in order for reinstallation.
- Remove old mortar and debris from the top of the parapet wall.
- Check the wall for stability and integrity, making any necessary repairs.
- Mix a traditional lime mortar, suitable for bedding the coping stones. The mortar should be compatible with the existing masonry in terms of strength, porosity, and thermal expansion.
- Apply an even bed of lime mortar on the parapet wall where each stone will be placed.
- Re-bed each coping stone in its original position, ensuring it's level and properly aligned.
- Remove excess mortar and clean the edges for a neat finish.
- Drill holes into the coping stones and the parapet wall for the resin fixings, being careful to minimize damage.
- Inject Rawl resin into the holes as per the manufacturer's instructions.
- Insert stainless steel dowels or fixings into the resin, ensuring a secure and stable fit.
- Prepare a lime mortar mix for pointing, matching the colour and texture of the original mortar.
- Carefully point around the coping stones, ensuring the mortar is well-compacted into the joints.
- Tool the joints to match the historic profile and ensure effective water runoff.
- Clean any mortar smears or residues from the coping stones and parapet wall.
- Conduct a final inspection to ensure all coping stones are securely fixed and the mortar is finished to a high standard.

Methodology for Cutting Out and Replacing Bricks

- **Initial Survey:** Carefully assess the condition of the bricks to determine which ones need replacement.
- **Recording:** Document the brickwork's layout, bond pattern, and any unique features. Photographs and sketches can be useful here.
- **Matching Bricks:** Source replacement bricks that match the original in size, colour, texture, and material. This may involve sourcing reclaimed bricks or having new ones custom-made.
- **Compatibility:** Ensure the physical properties (like porosity and thermal expansion) are
- **Cutting Out:** Using hand tools like chisels and mallets, carefully cut out the mortar around the damaged bricks. Power tools should be used sparingly, as they can cause excessive damage.
- **Extraction:** Gently remove the bricks, avoiding damage to surrounding masonry.
- **Cleaning:** Clear the cavity of all debris, old mortar, and dust.
- **Dampening:** Lightly dampen the replacement bricks if they are highly porous, to prevent them from absorbing water from the mortar too quickly.
- **Sizing:** Trim or shape the new bricks if necessary, ensuring a snug fit.
- **Mortar Mix:** Prepare a lime-based mortar mix that matches the old mortar in strength, colour, texture, and composition.
- **Testing:** It's advisable to test the mortar mix on a small, inconspicuous area or use samples to ensure compatibility.
- **Applying Mortar:** Apply a layer of mortar to the cavity, then butter the end of the brick with mortar before placing it.
- **Placement:** Carefully position the brick in the cavity, tapping it into place with a mallet. The brick should be aligned with the existing masonry.
- **Jointing:** Ensure that the mortar joints match the existing ones in width and profile.
- **Tooling Joints:** Once the mortar starts setting, tool the joints to match the surrounding areas.
- **Cleaning:** Remove any excess mortar from the brick faces.
- **Curing:** Protect the new brickwork from extreme weather conditions during curing. Lime mortar requires adequate time to carbonate and harden.
- **Covering:** Use hessian cloth or polyethylene sheeting if needed to provide protection.
- **Quality Check:** Inspect the replaced bricks to ensure they are properly integrated into the existing masonry.
- **Colour Matching:** If required, use colour washes or shelter coats to blend the new bricks with the old ones.
- **Minimal Intervention:** The focus should be on replacing only those bricks that are structurally unsound or severely deteriorated.

- Conservation Ethics: The work should aim to preserve as much of the original material as possible and be reversible.
- Skilled Craftsmanship: The work should be carried out by professionals experienced in working with historic buildings.

Coupland Building, Manchester

WINDOW RESTORATION

Over the last 15 years, we've renovated over 350 heritage buildings and restored over 15,000 windows for our clients in the Commercial, Public and Ecclesiastical sectors.

We're dedicated to preserving the character of historic windows and improving their performance to contemporary standards.

We specialise in restoring historic sash, steel (crittall) and timber casement windows, as well as the renovation of aluminium, bronze and cast iron window frames.

Without compromising original features, our window restoration experts:

- Reduce drafts, rot, sound and rattles
- Repair decayed or damaged timber casements and sills to SPAB standards
- Restore hard to open or fixed historic windows
- Upgrade single-glazed windows to double-glazing casements
- Improve window performance and security
- Maintain the historical continuity of each heritage window using traditional methods and high-quality, sustainable materials.



