



Key Plan 1:500

- 1 Sandstone erosion - close inspection required.
- 2 Holes left by redundant fixings - mortar fill in accordance with specification.
- 3 Gaps in brickwork. Close inspection required to inform replacement with matching material.
- 4 Missing pointing between frieze panels. Reinstatement in accordance with specification.
- 5 Redundant plant equipment carefully remove and make good fabric in accordance with specification.
- 6 Eroded sandstone coping. Close inspection required. Replacement matching stone inserts may be required to prevent further deterioration.
- 7 Rusting lintels Clean off and repaint in accordance with specification.
- 8 Biological growth to be removed from roof level.
- 9 Coping water staining. May require repointing. Close inspection required.
- 10 Previous repairs to sandstone. Poorly matched aesthetic and presumed composition, but no evidence repairs are causing damage to surrounding historic fabric. Add to building maintenance plan for regular monitoring.
- 11 Biological growth to stone to be cleaned in accordance with specification.
- 12 Water staining may be caused by missing pointing. Close inspection required to inform repair strategy.
- 13 Signs of cracking. Further inspection required on site.
- 14 Redundant cables/lights/alarm box. Carefully remove
- 15 Residue from former sign to be cleaned off sandstone. Method pending site trials.
- 16 Non-original paintwork to be carefully removed.



BACK PICCADILLY

COPYRIGHT OF ATELIER MB LTD
DO NOT SCALE FROM THIS DRAWING
DIMENSIONS TO BE CHECKED ON SITE

All notes based on pavement level inspection only. Close inspection required following receipt of Listed Building Consent to inform final scope of repair works package.

General atmospheric dirt to masonry faces. No sign of causing damage to underlying fabric. Propose no action.

Note: Floor Levels are Approximate

A NY1 Annotation and notes updated			RG
Rev	Note	DRN CHK	

St Margarets Chambers
For Charlotte Street Estates

Back Piccadilly Elevation -
Proposed Repairs and
Conditions

scheme	1907
drwg no.	P(226)
revision	A

scale	1:50 @ A3
date first drawn	February 2021
drawn	BC

SK sketch E existing P proposed T tender C construction FI final issue

www.ateliermb.co.uk
t 0161 236 0051
e architect@ateliermb.co.uk