



Key

Mechanical Fixing

- Method 1 - Loose stone. Structural repair: Resin bound dowel to prevent movement.
- Method 2 - Loose stone. Structural repair: Resin bound dowel to refix.

Replacement Matching Stone

- Method 3 - Cill erosion, replacement stone cill
- Method 4 - Delaminating stone. Defrass and then localised indent of new matching stone.
- Method 6 - Stone erosion. Replacement cornice/coping
- Method 7 - Missing/broken stone. Replacement with matching stone indent.
- Method 10 - Scaffold fixing hole. Mortar repair to fill.
- Method 13 - Localised eroded stone. Localised indent of new matching stone
- Method 17 - Localised eroded stone (horizontal surface). Localised indent of new matching stone
- Method 19 - Eroded stone. Replacement window head stone.
- Method 21 - Biological growth, eroded horizontal stone, missing pointing. Steam clean, and localised stone indents, repointing.
- Method 22 - Cracked stone. Replacement with matching stone indent.
- Method 23 - Cill face missing. Replacement matching stone fixed with resin bound dowels.

Cleaning

- Method 8 - Biological growth. High pressure steam cleaning.
- Method 9 - Biological growth and damaged cement screed. Steam cleaning and then localised removal of loose cement and matching stone indent repairs as required.
- Method 14 - Works omitted.
- Method 15 - Biological growth./heavy atmospheric soiling. High pressure steam cleaning.
- Method 18 - Biological growth., missing or degraded pointing. High pressure steam cleaning and localised repointing.

Mortar

- Method 5 - Degraded pointing. Repointing. Also covers method 12 - Localised eroded stone due to failed pointing above
- Method 11 - Cracked and missing chimney flaunching. Remove cement flaunching and replace with lime based over brick/stone pieces.
- Method 12 - see 5 above.
- Method 20 - Cement mortar over crack. Remove mortar and fill crack with lime mortar.

Brush

- Method 16 - Loose/friable stone surface. Brushdown.

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DIMENSIONS TO BE CHECKED ON SITE

Notes

- Location tag may be incorrect as the photo is of an internal corner to a cill.
- Remediate repointing to halt degradation at A02,8 (1) below.
- Previously installed lead coping along curved and flat cornice at this level.

General Notes

Condition survey data based on the Vertical Access Ltd facade survey dated March 2023

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

General items GC1 (heavy build-up of guano on ledges and down the building) and GC3 (scaffold fixed to stone work. Plugs left in.) as outlined in the Schedule of Works are not illustrated here. Exact locations to be agreed on site following scaffold erection.

Rev	Note	DRN	CHK

84 Princess St, Manchester

Facade Repairs

Elevations (Princess St) - Condition Survey and Proposals

scheme	1944
drwg no.	P(210)
revision	

scale	NTS
date first drawn	June 2023
drawn	HW

SK sketch E existing P proposed T tender C construction F1 final issue

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