Pheonix House, Manchester



Lambeth Town Hall, London



St. Mary the Blessed Virgin, Wirral



Salford Cathedral, Salford



St. Joseph's Church, Manchester

JOINERY & CARPENTRY

With over 750 years of combined conservation experience, our talented team of joiners and carpenters offer a wide range of on-site specialist services including:

- First, second and final fix joinery
- Structural repairs, restorations and treatments
- Replication and replacement of existing joinery and carpentry
- Bespoke commissions and designs
- Fire prevention.



Residential development, Bollington



Ormand building, Manchester.



Ormand building, Manchester.

MASONRY & STONEMWORK

Our accomplished team of stone masons deliver a wide range of heritage services from bespoke solutions and commissions, to developing and delivering our own creative designs.

Our expertise includes:

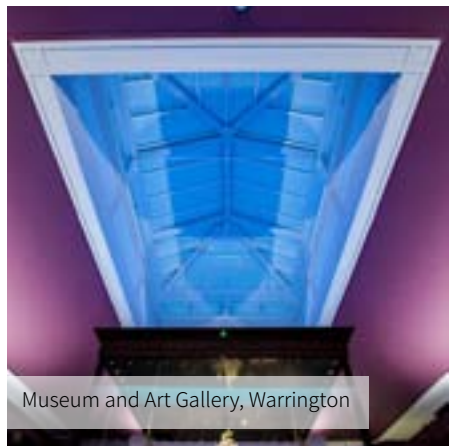
- Stone and masonry restoration, alternation, cleaning and conservation
- Repair and replication of terracotta and faience
- Brick restoration, reproduction and replacement
- Traditional lime mortar repairs and pointing
- Walling, cladding and concrete repairs.



Buxton Crescent, Derbyshire



St Joseph's Church, Manchester



Museum and Art Gallery, Warrington

HISTORIC GLAZING

We're experts in sympathetically restoring, repairing and reproducing heritage glazing.

Over the years our experts have restored historic glass originating from medieval times right through to the modern eras. Our specialist services include:

- Reproduction, restoration and protection of original, stained and leaded glass
- Heritage glazing repairs and replacements, including ironmongery
- Restoration of glazed roof domes, lanterns and leaded lights
- Bespoke glazing commissions and designs
- Protective glazing, toughened glass, wire guards and polycarbonate.



Salford Cathedral, Salford

CASE STUDIES



- 1. London Borough of Lambeth Town Hall, Brixton**
Window & Historic glazing restoration
- 2. Lilleshall National Sports & Conferencing Centre, Shropshire**
Window & Historic glazing restoration
- 3. Buxton Crescent 5-star Hotel & Thermal Spa, Derbyshire**
Heritage Joinery & Carpentry
- 4. Oldham Town Hall, Greater Manchester**
Heritage Joinery & Carpentry
- 5. HSBC Bank Bishopsgate, London**
Heritage Masonry & Stonework
- 6. Pitmaston House, Birmingham**
Heritage Masonry & Stonework

1. London Borough of Lambeth Town Hall, Brixton

Client:
London Borough of Lambeth

Principal contractor:
Morgan Sindall

Architect:
Cartwright Pickard

Building heritage:
Grade II listed

Project description:
Complete restoration and repair of this grand Edwardian building's exterior and interior, to transform it into an elegant location for marriages and civil partnerships.



What we did:

- Restoration and repair of over 260 steel (crittall), timber casements and sash windows
- Perfect reproduction and replacement of over 30 steel (crittall) and sash windows
- Steel window welding and sandcast ironmongery replacement
- Painsstaking removal, restoration and protection of hand-painted stained glass windows
- Repairs, replication and conservation of roof domes, lanterns and leaded light glazing
- Window security improvements, sound and draught proofing
- Carried out specialist surveys including timber, windows and ornate glasswork.

// Trinity Renovations delivered a first-class window renovation and glazing programme of work for us at Lambeth Town Hall. Their delivery was safety-conscious, on schedule and on budget. We look forward to working with them again. //

Commercial Manager – Morgan Sindall



2. Lilleshall National Sports & Conferencing Centre, Shropshire

Client:
Sport England

Principal contractor:
Seddons

Architect:
Studio OL3

Building heritage:
Grade II* listed

Project description:

Extensive renovation and expansion programme to transform the Georgian stately home into an ultra-modern national centre of sports excellence with conferencing, leisure, accommodation and exhibition facilities.



