

Condition Report and Repair Schedule
27-33 King Street West, The Carriage Works and Warehouse



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Revision

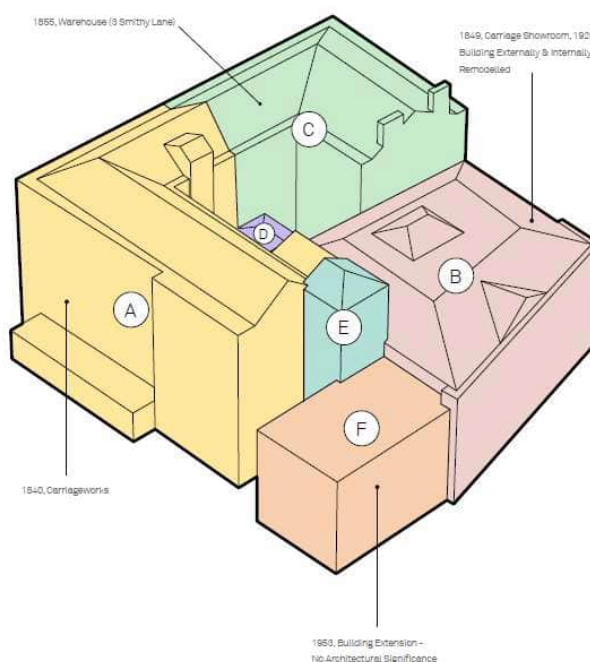
Rev	Date	By	Checked	Notes
P01	2023.03.28	SH	JR	First issue
P02	2023.04.14	SH	JR	Revised to PAG comments as highlight
P03	2023.04.17	SH	JR	Final issue
P04	2023.05.09	SH	JR	Amended to address MCC comments
P05	2023.06.08	SH	JR	X20 Amended to address MCC comments

1.0 Introduction

This Condition Report and Repair Schedule has been produced on behalf of Property Alliance Group to accompany the Planning and Listed Building Consent application for the redevelopment of 27-33 King Street West, The Carriage Works and Warehouse.

The scope of the report includes only the buildings that are to be retained, namely the Grade II listed Warehouse at 3 Smithy Lane (C) that also fronts onto Garden Lane, and the Grade II listed Carriageworks (A) that fronts onto Garden Lane and St Mary's Parsonage. It does not include the Grade II listed Carriage Showroom (B), Toilet extension (D), Staircase extension (E) or 27-29 King Street West (F).

The recommendations in this report aim to avoid or minimise loss of original and historic fabric and to preserve and enhance the special interest of the listed building.



1.01 Existing site and buildings

The existing complex of buildings form a corner site at the far West end of King Street West, at the Western entrance into the Parsonage Gardens Conservation Area. Somewhat overshadowed by the multi-storey car park to the North and East and by tall buildings to the West. The summary below is informed by the official listing provided by Historic England:

(C) Number 3 Smithy Lane is of four storeys and seven bays, of red brick in English bond with a rusticated, rock-faced plinth. Basement lights in the plinth are blocked with render matching the appearance of the stone (all painted white). The three-stepped entrance is in bay 3, with double doors with raised and fielded panels, and a semi-circular fanlight. The entrance has a rusticated stone surround with voussoirs, also painted. The plinth is defined by a ground-floor sill band. Windows are all vertical-sliding sashes without horns, with gauged-brick arches. The ground-floor are all two-over-two panes, those above all three-over-three panes. The second and third floors have loading doors in bay 1. The eaves have twin projecting bands with cogging between, and a small parapet.

The North wall (facing Garden Lane) is all of brick, laid in English Garden Wall bond with five courses of stretchers between header courses, and also with blocked basement windows. It is six bays wide, extending as far as a gable which projects through the slate roof and its clay ridge tiles. The gable and parapet have plain, stone copings. The right-hand bay has a basket-arched carriage gateway with alternating stone quoins and voussoirs, and a modern timber gate. This bay has two windows per floor. All windows have stone sills and segmental brick arches, and are of three-over-three panes, and progressively shorter on successive floors.

To the right of this is the north wall of the former workshop range, partially obscured by a C21 first-floor bridge to 3 St Mary's Parsonage, in steel and glass. This wall is of handmade dark-red brick laid in English Garden Wall bond with varying ratios, but generally three stretcher courses between header courses. The first bay has stepped windows to the 1926 stair, with some rebuilt panels between them. To the right are a further two bays, with some replacement upvc windows and some earlier timber windows with tilting centre panes. At ground floor to the right of the carriage gateway are two altered openings with C20 shutters. The angle to the right is bull-nosed at ground-floor level, with a stone impost supporting the angle above.

The west façade has five bays plus a three-bay projection to the right, all of four storeys and built of handmade brick laid in English Garden Wall Bond which varies between three and five stretcher courses between header courses. The ground floor is mostly obscured by a blind lean-to addition with glazed roof. All window openings have stone sills and segmental brick arches, becoming progressively shorter on successive floors. The parapet is plain with slim stone copings. To the right is the set-back, rendered 1926 stair-and-lift tower. The main workshop range has a south return with two bays visible but which is otherwise obscured by the 1926 tower. The ground floor has semi-circular arched openings.

The central courtyard has a concrete-framed south wall with glazing and brick infill (the rear of 31 and 33 King Street West). In the south-west corner is a single bay, brick privy tower to the workshop range. The west, north and east walls are all of brick.

The west wall (east face of the workshop range) is of handmade red brick laid in English Garden Wall bond, and of two bays and four storeys, with a square brick flue in the angle at the right, with a moulded octagonal stone capping. The upper floor openings match those of the external west façade and the parapet coping is supported by a brick dentil course. At the ground floor are two arched openings. The right-hand (engine-house) opening has a semi-circular brick arch, stone sill and multi-paned timber window. The left-hand (carriage) opening has a gauged-brick basket arch on stone imposts, and a bull-nosed right jamb (the arch directly abutting the wall to the left). This arch is blocked in common bricks with a modern upvc window. The second floor has a 20-pane historic metal window with tilting central 6-pane opener.

The north courtyard wall (south wall of the Garden Lane range of 3 Smithy Lane) is of five bays and four storeys plus basement. Bay 1 is largely blind but has blocked openings to each floor, including a semi-circular arched ground-floor opening similar to the engine-house opening to the west. These blocked openings have slits to the 1926 stair; that to the top floor itself now blocked. This bay extends above the parapet, for roof access. Bays 2 and 3 have a wide opening with rendered stone quoins and concrete flat lintel. Above this is common-brick blocking, below a four-header-course relieving arch on stone imposts. The arch has a setted roadway running through it towards Garden Lane, with cast-iron kerbs to narrow footways. The ground floor of the building has been extended into the carriageway in a modern metal-clad structure spanning between sections of replacement brickwork with some concrete framing; the surviving original walls retain some limewash. The windows match those of the north wall of this range, but with upvc replacements to the top floor and right-hand bay. The two basement openings have been blocked.

The east courtyard wall (west wall of 3 Smithy Lane) is of three bays and four storeys plus basement. Windows largely match the street frontage but bay 1 has a double-height timber sashed stair window and on the top floor are upvc replacements. A modern fire escape is attached to this wall.

Interior

The workshop range retains internal structural fabric including a brick-vaulted basement and some floor structures, but no visible historic features. Number 3 Smithy Lane has some modern interiors with suspended ceilings, and retains historic structure as well as an original timber stair, doors, and decorative joinery.

1.02 Site Inspection

Site inspections were undertaken on 9th and 10th March 2023.

Inspection of roof, external elevations and windows were undertaken from street level vantage points only. Windows were opened where possible to inform this condition survey. Internal building inspection extended to all available areas, but did not include spaces above suspended ceilings, behind partitions, beneath floors or within wall cavities.

1.03 Executive conclusion

The building fabric to the surveyed areas were generally in a good condition. The historic features of the original buildings remain largely intact, and it is assumed many more are concealed by the modern suspended ceilings, partitions and floor finishes, particularly to the upper floors.

The internal faces of basement external walls showed signs of spalling paintwork, implying water ingress or moisture within the building fabric, we recommend specialist waterproofing contractors advice is sought. Elsewhere the external elevations showed missing bricks, localised areas of eroded pointing and damage to some stone cills. The Western elevation fronting St Mary's Parsonage showed wide spread brickwork spalling, likely caused by cement repointing forcing moisture to escape through the brick face, and not the original permeable mortar joint. We recommend the cement pointing is removed and repointed with lime mortar to match the original, before applying a clear waterproof breathable masonry sealer to this elevation.

Existing windows were generally in a tired condition with window putty and seals to the brickwork deteriorating, whilst decoration has started to age. It is noted current discussions with the planning authority favour refurbishment of all existing timber windows, only replacing where these are beyond repair. The decision to refurbish windows with double glazed units rather than retaining the existing single glazed panes should be discussed with the planning authority.

Internally, the original cast iron columns, feature joinery work and stair to the Smithy Lane entrance are generally in good condition. The roof structures are imagined to be worthy features, though these were concealed by suspended ceilings. The condition of the roof and tiles were not possible from street level vantage points, so we suggest these are undertaken as a separate study where required.

