



Grid/Item Ref (from Vertical Access Survey Report)	Description of Condition	Image of Condition (if available)	Repair urgency (from Vertical Access Survey Report)	Methodology Type	Proposed Methodology	Like for Like Repair?
A02, 5	Stone corner is degraded and has 2 valleys which water runs through. This over time will break away and possibly be a danger to the public. Cause most likely to be due to incorrect bedding of the original stone pieces.		Red	1	Phase 1 Temporary structural repair (carried out urgently from high level ropes): Resin bound dowel/pin to prevent movement. Drill through the stone to form hole for resin bound stainless steel dowel. Dowels located to minimise diameter and pin fractured stone piece back into larger more secure stone. End of dowel to be recessed min 10mm from face of stone and hole filled with matching stone plug. Contractor to submit proposals which minimise risk of future cracking of surrounding stones due to movement. Dress off any loose/friable stone faces. Phase 2 - Replacement Stone (from scaffolding). Carefully cut out damaged stone with hand tools such as sharp chisels and stone saws. Clean out cavity. Install newly prepared matching stone block - edge bedded. Secure with resin bound stainless steel dowels. Hand finished to match original (not artificially distressed). Include discrete mason's mark (location TBA). Perimeter joints to be minimal in width and pointed with lime mortar to match stone. NB Extent of stone replacement required to be reviewed upon close inspection once the scaffold is erected.	No - See Heritage Statement
A02,8 (1)			Green	12	Pointing appears sound and erosion depth appears localise and minimal and is not forming ledges or cracks that could be subject to frost action. To retain sound stone, ensure any loose material is carefully brushed off. Remediate pointing above thus halting further deterioration (see other items) and allow stone to dry naturally.	/
A02,8 (2)			Green	13	Matching stone indent: Less than 50mm depth. Indent new carved section of sandstone moulding to match the original detail. Carefully cut out damaged stone to a sound base. Use hand tools only such as sharp chisels and stone saws. Install newly prepared matching stone block - edge bedded. Aggregate type and proportions to be agreed on site following trials. Hand finished to match original (not artificially distressed). Repoint all perimeter joints with lime mortar to match elsewhere. NB Extent of stone replacement required to be reviewed upon close inspection once the scaffold is erected.	No - See Heritage Statement



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A02, 8 (3)			Green	9	Initial removal of biological growth with high pressure steam cleaning system, to allow for inspection of cement screed and stone. Depending upon condition either i) carefully remove cracked/loose/damaged cement screed with hand tools (only where damage to sandstone beneath can be avoided). Localised cut out of eroded/dished stone, to level of sound base. Replace with matching stone, set and pointed in lime mortar, to match adjacent or ii) careful removal of existing and complete replacement of stone cill/cornice in matching stone, set and pointed in lime mortar. New cill to have a slightly increased fall towards outer edge - to aid drainage. New stone to be horizontally bedded to match existing/natural bedding due to limitations on sizes available from the quarry. All works to be agreed with CA and CO before being undertaken. All eroded pointing to be carefully raked out and repointed with lime mortar. Cement replacement edge indents to be inspected and if found to be unsound, replaced with matching sandstone indents.	No - See Heritage Statement
A03 , 2 (1)			Green	14	~~Remove biological growth build up with high pressure steam cleaning system. Stone indent. Localised eroded or dished stone to be cut out to sound base and replaced with matching stone bedded in lime mortar and pointed to match elsewhere.~~	No - See Heritage Statement
A03 , 8 (1)			Green	12		



