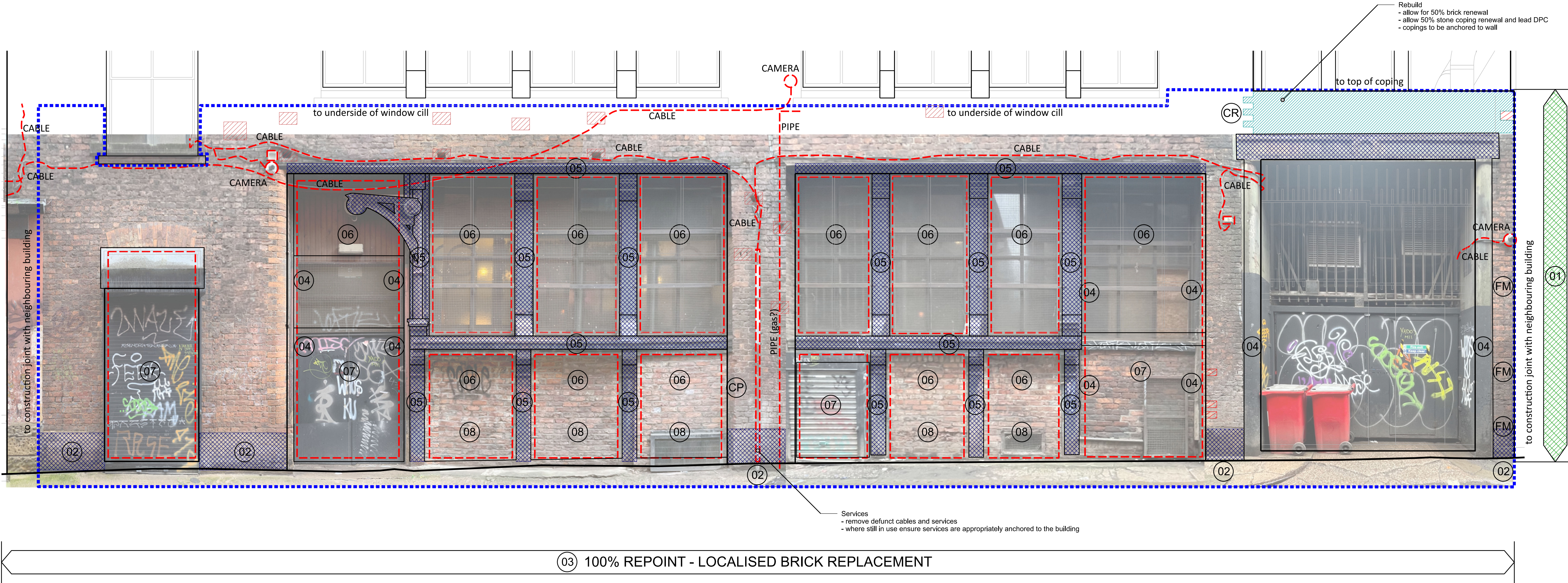


CONSOLIDATION AND REPAIR OF THE HISTORIC FABRIC.	REPAIR WORKS	REPAIR WORKS	REPAIR WORKS	INTERVENTIONS	GENERAL NOTE
Summary Objective The consolidation and repair of the historic fabric. The remediation of insensitive late C20 interventions. The installation of new elements as part of the buildings reuse.	01. Brickwork - to be cleaned, repaired and repointed. Scope: - Doff clean to remove surface dirt, salts and graffiti residue. Pre-treatment of graffiti to soften the paint. Need for application of poultice to areas of brickwork impacted by salts to be assessed once initial clean has been completed. - Removal of embedded ferrous fixings from the body of the historic masonry. - Renew eroded bricks that have lost more than 25mm from their face approx. 20no. - Rake out and repoint / remove cement patches 02. Masonry A buff stone has been used to form a plinth course to the wall. The stone has lost its face. Scope - treat as described for the brickwork. See note on 'protection'.	03. Pointing Historic mortar is of slaked lime with fuel ash and sand, it has a rough angular texture. The face of the joint has been struck flush and ruled which would have helped improve the regular appearance of the brickwork. Scope - All masonry to be repointed. - Where joints are found to be deeper than 25mm the wall is to be packed first. Specification - Raking out and preparation. 25mm deep, clean faces top and bottom and square back. Methodology and detailed specification to be confirmed. - New is to be of NHL3.5 with PFA and a well graded sand. Face to be ruled to match the original profile. Pointing to the soft brick arch is to be in a lime and stone dust mix. - Method and protection specification TBC. 04. Timberwork There are four tall timber guards set each side of the former hoist access points. Each has been painted to match the ironwork. Scope - Prepare and redecorate to match the ironwork. Specification - Lightly abrade the surface to remove loose material, do not strip historic coatings that are well bound to the timber. - Prime with a solvent based primer and apply two top coats of matt paint. (Spec TBC)	05. Ironwork Existing ironwork is of cast iron assembled to from the structural openings. Scope - Prepare the surface to remove corrosion, consolidate, localised repairs, protect and redecorate. Due to the constraints of the site the works will be with hand tools. To enable the fullest extent of access to the iron, assessment, consolidation and repair is to be progressed once all adjacent elements identified for removal have been removed. Specification - Where fixing holes have been drilled in the past, tap the drill holes and insert threaded steel to fill. - Prepare to surface manually to ST3 with hand tools. Do not use abrading disks or power tools to prepare the ironwork surface. - Report any cracking or other structural defect that becomes visible during this process. - Prior to any girding of the surface, apply filler (spec TBC) to pockets and voids in the body of the ironwork. Do not paste across the face of the iron. - Work back any projecting filler to regularise the face of the iron. - Prime and decorate with a zinc rich paint system, likely Sherwin Williams (spec TBC) - The north iron stanchion once held a winch bracket as found on the south side. The opening into top face of the corbel is still present. This is to be infilled and a ternoated SS cover flashing fitted.	