1.04 Base information

This report is based on the following drawings issued to stephenson hamilton risley STUDIO:

Existing survey drawings produced by Hollis

111468-101-HLS-00-B1-M2-G-10200-A7	Rev -	Basement floor plan
111468-101-HLS-00-00-M2-G-10200-A7	Rev -	Ground floor plan
111468-101-HLS-00-01-M2-G-10200-A7	Rev -	Level 01
111468-101-HLS-00-02-M2-G-10200-A7	Rev -	Level 02
111468-101-HLS-00-03-M2-G-10200-A7	Rev -	Level 03
111468-101-HLS-00-R1-M2-G-10200-A7	Rev C00	Roof
111468-101-HLS-00-ZZ-M2-G-10400-A7	Rev C00	Elevation 1, 2, 3, 4
111468-101-HLS-00-ZZ-M2-B-10400-A1	Rev C00	Elevation 10, 11, 12, 13, 14, 15
111468-101-HLS-00-ZZ-M2-G-10500-A7	Rev C00	Section1 + 2

Proposed demolition plans Produced by Jon Matthews Architect's

107_B1_02_1099	Rev A	Basement floor plan
107_B1_02_1100	Rev B	Ground floor plan
107_B1_02_1101	Rev A	Level 01
107_B1_02_1102	Rev A	Level 02
107_B1_02_1103	Rev A	Level 03
107_B1_02_1104	Rev A	Roof

Proposed floor plans Produced by Jon Matthews Architect's

107_B1_02_2199	Rev -	Basement floor plan
107_B1_02_2200	Rev B	Ground floor plan
107_B1_02_2201	Rev B	Level 01
107_B1_02_2202	Rev A	Level 02
107_B1_02_2203	Rev A	Level 03
107_B1_02_2214	Rev A	Roof

Proposed elevations Produced by Jon Matthews Architect's

107_B1_04_2205	Rev A	Courtyard West elevation
107_B1_04_2206	Rev A	Courtyard North elevation
107_B1_04_2207	Rev A	Courtyard East elevation
107_B1_04_2210	Rev -	West elevation
107_B1_04_2211	Rev A	Carriageworks North elevation
107_B1_04_2212	Rev -	Carriageworks East elevation

1.05 Exclusions

This report does not record the condition of building U-values, acoustic ratings, fire ratings, structural integrity, timber decay, rot, infestation, or building services.

1.06 How to read this report

Each room and elevation has been surveyed with any notable observations recorded. The plan and elevation drawings are annotated with a coloured disc, cross referenced to the fabric condition and repair schedule, itself then cross referenced to the specification. The observations are summarised with a description, condition rating (see scale below), recommendations for remediation, specification, and photographs. The window schedule records the material, type, condition, heritage interest, and recommendations.

Condition rating

n/a	not applicable / notable
01	Condition gives no obvious cause for concern
02	Requires attention
03	Requires <u>urgent</u> attention

2.0 Building fabric condition and repair schedule – internal

Room	B1.01 - Store
Description	Semi subterranean room Clerestory timber windows Walls - Painted brickwork, painted plaster, modern timber wall linings Floor - Vinyl sheet Ceiling - Modern lay in grid ceiling with integral lighting. Original ceiling was not visible. Significant historic features - none noted (refer to elevation drawings for existing windows)

X01

Item	Mould growth to external walls	
Description	Mould noted to modern timber lining along the internal face of the external wall	
Condition	02	
Recommendations	Further investigation by design team during strip out to ensure adequate ventilation to address this issue	
Specification	n/a	

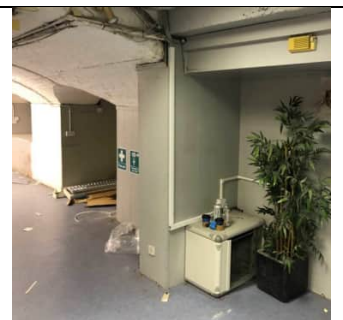
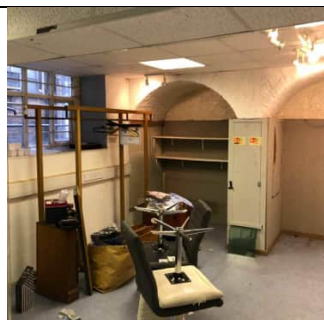
X02

Item	Spalling paint to existing brickwork	
Description	Paintwork appears to be spalling to the west external walls and brick barrel arches	
Condition	02	
Recommendations	Remove existing paintwork, Specialist contractor to inspect Apply masonry sealer	
Specification	(PNT-100) Remove paintwork (SEL-002) Masonry Sealer (internal masonry)	

X03

Item	Bars fixed to inside of window	
Description	Metal bars fixed to inside face of window	
Condition	n/a	
Recommendations	Remove as part of window replacement strategy	
Specification	(REM-100) Item to be removed	

General photos



Room	B1.02 - Store
Description	Walls – Painted plaster Floor – Carpet tile Ceiling – Painted plaster Significant historic features – none noted
Condition	1
Recommendations	n/a
Specification	n/a

General photos	 	
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Room	R-B1-03 / R-B1-04
Description	No access – High voltage room

Room	B1.05 - Store
Description	Subterranean room Walls - Painted brickwork, painted plaster, modern timber wall linings Floor – Vinyl sheet Ceiling – Painted brick vault Significant historic features – brick vault structure

X04

Item	Spalling paint to existing brickwork	
Description	Paintwork appears to be spalling to the brick vault	
Condition	02	
Recommendations	Remove existing paintwork, Specialist contractor to inspect, Apply masonry sealer	
Specification	(PNT-100) Remove paintwork (SEL-002) Masonry Sealer (internal masonry)	

X05

Item	Feature – Brick vault structure	
Description	Brick vault structure with transverse niches	
Condition	02	
Recommendations	Remove existing paintwork, Specialist contractor to inspect, Apply masonry sealer	
Specification	(PNT-100) Remove paintwork (SEL-002) Masonry Sealer (internal masonry)	

General photos			
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Room	B1.06 - Store
Description	Subterranean room Walls - Painted brickwork, Floor – Appeared concrete Ceiling – Painted brick vault Significant historic features – none noted

X06

Item	Spalling paint to existing brickwork	
Description	Paintwork appears to be spalling to the brick walls and vault	
Condition	02	
Recommendations	Remove existing paintwork, Specialist contractor to inspect, Apply masonry sealer	
Specification	(PNT-100) Remove paintwork (SEL-002) Masonry Sealer (internal masonry)	

General photos			Note – The access door into this room had an asbestos warning.
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Room	B1.07 - Store
Description	Subterranean room Walls - Painted brickwork, Floor – Appeared concrete Ceiling – Painted brick vault Significant historic features – none noted

X07

Item	Spalling paint to existing brickwork	
Description	Paintwork appears to be spalling to the brick walls and vault. Opening noted in the vault leading to water ingress.	
Condition	02	
Recommendations	Remove existing paintwork, Specialist contractor to inspect, Apply masonry sealer	
Specification	(PNT-100) Remove paintwork (SEL-002) Masonry Sealer (internal masonry)	

General photos			
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Room	B1.08 - Corridor
Description	Subterranean room Walls - Painted brickwork, modern timber wall lining Floor – Vinyl Ceiling – Painted concrete Significant historic features – none noted

X08

Item	Spalling paint to wall lining	
Description	Paintwork appears to be spalling to the walls, particularly at floor level, suggesting water ingress.	
Condition	02	
Recommendations	Remove existing paintwork, Specialist contractor to inspect, Apply masonry sealer	
Specification	(PNT-100) Remove paintwork (SEL-002) Masonry Sealer (internal masonry)	

General photos			
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Room	B1.09 - Store
Description	Subterranean room Walls - Painted and exposed brickwork, Floor – Appeared concrete Ceiling – Painted and exposed concrete Significant historic features – none noted

X09

Item	Spalling paint to existing brickwork	
Description	Paintwork appears to be spalling to the brick walls	
Condition	02	
Recommendations	Remove existing paintwork, Specialist contractor to inspect, Apply masonry sealer	
Specification	(PNT-100) Remove paintwork (SEL-002) Masonry Sealer (internal masonry)	

X10

Item	Structure showing corrosion	
Description	Existing steel beams supporting the floor above appear to show corrosion.	
Condition	02	
Recommendations	Further investigation by structural engineer	
Specification	structural engineer to assess and advise	

General photos			
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Room	B1.10 - Stair
Description	Part subterranean room Walls - Painted brickwork, painted plaster Floor – timber flooring, painted concrete steps Ceiling – Painted concrete Modern timber doors Significant historic features – none noted
Condition	1
Recommendations	n/a
Specification	n/a

General photos	 	
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Room	B1.11 - Store
Description	Subterranean room Walls – wallpaper on timber lining and masonry Floor – modern timber Ceiling – Painted and wallpapered plasterboard Significant historic features – none noted

X11

Item	Moisture ingress	
Description	Moisture noted to walls and floor causing damage to the building fabric	
Condition	03	
Recommendations	Remove existing paintwork, Specialist contractor to inspect, Apply masonry sealer	
Specification	(PNT-100) Remove paintwork (SEL-002) Masonry Sealer (internal masonry)	

General photos			
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Room	B1.12 - Corridor
Description	Subterranean room Walls – Painted brickwork Floor – modern timber Ceiling – Painted concrete, Painted steelwork Significant historic features – none noted

X12

Item	Spalling paint to existing brickwork	
Description	Paintwork appears to be spalling to the brick walls at low level	
Condition	02	
Recommendations	Remove existing paintwork, Specialist contractor to inspect, Apply masonry sealer	
Specification	(PNT-100) Remove paintwork (SEL-002) Masonry Sealer (internal masonry)	

General photos			
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Room	B1.13 + 14 - WC
Description	Subterranean room Walls – Painted plaster Floor – Painted concrete Ceiling – Painted concrete, Painted steelwork Significant historic features – none noted

X13

Item	Steelwork corrosion	
Description	Corrosion noted to steel soffit beam	
Condition	02	
Recommendations	Further investigation by structural engineer	
Specification	tbc by structural engineer	

X14

Item	Feature - Iron door frame	
Description	Historic iron door frame remains intact.	
Condition	02	
Recommendations	Existing damaged paint and residual corrosion removed prior to redecoration with paint to match existing through sampling. During strip out works if any hoist is discovered behind the door it should be presented to the planners and conservation officers to agree how it can be integrated into the works together with any proposed works to refurbish.	
Specification	(PNT-100) Remove paintwork	