What we did:

- Upgraded over 150 single-glazed windows with insulated glazed units removing the need for secondary glazing, and complimenting the building's Grade II listing status
- Restoration and repair of over 200 bronze and timber-framed sliding-sash windows
- Developed 5 innovative window solutions and model samples for client selection
- Window security improvements, sound and draught proofing
- Undertook specialist surveys including timber, windows, damp, materials testing and glasswork.

// Trinity Renovations were exceptionally helpful throughout our conservation programme and completed all of their work to a very high standard. //

Project Manager and Sport England Cost Consultant – Baker Mallet



3. Buxton Crescent 5-star Hotel & Thermal Spa, Derbyshire

Client:
The Osborne Group

Principal contractor:
Vinci Construction

Architect:
Curious

Building heritage:
Grade I listed

Project description:

A major structural and restoration project of the Crescent's Georgian exterior and interior, to transform it into an exclusive hotel and thermal spa.



What we did:

- Extensive structural joinery restoration and repairs to floors, ceilings and load-bearing walls and beams
- Original staircases, walls and windows restoration, repair and conservation joinery
- Damp treatment throughout the building
- Meticulous removal, restoration and repair of ornate stained glass ceiling lanterns
- Original joinery performance and security improvements, including replacing decayed and rotten material using VAC-treated timber
- Window security improvements, sound and draught proofing
- Completed specialist surveys including timber, windows, damp and materials testing.

// Trinity Renovations worked tirelessly to meet our exacting standards on quality, cost and time at the Crescent. It's an important heritage site and not a straightforward project, but we were impressed with Trinity's approach, attitude, safety on site and final output. //

Senior Project Manager - Vinci Construction



4. Oldham Town Hall, Greater Manchester

Client:
Oldham Council

Principal contractor:
Morgan Sindall

Architect:
BDP

Building heritage:
Grade II listed

Project description:
Complete regeneration of the town hall internally and externally, together with a major new extension, to turn it into a unique cinema complex.



What we did:

- Replication, restoration and conservation of heritage joinery and carpentry including floors, ceiling and staircases
- Restoration of over 60 wooden internal doors, screens and extensive wall panelling
- Renovation, repair and replacement of over 180 steel (crittall) and timber sash windows
- Painstaking removal, restoration and protection of stained glass windows and doors
- Window security improvements, sound and draught proofing
- Steel window welding and sandcast ironmongery replacement
- Final decoration of all joinery and woodwork for windows, doors, screens and wall panelling
- Undertook specialist surveys including timber, windows, damp, materials testing, glasswork and joinery.

“ We worked with Trinity Renovations on Oldham Town Hall and Lambeth Town Hall and couldn’t fault the quality of their workmanship on either project, or their approach to safety. Their delivery was hassle-free, on schedule and to budget. ”

Commercial Manager - Morgan Sindall



5. HSBC Bank Bishopsgate, London

Client:
HSBC

Principal contractor:
Overbury

Architect:
A&Q Partnership London

Building heritage:
Grade II* listed

Project description:
Extensive façade alterations to the main branch in the City of London, and major interior renovation and remodelling to modernise the branch and enhance accessibility.



What we did:

- Alterations to the external Portland-stone façade
- Conservation and restoration of original masonry and stonework
- Masonry and stonework cleaning
- Renovation, repair and replacement of façade's timber casement windows
- Meticulous removal, restoration and repair of ornate glass ceiling domes
- Traditional lime mortar repairs and pointing
- Carried out specialist surveys including windows, masonry and stonework.

// Trinity Renovations delivered urgent masonry services with great attention to detail, which prevented the project from being delayed. //

Project Director - Overbury

6. Pitmaston House, Birmingham

Client:
The Church of Scientology

Architect:
NJSR

Building heritage:
Grade II listed

Project description:

Major conservation, renovation and refurbishment programme to transform this impressive neoclassical building from a neglected office space into a modern church and community venue.



What we did:

- Restoration, replication and conservation of heritage masonry and stonework
- Structural stonework repairs and protection of listed fittings, including plaster moulding
- Restoration and replacement of over 140 steel (crittall) and timber sash windows
- Window security improvements, sound and draught proofing
- Removal, restoration and protection of stained glass windows and doors
- Steel window welding and sandcast ironmongery replacement
- Specialist surveys including timber, windows, damp, materials testing, drainage, roofing, masonry, glasswork and joinery.