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A04 , 3 (1)	Window ledge degraded		Green	15	Stone cleaning. Carefully remove atmospheric soiling/pollution crusting and/or biological growth build-up which could trap moisture, using high pressure steam cleaning system (DOFF or similar). Care to be taken not to erode the stone surface. Note that in the long term, weathering of the stone surface will continue. However, this expected to continue at the slow pace seen since construction.	No - See Heritage Statement
A04 , 3 (2)	Top of ledge degrading		Green	15		No - See Heritage Statement
A04 , 4 (1)			Green	16	Brush down any remaining loose friable stone material. Vulnerable location but not considered to facilitate excessive freeze/thaw action. Location and extent does not support mortar repair, and stone indent not considered beneficial due to required cut out of sound stone.	No - See Heritage Statement
A04 , 5 (1)	Localised stone cill erosion has caused dishing which will trap water and further accelerate erosion.		Green	17	Stone indent - horizontal surface. Localised eroded or dished stone to be cut out to sound base and replaced with matching stone in lime mortar and pointed to match elsewhere. Stone will only be replaced where erosion is such that weathering is significantly expedited due to loss of surface and requires replacement accordingly. Localised presumed cement replacement edge indents to be inspected and if sound and secure, to be retained. Eroded pointing to be carefully raked out to remove loose fabric and repointed with lime mortar. Full replacement of cill to match existing only to be considered if the extent of erosion is such that localised indent repairs cannot be carried out successfully.	No - See Heritage Statement



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A04 , 7	Lose stone to be refixed. Cause may be due to the original design relying on the mortar to bond the pieces despite gravitational forces.		Red	2	Structural repair: Resin bound dowel to refix. Drill through the stone to form hole for resin bound dowels (stainless steel, resin or other material subject to detailed design). Dowels located to minimise diameter and pin fractured stone piece back into larger secure stone. End of dowel to be recessed min 10mm from face of stone and hole filled with matching stone plug. Contractor to submit proposals which minimise risk of future cracking of surrounding stones due to movement. Repoint perimeter joints as required to match existing elsewhere.	No - See Heritage Statement
A04 , 9 (1)	Localised eroded face - accelerated due to damaged or missing pointing above causing significant water tracking over face.		Green		Minimal loss of stone depth. No action - halt cause of erosion with repointing to ledge above - see other items.	/
A05 , 5 (1)	Localised stone cill erosion has caused dishing which will trap water and further accelerate erosion.		Green	17		No - See Heritage Statement
A05 , 2 (Item added by AtMB)	Face of stone cill sheared off		Green	23	Structural repair: Cill piece missing. Replacement stone cill piece using resin bound stainless steel dowels. Drill through the remaining stone to form hole for resin bound dowels. Dowels located to minimise diameter and pin fractured stone piece back into larger secure stone. End of dowel to be recessed min 10mm from face of stone and hole filled with matching stone plug. Contractor to submit proposals which minimise risk of future cracking of surrounding stones due to movement. Repoint perimeter joints as required to match existing elsewhere.	No - See Heritage Statement



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A05 , 8 (1)	Calcite leaching out of cracks. Not hollow sounding to the tap.		Green	22	Close up site inspection required. Allow for localised indent repair of replacement stone.	No - See Heritage Statement
A05 , 9 (2)	Localised stone erosion.		Green		Minimal loss of stone depth. No action - halt cause of erosion with repointing to ledge above - see other items.	/
A05,9	Areas of loose friable stone, and heavily soiled with biological growth.		Amber	6	Replacement stone cornice/coping. The surface is badly eroded and has significant edges exposed. Therefore it is now at higher risk of rapid decay. Localised replacement stone not feasible due to extent of cut out required. (NB this will be reviewed again once the scaffold is erected). New stone to be horizontally bedded to match existing/natural bedding due to limitations on sizes available from the quarry (thus edge bedding is not possible in a single piece of stone). New stone to be fully bedded in lime mortar as used elsewhere.	No - See Heritage Statement
A06 , 3 (1)	Bio soiling and eroded stone on internal corner. Erosion pathway to be checked on site - see other items.		Green	7		No - See Heritage Statement