General photos			
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Room	B1.15+16 - WC
Description	Subterranean room Walls - Painted plaster Floor – Painted concrete Ceiling – Painted concrete, Painted steelwork Significant historic features – none noted
Condition	1
Recommendations	n/a
Specification	n/a

General photos	  
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Room	B1.17 - Store
Description	Subterranean room Walls – Painted brickwork, Plaster lining Floor – Modern timber Ceiling – Painted concrete Significant historic features – Historic column,

X15

Item	Feature – Iron column
Description	Iron column with exposed head and timber encasement to base
Condition	01
Recommendations	Remove encasement to base of column, take paint sample before Architect's redecoration. Suggest the same strategy extends to the surrounding later addition steelwork for continuity
Specification	(PNT-100) Paintwork sample / redecoration (REM-100) Remove timber encasement



X16

Item	Spalling paint to existing brickwork
Description	Paintwork appears to be spalling to the brick walls at low level
Condition	02
Recommendations	Remove existing paintwork, Specialist contractor to inspect, Apply masonry sealer
Specification	(PNT-100) Remove paintwork (SEL-002) Masonry Sealer (internal masonry)



X17

Item	Feature – Historic warehouse door opening (refer to room B1.20 for proposed works)
Description	Solid stepped plinth with ventilation grille.
Condition	1
Recommendations	(refer to room B1.20 for proposed works)
Specification	(refer to room B1.20 for proposed works)



Room	B1.18 - Store
Description	Subterranean room Walls – Painted brickwork Floor – Painted concrete Ceiling – Painted concrete Significant historic features – none noted

X18

Item	Spalling paint to existing brickwork
Description	Paintwork appears to be spalling to the external brick walls
Condition	02
Recommendations	Remove existing paintwork, Specialist contractor to inspect, Apply masonry sealer
Specification	(PNT-100) Remove paintwork (SEL-002) Masonry Sealer (internal masonry)



X19

Item	Timber wall fascia
Description	Timber panel fixed to wall at low level
Condition	02
Recommendations	Panel removed to assess its requirement. If deemed redundant then infill brickwork to match
Specification	(MAS-001) Masonry repair



Room	B1.19 - Stair
Description	Part subterranean room Walls – Painted brickwork Floor – Painted concrete Ceiling – Painted concrete Significant historic features – none noted

X20

Item	Spalling paint to existing brickwork	
Description	Paintwork appears to be spalling to the external brick walls	
Condition	02	
Recommendations	Remove existing paintwork Specialist contractor to advise if moisture exists within the building fabric, together with recommendations to remedy that may include- Applying masonry sealer	
Specification	(PNT-100) Remove paintwork (SEL-002) Masonry Sealer (internal masonry)	

Room	B1.20 – Office (inc B1.21 store)
Description	Subterranean room Walls – Exposed brickwork, drained cavity lining, Floor – timber floor boards Ceiling – Painted plaster Significant historic features – columns, timber flooring, sliding door, fireplace formwork, hearth

X21

Item	Feature - Columns
Description	Original cast iron structural columns with profiled head, supporting timber beams and joists.
Condition	01
Recommendations	Paintwork sample to be taken before any redecoration
Specification	(PNT-100) Paintwork sample / redecoration



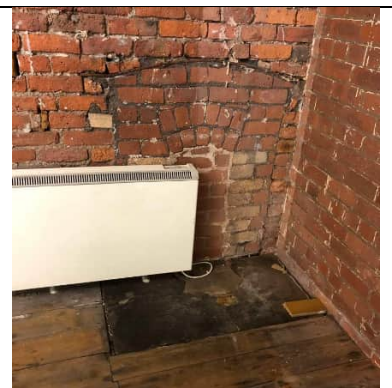
X22

Item	Feature – Sliding metal clad door
Description	Non original metal overlaid sliding door, with recessed finger pull, decorative sliding door mechanism, rollers and rail.
Condition	01
Recommendations	Incorporate the existing door into the proposals, possibly in its open position. Remove temporary timber stays. Remove existing paint finish, to receive Architect's redecoration.
Specification	(PNT-100) Remove paintwork since non original fixture (REM-100) Remove timber stay



X23

Item	Feature – Historic fire place lintol and hearth
Description	Profiled iron fireplace former embedded into the brickwork. Hearth set within the existing timber floorboards
Condition	01
Recommendations	It is noted the current design would conceal this feature from view. Ensure any new construction does not damage this historic feature.
Specification	n/a



X24

Item	Feature – Timber floor
Description	Existing historic timber floor to the entire room that has been lifted and replaced in some locations. Areas of water staining noted in proximity to drained cavity wall linings.
Condition	02 (some areas 03)
Recommendations	Specialist to assess rot and advise if the boards can be salvaged.
Specification	Specialist contractor to advise



X25

Item	Temporary timber sheet
Description	Timber sheet has been fixed to the basement landing of the existing floor. Reason not established.
Condition	01
Recommendations	Remove timber sheet, if damage to existing boards is discovered replace affected boards.
Specification	(FLR-001) Replacement flooring



X26

Item	Loose brick
Description	Brick appeared loose to the base of the pier at floor level.
Condition	02
Recommendations	Ascertain if bricks below floor level are missing. Reset brick(s) and repoint to match existing mortar.
Specification	(MAS-002) Masonry repointing



X27

Item	Floorboard dropped / water staining
Description	Floorboard has dropped at its junction with the brick projection. Water staining suggests possible decay.
Condition	02
Recommendations	Existing section of board to be replaced to match adjacent flooring. See item X30 for water ingress
Specification	(FLR-001) Replacement flooring



X28

Item	Concrete infill
Description	Concrete infill panels within existing floor. The purpose could not be determined.
Condition	02
Recommendations	The current design proposals show a shower room above this panel. Architect to note.
Specification	n/a



X29

Item	Fire Hearth
Description	Redundant hearth slab set within flooring.
Condition	01
Recommendations	It is noted the current design would conceal this from view. Ensure any new construction does not damage this item.
Specification	n/a



X30

Item	Water ingress
Description	Drained cavity membrane noted to the East and South wall, but no drain channel observed. Water staining at low level may be historic.
Condition	01
Recommendations	Specialist contractor to advise if moisture exists within the building fabric, together with recommendations to remedy such as a reinstalling the current drained cavity or other solution.
Specification	Specialist contractor to advise



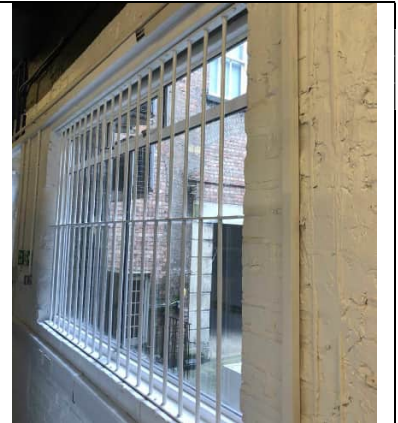
Room	GF-01 / 02
Description	Walls – Painted brickwork Floor – Painted concrete Ceiling – Painted concrete Significant historic features – none noted (refer to elevation drawings for existing windows)
Condition	1
Recommendations	n/a
Specification	n/a

General photos	 	
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Room	GF.03 / 04 / 05 / 06 – open plan office and stores
Description	Walls – Painted brickwork, temporary partitions Floor – Painted concrete Ceiling – Painted concrete Significant historic features – none noted (refer to elevation drawings for existing windows)

G01

Item	Security bars
Description	Metal bars fixed to internal window / brick cill
Condition	n/a
Recommendations	Remove as part of window replacement strategy
Specification	(REM-100) Item to be removed



G02

Item	Spalling paint to existing brickwork
Description	Paintwork appears to be spalling to the external wall
Condition	02
Recommendations	Remove existing paintwork, Specialist contractor to inspect, Apply masonry sealer
Specification	(PNT-100) Remove paintwork (SEL-002) Masonry Sealer (internal masonry)



G03

Item	Redundant penetration
Description	Opening through external brickwork wall
Condition	02
Recommendations	Replace missing brickwork, mortar to match existing
Specification	(MAS-001) Masonry repair



G04

Item	Missing mortar	
Description	Mortar has been dislodged, loose and eroded.	
Condition	02	
Recommendations	Replace missing mortar to match existing	
Specification	(MAS-002) Masonry repointing	

General photos



Room	GF.07 – stair (all floors)
Description	Walls – Painted brickwork Floor – concrete stair treads Ceiling – concrete stair flights Stair – Concrete Handrail – metal and timber Significant historic features – none noted (refer to elevation drawings for existing windows)

G05

Item	Spalling paint to base of external brickwork wall
Description	Paintwork appears to be spalling to the external brick walls
Condition	02
Recommendations	Remove existing paintwork, Specialist contractor to inspect, Apply masonry sealer
Specification	(PNT-100) Remove paintwork (SEL-002) Masonry Sealer (internal masonry)



G06

Item	Damage to step
Description	Corner of first step from ground floor has been damaged, exposing the handrail base fixing.
Condition	02
Recommendations	Repair the corner using materials and surface finish to match the existing
Specification	(MAS-001) Masonry / concrete repair

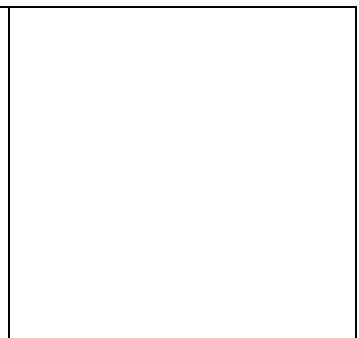


G07

Item	Spalling paint to external brickwork wall
Description	Paintwork appears to be spalling to the external brick walls, noted from level 1 to level 3
Condition	02
Recommendations	Remove existing paintwork, Specialist contractor to inspect, Apply masonry sealer
Specification	(PNT-100) Remove paintwork (SEL-002) Masonry Sealer (internal masonry)