// We were impressed with Trinity Renovations and how they managed to restore so much of Pitmaston House's original masonry and stonework, and so many of its windows that we thought were beyond repair. //

Conservation Officer - Birmingham City Council

// We were delighted to work with Trinity Renovations to renovate Pitmaston House. They worked collaboratively with us, showing great skill and dedication, and delivered to our deadlines and budget. //

Project Director - Clearview Management

OUR TEAM

Our management and operational teams are experienced, qualified and committed to conservation and forming lasting client relationships.

We employ over 40 expert craftspeople and industry specialists, and deliver conservation projects up to the value of £5m across the UK's Commercial, Public and Ecclesiastical sectors.

We're industry professionals and are accredited by respected industry bodies and regulatory agencies including Constructionline, ISO, Stone Federation, Glass & Glazing Federation and CHAS.

As a business, we're committed to our people's safety, well-being and development; and that of our wider community. We invest in ongoing training and development, including operating a successful apprenticeship scheme, and we proudly support our local schools and wider community with charitable work.

CLIENT RELATIONS

HEALTH & SAFETY

ENVIRONMENTAL

QUALITY CONTROL

PROJECT MANAGEMENT

COMMERCIAL MANAGEMENT

BUSINESS DEVELOPMENT



KIERAN CROUGHAN
MD & Head of
Operational Delivery



CHRIS SANDERS
Commercial Manager



BARBARA WROBLEWSKI
Business Development
Consultant



TIM LEWIS
Site Manager



MARTIN MULHOLLAND
Health, Safety &
Environmental Consultant



FIONA RYAN
Marketing Consultant



HEALTH SAFETY, ENVIRONMENT AND QUALITY MANAGEMENT

As a conservation specialist we're acutely aware of the impact our work can have on health, safety and the environment.

We're a responsible contractor, employing experts in each discipline and adopting best-practice methods to protect our team, the public and wider environment throughout our work, and after its completion.

We've an unwavering safety-first culture. Our Health, Safety and Environmental plans and processes have achieved 100% compliance and zero RIDDOR-reportable incidents, since our establishment in 2004.

We're fully accredited in ISO 45001 with audited Health & Safety management systems, and we operate Quality Management Systems ISO 9001 and ISO 14001 Environmental Management Systems.

We take great pride in our exceptional Health & Safety track record and our dedication to environmental protection through our responsible planning, procurement, materials and waste management practices.



OUR CLIENTS

We're committed to delivering outstanding results for our clients.

We build long-lasting partnerships with our clients that are open, honest and collaborative. We're proud that the majority of our work comes from our existing clients, and that we partner with so many respected brands and household names.



OTHER WORK

We operate across the UK delivering exceptional conservation work for clients in the Commercial, Public and Ecclesiastical sectors.

Since our establishment, we've been privileged to restore over 350 of the country's landmark buildings and heritage properties. Our work includes the conservation of listed buildings, commercial city-centre properties, ecclesiastical estates, ancient monuments, schools and government buildings.



Altrincham Interchange,
Greater Manchester



St Joseph's Church,
Manchester



Wedgwood Institute,
Stoke-on-Trent



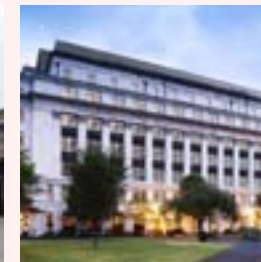
Chancellors Hotel,
Manchester



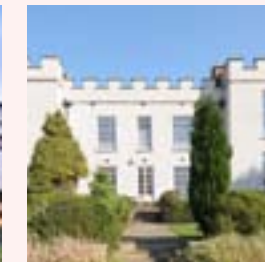
Woodford Old Hall Farm,
Cheshire



Middleport Pottery,
Stoke-on-Trent



Arkwright House,
Manchester



Buglawton Hall School,
Congleton



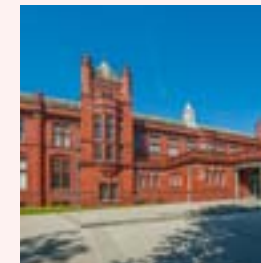
Halton Borough Council
Youth Centre, Cheshire



Cathedral House,
Salford



Queens Park Lodges,
Crewe



Whitworth Art Gallery,
Manchester



Levenshulme High School
for Girls, Manchester



St Mary the Blessed Virgin,
Wirral



Bodlondeb Castle Hotel,
Llandudno

“Trinity’s work was fundamental to the success of our project.”

Commercial Manager - Vinci Construction

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