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A06 , 5 (1)	-		Green	18	Remove biological growth, repoint. Stone cleaning. Carefully remove atmospheric soiling and/or biological growth build-up which could trap moisture, using high pressure steam cleaning system (DOFF or similar). Care to be taken not to erode the stone surface. Repoint stones with lime mortar to match elsewhere. Eroded stone face - Minimal loss of depth, location inappropriate for mortar repair/intend too invasive. Action above should halt further water run-off.	/
A07 , 2 (1)	Significant erosion to projecting edge.		Green	19	Replacement stone window reveal head: The surface is badly eroded and has significant edges exposed, it is now at higher risk of rapid decay. Localised replacement stone not feasible due to extent of cut out required. (NB this will be reviewed again once the scaffold is erected). New stone to be horizontally bedded to match existing/natural bedding due to limitations on sizes available from the quarry (thus edge bedding is not possible in a single piece of stone). New stone to be fully bedded in lime mortar as used elsewhere.	No - See Heritage Statement
A07 , 4	Cill stone eroded with some dishing to flat surface. Risk of continued freeze/thaw deterioration from water ponding. Stone edge delaminating due to heavy biological soiling. Erosion expedited due to natural bed laying rather than edge bedding.		Red	3	Replacement stone cill: The surface is badly eroded and has significant edges exposed, it is now at higher risk of rapid decay. Localised replacement stone not feasible due to extent of cut out required. (NB this will be reviewed again once the scaffold is erected). New stone to be horizontally bedded to match existing - due to limitations on matching St Bees Red Sandstone supply from the quarry (thus edge bedding is not possible in a single piece of stone). New stone to be fully bedded in lime mortar as used elsewhere.	No - See Heritage Statement
A07,5	Weathered horizontal surface with some dishing.		Amber	7	Reinstate Stone. Indent new carved section of sandstone moulding to match the original detail secured with resin bound stainless steel dowels. Carefully cut out damaged stone to a sound base. Use hand tools only such as sharp chisels and stone saws. Install newly prepared matching stone block - edge bedded. Hand finished to match original (not artificially distressed). Include discrete mason's mark (location TBA). Fix using resin bound stainless steel dowels to S.E. details. Repoint all perimeter joints with lime mortar to match elsewhere. NB Extent of stone replacement required to be reviewed upon close inspection once the scaffold is erected.	No - See Heritage Statement



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A07 , 5 (2)	Stone erosion/dishing		Green	7		No - See Heritage Statement
A07 , 5 (3)	Localised stone erosion.		Green	16		No - See Heritage Statement
A07 , 6 (1)	Missing pointing		Green	5	Brush out loose material within joint. Clean away dust and prepare joint. Fill with lime repointing to match existing.	/
A07 , 7 (1)	Missing pointing		Green	5		/



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A07 , 8	Degraded, delamination. The coping ledge above has shed rain water on this lower ledge, eroding half the stone face away. Vegetation now removed. Through erosion present. Erosion expedited due to natural bed laying rather than edge bedding.		Red	19		No - See Heritage Statement
A07,09	Loose stone?		Amber	1		No - See Heritage Statement
B01, 3 (1)			Green	7		No - See Heritage Statement
B01, 3 (2)			Green	7		No - See Heritage Statement



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B01, 5 (1)	Loose drip detail removed. Whole capillary groove exposed allowing water to track onto the face. This damage most likely caused by scaffolding activities.		Green	3	NB proposal to be reviewed upon close inspection from scaffolding.	No - See Heritage Statement
B01, 5 (2)	Previous repair to crack - cement.		Green	20	Remove cement based mortar and fill crack with lime based moulding mortar to match the stone. NB to be reviewed on site - if removal of cement mortar will damage the existing stone further then consider no action instead.	No - See Heritage Statement
B01, 5 (3)	Eroded stone		Green	7		No - See Heritage Statement
B02, 9	Erosion of stone face.		Red	4	Phase 1 - Urgent works - Carefully remove delaminated stone face using hand tools. Only remove sufficient fabric to leave stable surface. Phase 2 - Replacement Stone. Prior to commencing, the contractor is to submit and agree proposals for propping the surrounding fabric and preventing movement of associated fabric. Carefully cut out damaged stone with hand tools such as sharp chisels and stone saws. Clean out cavity. Install newly prepared matching stone block - edge bedded. Hand finished to match original (not artificially distressed). Include discrete mason's mark (location TBA). Repoint all perimeter joints with lime mortar to match elsewhere. NB Extent of stone replacement required to be reviewed upon close inspection once the scaffold is erected.	No - See Heritage Statement