General photos



Room	GF.08 / 09 / 11 – store
Description	Walls – Painted brickwork Floor – concrete Ceiling – painted concrete Significant historic features – none noted

G08

Item	Non-Original sliding metal fire door	
Description	08 - Metal sliding door with feature rail and rollers was noted to the west of the room. Likely 1960's to match other similar fire doors noted elsewhere Room GF 09 – Metal hinged double door.	
Condition	01	
Recommendations	Retain and refurbish door G08 subject to it being slid into in an open position and not impede the fire escape. This will be determined during commencement of demolition, strip out and opening up works, and advised to the planning and conservation officer.	
Specification	(DOR-001) – Repair / Refurbish door	

General photos			Redundant light switch
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Room	GF.12 / 13 – store
Description	Walls – Painted brickwork, modern timber and plasterboard linings Floor – carpet Ceiling – modern lay in grid ceiling Modern timber staircase leading to bridge Significant historic features – cast iron columns, entrance door

G09

Item	Feature - Timber panelled door
Description	4 panel timber entrance door, historic ironmongery fixings have been removed, modern level handle and lock fitted.
Condition	01
Recommendations	Retain and refurbish door where possible, subject to fire and acoustic performances being achieved. Replace current ironmongery with a specification to match other original internal doors.
Specification	(DOR-001) – Repair / Refurbish door



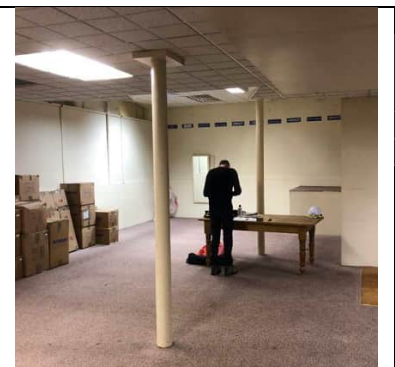
G10

Item	Feature - Cast iron column (assumed)
Description	Modern timber encasement suggesting the position of a cast iron column as others in the room.
Condition	Could not be determined
Recommendations	Remove timber encasement to expose cast iron column
Specification	see item G11 for refurbishment works



G11

Item	Feature - Cast iron column
Description	Cast iron column, painted finish, column head assumed to be concealed above the lay in grid ceiling (see general photo below)
Condition	01
Recommendations	Paintwork sample to be taken before any redecoration
Specification	(PNT-100) Paintwork sample / redecoration



General photos	  
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Room	GF.14 stair
Description	Walls – Painted brickwork, bare blockwork, modern painted linings Floor – carpet Ceiling – painted plaster Modern timber staircase leading to basement Significant historic features – cast iron columns, entrance door

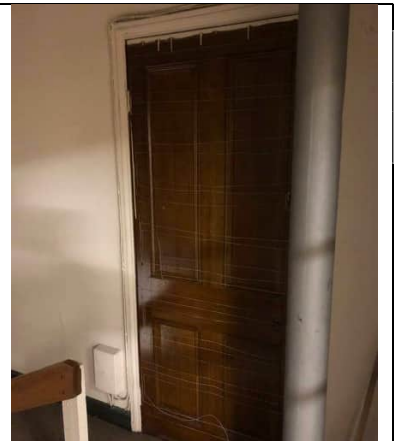
G12

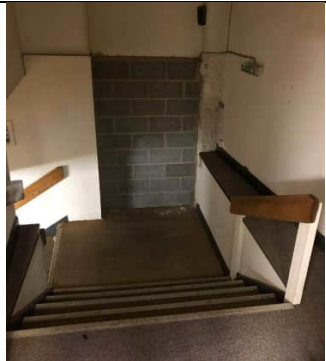
Item	Feature - Cast iron column
Description	Cast iron column, painted finish, column head visible
Condition	01
Recommendations	Paintwork sample to be taken before any redecoration
Specification	(PNT-100) Paintwork sample / redecoration



G13

Item	Feature - Timber door
Description	Timber door has been concealed to the corridor side but remains visible to the stair side.
Condition	01
Recommendations	Retain and refurbish door subject to fire and acoustic performances being achieved.
Specification	(DOR-001) – Repair / Refurbish door



General photos	  
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Room	GF.15 – Kitchen + WC
Description	Walls - Painted plaster, modern ceramic tile Floor – vinyl Ceiling – Painted plaster Significant historic features – none noted
Condition	1
Recommendations	n/a
Specification	n/a

General photos	
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Room	GF.16 / 18 – WC
Description	Walls – Painted brickwork and plaster Floor – Concrete Ceiling – painted plaster Significant historic features – doors and light fitting

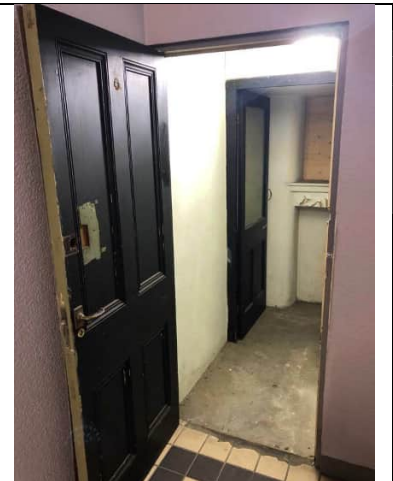
G14

Item	Feature - Timber door with glass panel
Description	Three panel timber door with obscure rippled glass.
Condition	01
Recommendations	Door to be retained, refurbished and relocated to a place determined by the architect and agreed with the planning and conservation officer during detail design stage, subject to fire and acoustic performances being achieved. Replace current ironmongery with a specification to match other original internal doors.
Specification	(DOR-001) – Repair / Refurbish door



G15

Item	Feature - Timber door
Description	Four panel timber door
Condition	01
Recommendations	It is noted the current proposals show this doorway to be closed. Recommendation to refurbish this door and leave in position, though fixed shut. Including the historic bakelite toggle light switch. Remove modern timber sheet fixed to the pull side of the door.
Specification	(DOR-001) – Repair / Refurbish door



G16

Item	Spalling paint to base of external brickwork wall
Description	Paintwork appears to be spalling to the external brick walls
Condition	02
Recommendations	Remove existing paintwork, Specialist contractor to inspect, Apply masonry sealer
Specification	(PNT-100) Remove paintwork (SEL-002) Masonry Sealer (internal masonry)



Room	GF.17 - Store
Description	No access

Room	GF.21- Store
Description	No access Door into GF-19 concealed to corridor side

Room	GF.19 – Corridor (includes stair)
Description	Walls – Painted plaster, wallpaper Floor – Floor tile Ceiling – painted plaster Stair – Timber, handrail, balusters and panelling, timber over board to stair treads Significant historic features – staircase, timber panelling, door, wall grilles (refer to elevation drawings for existing windows)

G17

Item	Feature – Timber stair
Description	Timber stair with decorative waist, timber balusters and handrail that terminate in a volute at ground floor. Original timber panelling below the first flight.
Condition	01
Recommendations	Any localised holes filled, sanded and redecorated to match the surrounding paint finish. Architect to review balustrade height against current building regulations.
Specification	(PNT-100) Paint sample to inform any redecoration



G18

Item	Feature – Wall vent grille
Description	Iron wall grille set within the wall at high level (x2)
Condition	01
Recommendations	Paintwork sample to be taken before any redecoration
Specification	(PNT-100) Paintwork sample / redecoration



G19

Item	Feature – Timber vestibule door
Description	Three panel timber door with clear glass vision and semi-circular overpanel. Door has a full width decorative stepped profile to the head and around the overpanel.
Condition	01
Recommendations	Refurbish door including removing all paintwork, to Architect's redecoration
Specification	(DOR-001) – Repair / Refurbish door



G20

Item	Tiled floor
Description	Floor tiles with decorative perimeter margin to the corridor and landings, some damage to exposed edges.
Condition	01 / 02
Recommendations	Current proposals identify the non-original tiles being removed.
Specification	(REM-100) – Remove tiled flooring



General photos



Room	GF.20 – Entrance vestibule
Description	Walls – Painted plaster Floor – Ceiling – Painted plaster Significant historic features – external door (refer to elevations)

G21

Item	Plaster deterioration	
Description	Sections of ceiling plaster have become de-bonded and have deteriorated.	
Condition	02	
Recommendations	Loose plaster to be removed, replaster local area to match existing, ready for Architect's decoration.	
Specification	(PLS-001) Plaster repair	

G22

Item	Plaster cracks	
Description	Cracks in the historic plaster have appeared above the fan light and between the door frame and the south wall.	
Condition	02	
Recommendations	Loose plaster to be removed, cracks to be filled to match existing, ready for Architect's decoration.	
Specification	(PLS-001) Plaster repair	

Room	01.01 – Office
Description	Walls – Painted and wallpapered plaster Floor – Carpet tile Ceiling – Modern lay in grid ceiling Significant historic features – none noted

1.01

Item	Tiled window cills	
Description	Tiles laid to all window cills, some being cut to radiused jambs Unlikely original.	
Condition	01	
Recommendations	Removed as part of the proposals for exposed brick walls and cills.	
Specification	n/a	

General photos			
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Room	01.02 – Office
Description	Walls – Painted and wallpapered plaster Floor – Carpet tile Ceiling – Modern lay in grid ceiling Significant historic features – none noted

1.02

Item	Plaster at window head cracked
Description	The plaster abutting the external window had a series of cracks
Condition	02
Recommendations	Plaster removed as part of the proposals for exposed brick walls
Specification	n/a