06. Windows The upper windows are all of 1990, fixed painted softwood with Georgian wired glass. Some appear to be set into the original sliding sash box frames. The intention is to reinstate windows that emulate what is thought to be the fenestration pattern of the original sash windows. Scope - Demount the window guards to expose the window. Remove the 1990s elements. (Progress works to iron) Insert new windows, fix and seal to prepared ironwork. Specification - Retain and repair surviving box sashes. Where missing fabricate new to match those found on the floor above. New sliding sashes to be made to match the originals. Cill repairs and new sashes to be of hardwood, primed and painted. Glazing to be Histoglass', spec 'HD16 VSG/HGD (ESG). Build up- Toughened Restoration glass - 4 mm / 7mm spacer / 5 mm laminate glass. Min. 10mm rebate (height & width) required to frame. Target 1.5 Ug (W/m²K) & 34dB noise reduction internally bedded glazing. Windows to be secured shut. 07. Doors - Refer to proposal drawing - 1936-FCBS-ZZ-GF-DR-A-2810 08. Louvres - Refer to proposal drawing - 1936-FCBS-ZZ-GF-DR-A-2810	Construction Joints The existing assembly of the iron, brick, stone, timber and infill elements have a number of construction interfaces. Many of these have opened up. These gaps with appropriate materials. - Masonry will be in mortar. - Junctions between windows / doors and masonry will be in a flexible sealants on the basis the joint will be no greater than 15mm. - Joints between iron elements are to be reviewed once the ironwork preparation is complete. Protection The lower level of the wall is suffering due to wash splashing from the highway as vehicles pass. This has caused an extensive buildup of salts within the masonry. The salts have caused the stone plinth blocks to become pitted and mortar of the brickwork to wash out. Extensive cement pointing has been used in past phases to address this issue. The consolidation and conservation repairs will need to be well protected in the course of the works and beyond. The highway should be repaired so that water does not form in large puddles at the base of the wall. If the puddles remain the repair works will deteriorate rapidly once traffic returns to the street. Subject to agreement, the pavement should be re-laid, draining away from the building and to ensure it offers protection to the ground at the past of the building.



Amendment	Date	Project Name	Project No.	Amendment
- Phs1 Package	24/08/23	PICCADILLY HOTEL, MANCHESTER	1936-FCBS-ZA-ZZ-DR-A-1510	A
A Window notes updated to suit Phase 1 works	18/09/23	PHASE ONE FABRIC REPAIRS REAR ELEVATION - BACK PICCADILLY	Scale 1:30 @ A1 (1:60 @ A3) Date AUGUST 2023 Drawn FCBS-MCR	
		Do not scale	All dimensions to be checked on site	
		Original printed at A1	All information subject to site surveys	