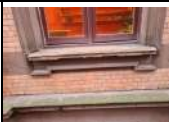


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B03,7 (1)	Mortar removed		Amber	5		/
B03, 4 (1)			Green	9		No - See Heritage Statement
B03, 7 (2)	Exposed aggregate present		Green	7		No - See Heritage Statement
B03, 8 (1)	Spalling, friable vertical surface.		Green	16		No - See Heritage Statement



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B04, 7 (1)			Green		No action proposed at this time.	
B04, 8 (1)	Delaminating stone face removed also return		Green		No action proposed at this time.	
B05, 2 (1)	Very loose stone removed.		Amber	7		No - See Heritage Statement
B05, 2 (2)	Missing pointing		Red	5		/



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B05, 3 (1)			Green		No action proposed at this time.	
B05, 4 (1)			Green	9		No - See Heritage Statement
B05, 5 (1)			Green	3	NB proposal to be reviewed upon close inspection from scaffolding.	No - See Heritage Statement
B05, 6 (1)			Green	7		No - See Heritage Statement



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B05, 6 (2)	Capillary lip removed		Green	7		No - See Heritage Statement
B05, 6 (3)			Green	7		No - See Heritage Statement
B05, 6 (4)	Tapered		Green		No action proposed at this time.	
B05, 8 (1)	Tapered		Green	21	Phase 1: Remove biological growth build-up with high pressure steam cleaning system. Phase 2: Closely inspect stone from scaffolding. Localised dished stone to be cut out to sound base and replaced with matching stone in lime mortar and pointed to match elsewhere. Stone only to be replaced where erosion is such that weathering is significantly expedited due to loss of surface and requires replacement accordingly. Eroded pointing to be carefully raked out to remove loose fabric and repointed with lime mortar. Full replacement of stone piece to match existing only to be considered if the extent of erosion is such that localised indent repairs cannot be carried out successfully.	No - See Heritage Statement



Atelier MB
Urban Architects

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B05 , 8 (3)	Capillary detail weathered away allowing access to underside of stone. Possible horizontal crack.		Red	3		No - See Heritage Statement
B05,8 (2)	Spalling stone face removed along coping string course. Water ingress and effervescence present. Probable due to prolonged water discharge across surface from damaged pointing on projecting course above.		Green	12	Repoint cornice above to halt deterioration. See item B05,8,1 above.	/
B06, 2 (1)	Tapered		Green	13		No - See Heritage Statement
B06, 2 (2)			Green	7	Incorrect location on elevation?	No - See Heritage Statement



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B06, 4 (1)			Green	7		No - See Heritage Statement
B06, 4 (2)			Green	15		No - See Heritage Statement
B06, 5 (1)			Green		Works covered elsewhere	
B06, 5 (2)			Green		Works covered elsewhere	



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B06, 5 (3)	Delaminated face likely due to bedding plane orientation.		Green	6		No - See Heritage Statement
B06, 7 (1)			Green	5		/
B06, 8 (1)	Hair line crack present		Green	21	See item B05, 8 (1). Extent of stone indents to cornice to be reviewed following biological growth removal.	No - See Heritage Statement
GC1	Heavy build-up of guano on ledges and down the building		Amber	8	Carefully remove guano build-up using high pressure steam cleaning system (DOFF or similar). Care to be taken not to erode the stone surface.	No - See Heritage Statement



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GC2	All railing balconies on floor 4 have a retrofit diminishing screed for rainwater. This has degraded, debonded and has thick moss growth. Although this isn't a potential falling object it's holding water and eroding. This is evident on the soffits.		Amber	9		No - See Heritage Statement
GC3	Scaffold fixed to stone work. Plugs left in.		Amber	10	Mortar infill of hole: Can these be reused? If so, no action. If not, remove plug and replace with moulding mortar repair - lime putty mix to match stone colour and texture.	No - See Heritage Statement
GC4	All chimney flaunches are degraded and in poor condition.		Amber	11	Carefully remove all loose, cracked or otherwise damaged cement flaunching. Repoint chimney masonry as required with lime based mortar to match elsewhere. Apply new strong lime based mortar flaunching over reclaimed brick/stone pieces - profile to match existing elsewhere.	No - See Heritage Statement