1.03

Item	Tiled window cills
Description	Tiles laid to window cill. Unlikely original.
Condition	01
Recommendations	Removed as part of the proposals for exposed brick walls and cills.
Specification	n/a

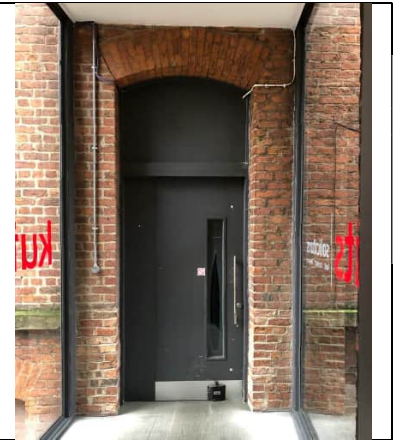


General photos	  
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Room	01.03 – Link bridge
Description	Walls – Existing brick, glass Floor – Vinyl Ceiling – Painted plaster Significant historic features – existing façade

1.04

Item	Remove modern bridge link and doors, Making good following bridge removal
Description	Existing brick façade to be made good following demolition of the link bridge.
Condition	01
Recommendations	Unknown until demolition has commenced but anticipated to include localised brickwork repointing, cleaning, possible brick repair / replacement.
Specification	(REM-100) Remove link bridge and doors (MAS-001) Masonry repair (MAS-002) Masonry repointing (MAS-003) New masonry <i>(refer to disc 1.05 below for window and cill works)</i>



1.05

Item	Reinstate window, brickwork and cill
Description	The current design proposals include reinstating the existing brickwork to cill level, new windows and cills to the openings that will remain following the removal of the link bridge
Condition	02
Recommendations	Any new brickwork to be built with bricks to match, reclaimed wherever possible. New stone cills to match adjacent existing, all mortar and repointing to match.
Specification	(MAS-001) Masonry repair (MAS-002) Masonry repointing (MAS-003) New masonry (WIN-100) Replacement Window



General photos	  
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Room	01.04 – Accessible WC
Description	Walls - Painted plaster, wallpaper Floor – Vinyl Ceiling – Lay in grid ceiling tile Significant historic features – none noted (refer to elevation drawings for existing windows)
Condition	01
Recommendations	n/a
Specification	n/a

General photos	 	
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Room	01.05 – Print room
Description	Walls - Painted plaster, wallpaper Floor – Carpet tile Ceiling – Plaster Significant historic features – none noted (refer to elevation drawings for existing windows)
Condition	01
Recommendations	n/a
Specification	n/a

General photos			
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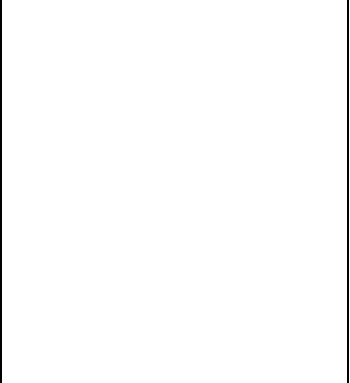
Room	01.06 – Office
Description	Walls – Partition, painted plaster, wallpaper Floor – Carpet tile Ceiling – Lay in grid ceiling tile Significant historic features – none noted (refer to elevation drawings for existing windows)
Condition	01
Recommendations	n/a
Specification	n/a

General photos	  
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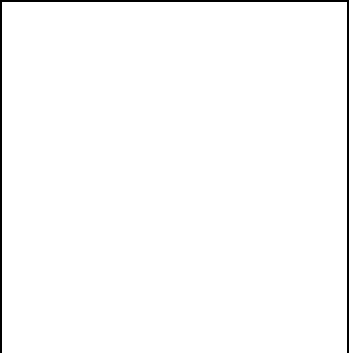
Room	01.07 + 08 – Toilets including lobbies
Description	Walls – Partition, painted plaster, wallpaper Floor – Vinyl Ceiling – Lay in grid ceiling tile Significant historic features – none noted (refer to elevation drawings for existing windows)
Condition	01
Recommendations	n/a
Specification	n/a

General photos	  
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Room	01.09 – Tea Point
Description	Walls – Partition, painted plaster, wallpaper Floor – Vinyl Ceiling – Lay in grid ceiling tile Significant historic features – none noted
Condition	01
Recommendations	n/a
Specification	n/a

General photos	  
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Room	01.10 + 11 – Office
Description	Walls – Partition, painted plaster, wallpaper Floor – Carpet tile Ceiling – Lay in grid ceiling tile Significant historic features – none noted
Condition	01
Recommendations	n/a
Specification	n/a

General photos	  
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Room	01.12 – Office
Description	Walls – Partition, painted plaster, wallpaper Floor – Carpet tile Ceiling – Lay in grid ceiling tile Significant historic features – cast iron columns
Condition	01
Recommendations	n/a
Specification	n/a

1.06

Item	Feature - Columns	
Description	Original cast iron structural columns, assumed to have profiled heads above ceiling with supporting timber beams and joists.	
Condition	01	
Recommendations	Paintwork sample to be taken before any redecoration	
Specification	(PNT-100) Paintwork sample / redecoration	

General photos	 	
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Room	02.01, 02, 03, 04 – Reception and Offices
Description	Walls – Partition, painted plaster, Floor – Carpet tile Ceiling – Lay in grid ceiling tile Significant historic features – none noted Confidential workplace determined no photographs were taken
Condition	01
Recommendations	n/a
Specification	n/a

Room	02.05 - Office
Description	No access

Room	02.06, 07, 08, 09, 10 – Offices and corridor
Description	Walls – Partition, painted plaster, Floor – Carpet tile Ceiling – Lay in grid ceiling tile Significant historic features – none noted Confidential workplace determined no photographs were taken
Condition	01
Recommendations	n/a
Specification	n/a

Room	02.11 – Store
Description	Walls – Partition, painted plaster, Floor – Carpet tile Ceiling – Lay in grid ceiling tile Significant historic features – none noted Confidential workplace determined no photographs were taken
Condition	01
Recommendations	n/a
Specification	n/a

Room	02.12 – Store
Description	Walls – Partition, painted plaster, Floor – Carpet tile Ceiling – Lay in grid ceiling tile Significant historic features – none noted Confidential workplace determined no photographs were taken
Condition	01
Recommendations	n/a
Specification	n/a

2.01

Room	02.13 – Open plan office
Description	Walls – Partition, painted plaster, Floor – Carpet tile Ceiling – Lay in grid ceiling tile Significant historic features – none noted Confidential workplace determined no photographs were taken

Item	Feature - Columns	
Description	Original cast iron structural columns, assumed to have profiled heads above ceiling with supporting timber beams and joists.	
Condition	01	
Recommendations	Take paint sample before removing existing paint finish, to receive Architect's redecoration.	
Specification	(PNT-100) Remove paintwork	

Room	02.14, 18, 19, 20, 21 – Office
Description	Walls – Partition, painted plaster, Floor – Carpet tile Ceiling – Lay in grid ceiling tile Significant historic features – none noted Confidential workplace determined no photographs were taken
Condition	01
Recommendations	n/a
Specification	n/a

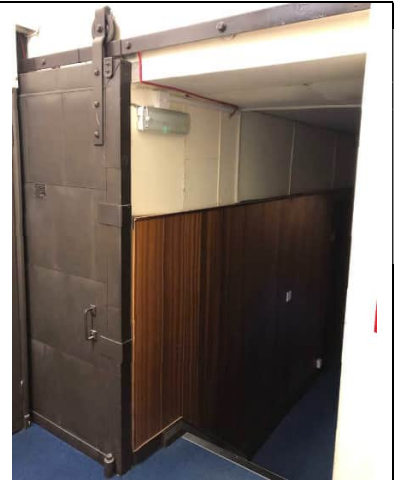
Room	02.15 – Male WC
Description	Walls – Partition, painted plaster, Floor – Vinyl Ceiling – Lay in grid ceiling tile Significant historic features – none noted Confidential workplace determined no photographs were taken
Condition	01
Recommendations	n/a
Specification	n/a

Room	02.16 – Kitchen
Description	Walls – Partition, painted plaster, Floor – Vinyl Ceiling – Lay in grid ceiling tile Significant historic features – none noted Confidential workplace determined no photographs were taken
Condition	01
Recommendations	n/a
Specification	n/a

Room	02.17 – Lobby
Description	Walls – Partition, painted plaster, Floor – Carpet tile Ceiling – Lay in grid ceiling tile Significant historic features – none noted

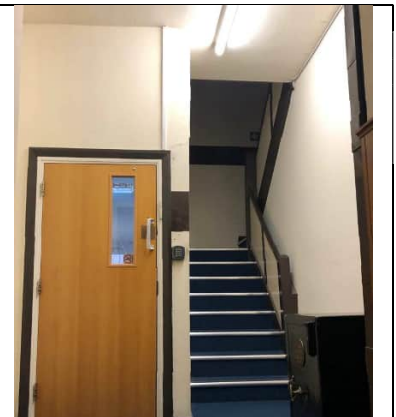
2.02

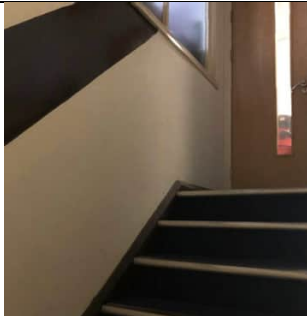
Item	Sliding metal door
Description	Metal clad sliding door dated 1967 with rail and decorative door gear
Condition	01
Recommendations	It is noted the current proposals look to place toilet cubicles in front of the opening. Developer wishes to relocate and reuse elsewhere in the development, location to be advised by architect and agreed with planning and conservation officer on site.
Specification	(REM-100) Remove door / to be relocated



2.03

Item	Stair
Description	Modern stair and enclosure
Condition	01
Recommendations	It is noted the current proposals look to remove this recent addition. Infill flooring to second floor should match existing, subject to fire and acoustic requirements.
Specification	(REM-100) Remove stair (FLR-001) Infill flooring



General photos	  
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Room	3.01 – Meeting room
Description	Walls – Painted plaster Floor – Carpet tile Ceiling – Lay in grid ceiling tile Significant historic features – none noted
Condition	1
Recommendations	n/a
Specification	n/a

General photos	  
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Room	3.02 – Reception
Description	Walls – Painted plaster Floor – Carpet tile Ceiling – Lay in grid ceiling tile Significant historic features – none noted
Condition	1
Recommendations	n/a
Specification	n/a

Room	3.03, 05, 06, 07, 08 – Offices
Description	Walls – Painted plaster Floor – Carpet tile Ceiling – Lay in grid ceiling tile Significant historic features – none noted Confidential workplace determined no photographs were taken
Condition	1
Recommendations	n/a
Specification	n/a

Room	3.04 – Corridor
Description	Walls – Painted plaster Floor – Carpet tile Ceiling – Lay in grid ceiling tile Significant historic features – none noted

3.01

Item	Heating pipe leaking
Description	Evidence of heating pipe leak
Condition	02
Recommendations	It should be established during opening up works if this has caused damage to the underlying building fabric.
Specification	n/a



3.02

Item	Window cill staining
Description	Water staining to window cills.
Condition	02
Recommendations	It was not evident if the water ingress was through the upvc frame or the building fabric. This should be established during opening up works.
Specification	n/a



Room	3.09, 10, 12 – Offices
Description	Walls – Painted plaster Floor – Carpet tile Ceiling – Lay in grid ceiling tile Significant historic features – none noted Confidential workplace determined no photographs were taken
Condition	1
Recommendations	n/a
Specification	n/a

Room	3.11 – Corridor
Description	Walls – Painted plaster Floor – Carpet tile Ceiling – Lay in grid ceiling tile Significant historic features – none noted Confidential workplace determined no photographs were taken
Condition	1
Recommendations	n/a
Specification	n/a

Room	3.13 – Office
Description	Walls – Painted plaster Floor – Carpet tile Ceiling – Lay in grid ceiling tile Significant historic features – none noted
Condition	1
Recommendations	n/a
Specification	n/a

General photos			
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Room	3.14 – Open plan office
Description	Walls – Painted plaster Floor – Carpet tile Ceiling – Lay in grid ceiling tile Significant historic features – iron column

3.03

Item	Ceiling staining	
Description	Staining to lay in grid ceiling tile, suggesting a leak above	
Condition	02	
Recommendations	It was not evident if the water ingress was historic or remained due to damage or failure of the roof above. This should be established during opening up works.	
Specification	n/a	

3.04

Item	Feature - Column	
Description	Original cast iron structural columns, assumed to have profiled heads above ceiling with supporting timber beams and joists.	
Condition	01	
Recommendations	Take paint sample before redecoration.	
Specification	(PNT-100) Remove paintwork / redecoration	

3.05

Item	Overclad door (possible original door behind)	
Description	Door overclad with asbestos.	
Condition	01	
Recommendations	Following asbestos removal works the uncovered door should be presented to the planners and conservation officers. If the door is deemed original then retain and refurbish door where possible, subject to fire and acoustic performances being achieved. Replace current ironmongery with a specification to match other original internal doors.	
Specification	(DOR-001) – Repair / Refurbish door	

General photos	 	
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Room	3.15 – Office
Description	Walls – Painted plaster Floor – Carpet tile Ceiling – Lay in grid ceiling tile Significant historic features – none noted Confidential workplace determined no photographs were taken
Condition	1
Recommendations	n/a
Specification	n/a

Room	03.16 - Store
Description	No access

3.0 Building fabric condition and repair schedule – external

Elevation	01 – Smithy Lane
Notes	Elevation is dotted with steelwork projections, that are assumed to remain
	Architect and Service Engineer to determine any façade mounted fixtures, air conditioning fan units, pipework and cabling to be removed.

General	
Description	Entire elevation to be soft cleaned
Specification	(CLN-001) Cleaning

Description	All timber and metal windows to be refurbished and only replaced where repair specialist advises this is not possible. All upvc windows to be replaced to match original adjacent timber windows.
Specification	(WIN-001) Window refurbishment (WIN-100) New Windows

E
101

Item	Vertical masonry cracks
Description	Cracks have been observed to masonry joints and through brickwork.
Condition	02
Recommendations	Structural engineer to review stability with specialist input where necessary to determine if the cracks are historic or active.
Specification	(MAS-001) Masonry repair (MAS-002) Masonry repointing



E
102

Item	Damaged stone cills
Description	Stone cills appear damaged to their edges
Condition	02
Recommendations	Specialist stone repair
Specification	(MAS-001) Masonry repair



E
103

Item	Hole in brickwork (<50mm dia)
Description	Drilled holes in brickwork face from redundant façade fixings
Condition	02
Recommendations	Repair with colour match mortar
Specification	(MAS-002) Masonry repointing



E
104

Item	Missing brick / brick damaged (typical)
Description	Brick appears to be missing, or is damaged
Condition	02
Recommendations	Replace brick where repair is not possible. Mortar to match existing.
Specification	(MAS-001) Masonry repair (MAS-002) Masonry repointing



E
105

Item	Façade mounted fixture (typical)
Description	Redundant façade mounted fixture
Condition	02
Recommendations	Remove and infill any holes
Specification	(REM-100) Remove fixture (MAS-001) Masonry repair (MAS-002) Masonry repointing



E
106

Item	Damaged stonework / spalling paint
Description	Stone appears damaged, with paint spalling in some locations
Condition	02
Recommendations	Remove paintwork, repair stonework
Specification	(MAS-001) Masonry repair (MAS-002) Masonry repointing (PNT-100) Remove paintwork



E
107

Item	Redundant ventilation grille
Description	Design proposals identify the existing grille removed, opening to be infilled with stonework
Condition	02
Recommendations	Removal of grille, all fixings into existing fabric to be made good, infill stonework to match existing coursing, material and jointing.
Specification	(REM-100) Remove fixture (MAS-003) New Masonry



E
108

Item	Redundant roller shutter
Description	Design proposals identify the existing shutter to be removed, opening to be infilled with stonework
Condition	02
Recommendations	Removal of roller shutter, all fixings into existing fabric to be made good, infill stonework to match existing coursing, material and jointing.
Specification	(REM-100) Remove fixture (MAS-003) New Masonry



E
109

Item	upvc pipework
Description	upvc pipework including junctions, spitters and transitions
Condition	01
Recommendations	It is noted the current design proposes these are replaced with iron to match the original existing pipework. Following removal any existing holes should be filled.
Specification	(REM-100) Remove pipework (IRN-100) Replacement iron pipework



E
110

Item	Timber entrance door
Description	Timber door with overpanel set within stone voussoir feature entrance.
Condition	02
Recommendations	Overpanel to be reglazed, damage to timber panelling to be repaired, redundant ironmongery to be removed before door prepared for Architect's decoration. Damaged floor tiles to external steps to be removed to allow Architect's finishes.
Specification	(REM-100) Remove floor tiles to step (DOR-001) Repair door



E
111

Item	Masonry pointing
Description	Cement mortar appeared to have been used for patch repair. Incorrectly matched bricks.
Condition	02
Recommendations	Replace bricks with better match, repoint to match surrounding masonry
Specification	(MAS-001) Masonry repair (MAS-002) Masonry repointing



E
112

Item	Spalled stone coping
Description	Coping appears to have spalled in locations
Condition	02
Recommendations	Specialist stone repair to prevent further erosion and retain structural integrity of the coping.
Specification	(MAS-001) Masonry repair



E
113

Item	Loading slot doors
Description	Original timber loading slot doors, since painted black
Condition	02
Recommendations	Badly deteriorated paintwork. The current design proposals show these removed and replaced with louvres.
Specification	(REM-100) Remove doors and frame



E
114

Item	Paintwork to base
Description	Existing base has an off-white paint finish. We understand the current proposals following discussions with the planners seek to remove the paint.
Condition	01 / 02
Recommendations	Remove paintwork, if any masonry repair or repointing then becomes necessary, these should be undertaken.
Specification	(PNT-100) Remove paintwork (MAS-001) Masonry repair (MAS-002) Masonry repointing <i>(where discovered necessary to unstable masonry following removal of paint)</i>



Elevation	02 – Garden Lane
Notes	Elevation is dotted with steelwork projections, that are assumed to remain
	Architect and Service Engineer to determine any façade mounted fixtures, air conditioning fan units, pipework and cabling to be removed.

General	
Description	Entire elevation to be soft cleaned
Specification	(CLN-001) Cleaning

Description	All timber and metal windows to be refurbished and only replaced where repair specialist advises this is not possible. All upvc windows to be replaced to match original adjacent timber windows.
Specification	(WIN-001) Window refurbishment (WIN-100) New Windows

E
200

Item	Unsympathetic Brick infill
Description	Brick infill using modern brick and cement mortar.
Condition	02
Recommendations	Remove brickwork infill, rebuild using existing bricks to match including mortar joints
Specification	(REM-100) Remove brickwork (MAS-002) Masonry repointing (MAS-003) Replacement Masonry



E
201

Item	upvc pipework
Description	upvc pipework including junctions, spitters and transitions from roof level to approx. 2m above street level where it transitions to poor condition iron.
Condition	02
Recommendations	It is noted the current design proposes upvc pipes are replaced with iron to match the original existing pipework. Recommend the lower section of iron is replaced at the same time. Following removal any existing holes should be filled.
Specification	(REM-100) Remove pipework (IRN-100) Replacement iron pipework Replacement pipework to be specified by others



E
202

Item	Stone cill spalling
Description	Vertical face of stone cill shows localised spalling
Condition	02
Recommendations	Specialist stone repair to prevent further deterioration
Specification	(MAS-001) Masonry repair (MAS-002) Masonry repointing



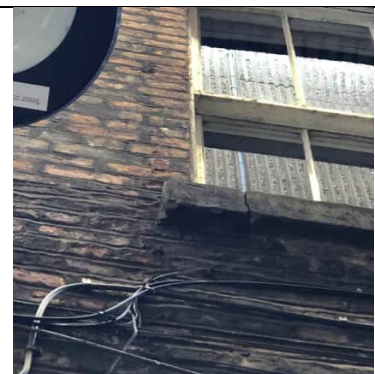
E
203

Item	Hole in brickwork (<50mm dia)
Description	Hole in face of brickwork extending into mortar zone
Condition	02
Recommendations	Repair with colour match mortar
Specification	(MAS-002) Masonry repointing



E
204

Item	Cracked cill
Description	Crack through cill projection
Condition	02
Recommendations	Specialist stone repair to prevent further deterioration
Specification	(MAS-001) Masonry repair



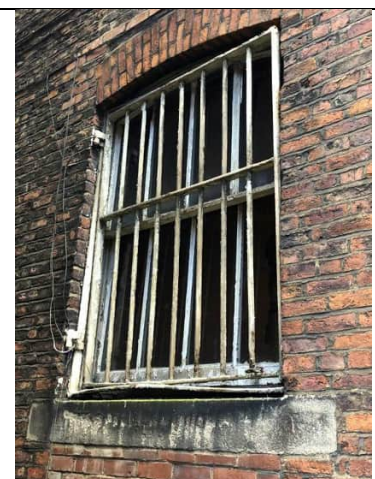
E
205

Item	Missing bricks
Description	Bricks appears to be missing to either side of the window
Condition	02
Recommendations	Replacement bricks and mortar to be installed to match existing.
Specification	(MAS-001) Masonry repair (MAS-002) Masonry repointing



E
206

Item	Security bars
Description	Externally mounted hinged metal security bars fixed to the brickwork jambs
Condition	02
Recommendations	Remove bars, repair any redundant fixings points in the masonry.
Specification	(REM-100) Item to be removed (MAS-001) Masonry repair



E
207

Item	Timber fixtures
Description	Timber sections embedded into the brickwork
Condition	02
Recommendations	Remove timber to prevent further fabric deterioration. Repair voids left with brickwork and mortar to match.
Specification	(REM-100) Item to be removed (MAS-001) Masonry repair (MAS-002) Masonry repointing



E
208

Item	Bird spikes
Description	Cill mounted bird spikes
Condition	02
Recommendations	Remove bird spikes, fill any redundant holes following removal before cleaning is commenced.
Specification	(REM-100) Item to be removed (MAS-001) Masonry repair



E
209

Item	Mortar deterioration
Description	Area of mortar had deteriorated and appeared to have been washed away over time.
Condition	02
Recommendations	Repoint
Specification	(MAS-002) Masonry repointing



E
210

Item	Damage to external stone cill
Description	The corner of the stone cill supporting the 4 pane window on the landing between level 2 and level 3 was damaged.
Condition	02
Recommendations	Specialist stone repair to match existing
Specification	(MAS-001) Masonry repair



E
211

Item	Missing bricks
Description	Bricks appears to be damaged / missing
Condition	02
Recommendations	Replacement bricks and mortar to be installed to match existing.
Specification	(MAS-001) Masonry repair (MAS-002) Masonry repointing



E
212

Item	Stone coping and mortar deteriorated
Description	Stone coping and mortar joints directly below and then running behind the rainwater pipes appear to have deteriorated.
Condition	02 / 03
Recommendations	Specialist stone repair to coping and associated joints. Brickwork joints repointed.
Specification	(MAS-001) Masonry repair (MAS-002) Masonry repointing



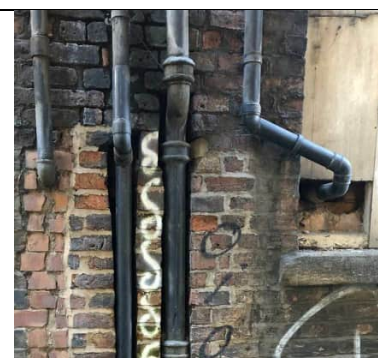
E
213

Item	Pipe penetration through brickwork
Description	Unorthodox pipe penetration below the window cill. Localised brickwork has been removed.
Condition	02
Recommendations	Rainwater and drainage strategy to be reviewed by Design Team, where any redundant pipes are removed, all voids in brickwork to be replaced to match.
Specification	(MAS-001) Masonry repair (MAS-002) Masonry repointing



E
214

Item	Rainwater pipes upvc / Iron
Description	A mixture of upvc and Iron rainwater pipes in the same vertical run, with rainwater leaking noted at numerous connections.
Condition	02 / 03
Recommendations	Replace upvc pipes with iron
Specification	(REM-100) Remove pipework (IRN-100) Replacement iron pipework



E
215

Item	Pipe penetration
Description	Façade mounted fixture, assumed redundant
Condition	02
Recommendations	Remove and infill any holes
Specification	(REM-100) Remove fixture (MAS-001) Masonry repair (MAS-002) Masonry repointing



E
216

Item	Loose brickwork
Description	Brick below cill appeared to be loose and projects beyond the face of brickwork
Condition	02
Recommendations	Remove and reset brick within mortar to match.
Specification	(MAS-001) Masonry repair (MAS-002) Masonry repointing



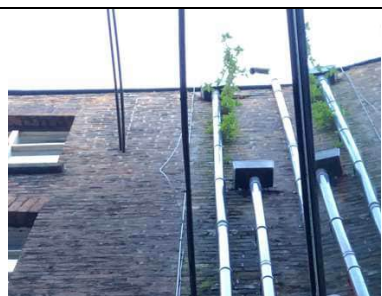
E
217

Item	Lintel
Description	Concrete faced metal lintel with damage to the front face and soffit. Exposed fixings bars and aggregate.
Condition	02 / 03
Recommendations	Specialist repair
Specification	(MAS-001) Masonry repair



E
218

Item	Vegetation
Description	Vegetation noted to rainwater outlet, suggesting gutters and outlets are not fully discharging leading to silt buildup.
Condition	02 / 03
Recommendations	Remove vegetation
Specification	n/a



Item	Bridge removal
Description	The current design proposal includes the removal of the link bridge, localised brickwork infill up to the established cill line, with stone cill and windows to match existing.
Condition	n/a
Recommendations	Brickwork and mortar to match existing, any localised brick or mortar damage discovered following demolition to be remediated to match. New stone cills and windows to match existing examples adjacent.
Specification	(MAS-001) Masonry repair (MAS-002) Masonry repointing (MAS-003) New masonry (WIN-100) Replacement Window



Elevation	03 – St Mary's Parsonage
Notes	Architect and Service Engineer to determine any façade mounted fixtures, air conditioning fan units, pipework and cabling to be removed.

General	
Description	Entire elevation to be soft cleaned
Specification	(CLN-001) Cleaning

Description	All timber and metal windows to be refurbished and only replaced where repair specialist advises this is not possible. All upvc windows to be replaced to match original adjacent timber windows.
Specification	(WIN-001) Window refurbishment (WIN-100) New Windows

E
300

Item	Widespread brick spalling
Description	Spalling observed, likely due to cement mortar repointing across the entire elevation.
Condition	02 / 03
Recommendations	Remove cement pointing. Any bricks with deterioration or spalling deeper than 10mm to be replaced to match. Repoint with mortar to match subject to analysis, likely lime mortar. Final application of a clear, breathable and waterproof sealer.
Specification	(REM-100) Remove cement mortar pointing (MAS-001) Masonry repair (MAS-002) Masonry repointing (SEL-001) Masonry sealer



E
301

Item	Façade mounted fixture
Description	Redundant façade mounted fixture
Condition	02
Recommendations	Remove and infill any holes
Specification	(REM-100) Remove fixture (MAS-001) Masonry repair (MAS-002) Masonry repointing



E
302

Item	Poor quality brick infill
Description	Colour and texture of more recent brick infill below the window is not complimentary to the existing elevations
Condition	01
Recommendations	Assess the colour and texture against the existing brickwork following the elevation clean. Where this is still deemed unsympathetic replace affected brickwork and mortar to match existing.
Specification	(MAS-001) Masonry repair (MAS-002) Masonry repointing



E
303

Item	upvc rainwater pipes and accessories
Description	upvc pipework including junctions, spitters and transitions
Condition	01
Recommendations	It is noted the current design proposes these are replaced with iron to match the original existing pipework. Following removal any existing holes should be filled.
Specification	(REM-100) Remove pipework (IRN-100) Replacement iron pipework Replacement pipework to be specified by others



E
304

Item	Damaged brickwork
Description	Window jamb appeared to have damage to brickwork
Condition	02
Recommendations	Remove damaged brick / excess mortar, replace with matching brick and mortar
Specification	(MAS-001) Masonry repair (MAS-002) Masonry repointing



E
305

Item	Damage to external stone cill
Description	The leading edge of the cill showed signs of damaged.
Condition	02
Recommendations	Specialist stone repair to match existing
Specification	(MAS-001) Masonry repair



E
306

Item	Window cill flashing
Description	Stone cill had been overdressed with a flashing
Condition	02
Recommendations	Remove flashing to establish if there is a defective cill beneath. Repair where necessary
Specification	(MAS-001) Masonry repair



E
307

Item	Damage to external stone cill
Description	The leading edge of the cill showed signs of damaged.
Condition	02
Recommendations	Specialist stone repair to match existing
Specification	(MAS-001) Masonry repair



E
308

Item	Damage to external stone cill
Description	The leading edge of the cill showed signs of damaged.
Condition	02
Recommendations	Specialist stone repair to match existing
Specification	(MAS-001) Masonry repair



E
309

Item	Eroded coping
Description	Roof parapet coping appeared eroded and showed signs of staining to the brickwork below, suggesting insufficient projection or failed mortar joints
Condition	02
Recommendations	Specialist stone repair to match existing
Specification	(MAS-001) Masonry repair (MAS-002) Masonry repointing



E
310

Item	Façade mounted fixture
Description	Redundant façade mounted fixture
Condition	02
Recommendations	Remove and infill any holes
Specification	(REM-100) Remove fixture (MAS-001) Masonry repair (MAS-002) Masonry repointing



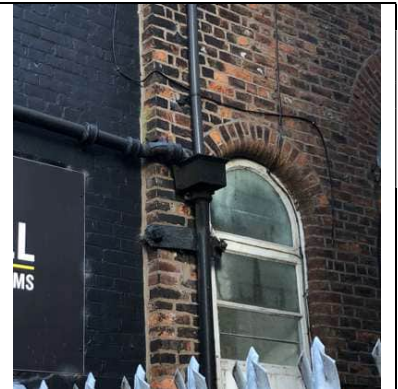
Elevation	04 – Return from St Mary's Parsonage
Notes	Architect and Service Engineer to determine any façade mounted fixtures, air conditioning fan units, pipework and cabling to be removed.

General	
Description	Entire elevation to be soft cleaned
Specification	(CLN-001) Cleaning

Description	All timber and metal windows to be refurbished and only replaced where repair specialist advises this is not possible. All upvc windows to be replaced to match original adjacent timber windows.
Specification	(WIN-001) Window refurbishment (WIN-100) New Windows

E
400

Item	upvc rainwater pipes and accessories
Description	upvc pipework including junctions, spitters and transitions from above the existing hopper.
Condition	01
Recommendations	It is noted the current design proposes these are replaced with iron to match the original existing pipework. Following removal any existing holes should be filled.
Specification	(REM-100) Remove pipework (IRN-100) Replacement iron pipework



E
401

Item	Widespread brick spalling
Description	Spalling observed, likely due to cement mortar repointing across the entire elevation.
Condition	02 / 03
Recommendations	Remove cement pointing. Any bricks with deterioration or spalling deeper than 10mm to be replaced to match. Repoint with mortar to match subject to analysis, likely lime mortar. Final application of a clear, breathable and waterproof sealer.
Specification	(REM-100) Remove cement mortar pointing (MAS-001) Masonry repair (MAS-002) Masonry repointing (SEL-001) Masonry sealer



E
402

E
403

Item	Stone cill spalling
Description	All faces of the stone cill show localised spalling
Condition	02
Recommendations	It is understood this window will be within a newly created internal environment, so further cill deterioration would be limited. The option to refurbish the cill can be determined on site.
Specification	(MAS-001) Masonry repair (MAS-002) Masonry repointing



Elevation	12 – Courtyard (West)
Notes	Architect and Service Engineer to determine any façade mounted fixtures, air conditioning fan units, pipework and cabling to be removed.

General	
Description	Entire elevation to be soft cleaned
Specification	(CLN-001) Cleaning

Description	All timber and metal windows to be refurbished and only replaced where repair specialist advises this is not possible. All upvc windows to be replaced to match original adjacent timber windows.
Specification	(WIN-001) Window refurbishment (WIN-100) New Windows

E
501

Item	upvc rainwater pipes and accessories
Description	upvc pipework including junctions, spitters and transitions.
Condition	01
Recommendations	It is noted the current design proposes these are replaced with iron to match the original existing pipework. Following removal any existing holes should be filled.
Specification	(REM-100) Remove pipework (IRN-100) Replacement iron pipework Replacement pipework to be specified by others



E
500

Item	Feature – Historic metal window
Description	As contained in the official listing description. 20 pane historic metal window with tilting central 6-pane opener.
Condition	02
Recommendations	Generally in good condition, but requires new seals to masonry, redecoration and seals between frame and glazing
Specification	(WIN-001) Refurbish Window



E
502

Item	Service penetrations
Description	Bricks have been removed to allow service penetrations through the façade.
Condition	02
Recommendations	Wherever services are deemed redundant, openings should be closed using brickwork and mortar to match existing.
Specification	(MAS-001) Masonry repair (MAS-002) Masonry repointing



E
503

Item	Vegetation
Description	Vegetation noted to rainwater outlet, suggesting gutters and outlets are not fully discharging leading to silt buildup.
Condition	02 / 03
Recommendations	Remove vegetation
Specification	n/a



E
504

Item	Service penetrations
Description	Bricks have been removed to allow service penetrations through the façade.
Condition	02
Recommendations	Wherever services are deemed redundant, openings should be closed using brickwork and mortar to match existing.
Specification	(MAS-001) Masonry repair (MAS-002) Masonry repointing



Elevation	15 – Courtyard (East)
Notes	Architect and Service Engineer to determine any façade mounted fixtures, air conditioning fan units, pipework and cabling to be removed.

General	
Description	Entire elevation to be soft cleaned
Specification	(CLN-001) Cleaning

Description	All timber and metal windows to be refurbished and only replaced where repair specialist advises this is not possible. All upvc windows to be replaced to match original adjacent timber windows.
Specification	(WIN-001) Window refurbishment (WIN-100) New Windows

E
600

Item	upvc rainwater pipes and accessories
Description	upvc pipework including junctions, spitters and transitions.
Condition	01
Recommendations	It is noted the current design proposes these are replaced with iron to match the original existing pipework. Following removal any existing holes should be filled.
Specification	(REM-100) Remove pipework (IRN-100) Replacement iron pipework



E
601

Item	Security bars
Description	Externally mounted metal security bars fixed to brickwork
Condition	02
Recommendations	Remove bars, repair any redundant fixings points in the masonry.
Specification	(REM-100) Item to be removed (MAS-001) Masonry repair



E
602

Item	Damage to external stone cill
Description	The front face of the cill showed signs of damaged.
Condition	02
Recommendations	Specialist stone repair to match existing
Specification	(MAS-001) Masonry repair



E
603

Item	Spalling brickwork
Description	Localised spalling brickwork
Condition	01 / 02
Recommendations	It is understood this window will be within a newly created internal environment, so further deterioration would be limited.
Specification	(MAS-001) Masonry repair (MAS-002) Masonry repointing



Elevation	13 + 14 – Courtyard (North)
Notes	Architect and Service Engineer to determine any façade mounted fixtures, air conditioning fan units, pipework and cabling to be removed.

General	
Description	Entire elevation to be soft cleaned
Specification	(CLN-001) Cleaning

Description	All timber and metal windows to be refurbished and only replaced where repair specialist advises this is not possible. All upvc windows to be replaced to match original adjacent timber windows.
Specification	(WIN-001) Window refurbishment (WIN-100) New Windows

E
700

Item	upvc rainwater pipes and accessories
Description	upvc pipework including junctions, spitters and transitions.
Condition	01 / 02
Recommendations	It is noted the current design proposes these are replaced with iron to match the original existing pipework. Following removal any existing holes should be filled. Low level hopper in bad condition.
Specification	(REM-100) Remove pipework (IRN-100) Replacement iron pipework Replacement pipework to be specified by others



E
701

Item	Façade mounted fixture (typical example)
Description	Redundant façade mounted fixture
Condition	02
Recommendations	Remove and infill any holes
Specification	(REM-100) Remove fixture (MAS-001) Masonry repair (MAS-002) Masonry repointing



E
702

Item	Service penetrations
Description	Bricks have been removed to allow service penetrations through the façade.
Condition	02
Recommendations	Wherever services are deemed redundant, openings should be closed using brickwork and mortar to match existing.
Specification	(MAS-001) Masonry repair (MAS-002) Masonry repointing



E
703

Item	Rendered metal beam
Description	Damage to rendered metal beam spanning over the courtyard entrance way. Localised areas where render has become cracked, loose or missing, exposing the metalwork in some locations to the front, soffit and rear of the beam.
Condition	02 / 03
Recommendations	Specialist repair assessment to be undertaken. It may become advisable to remove the entirety of the existing render where this can not be adequately repaired.
Specification	(MAS-001) Masonry repair (MAS-002) Masonry repointing



E
704

Item	Render to stonework
Description	It appears the existing stonework has been rendered in this location. Localised spalling has occurred.
Condition	02 / 03
Recommendations	Specialist repair assessment to be undertaken. It may become advisable to remove the entirety of the existing render where this cannot be adequately repaired.
Specification	(MAS-001) Masonry repair (MAS-002) Masonry repointing



E
705

Item	Render to stonework
Description	It appears the existing masonry has been rendered in this location. Localised damage has occurred.
Condition	02
Recommendations	Specialist repair assessment to be undertaken. It may become advisable to remove the entirety of the existing render where this cannot be adequately repaired.
Specification	(MAS-001) Masonry repair (MAS-002) Masonry repointing



E
706

Item	Render to stonework
Description	Minor damage to rendered corners.
Condition	01 / 02
Recommendations	It may be desirable to maintain these less damaging instances, subject to Architect's review.
Specification	(MAS-001) Masonry repair (MAS-002) Masonry repointing (where deemed necessary)



E
707

Item	Damaged brickwork and eroded pointing
Description	Deteriorated plaster and limewash
Condition	02
Recommendations	It is understood this area will be within a newly created internal environment, so further deterioration would be limited. The option to refurbish should be determined on site. Loose plaster removed, missing bricks replaced, new mortar joints where missing.
Specification	(MAS-001) Masonry repair (MAS-002) Masonry repointing (where deemed necessary)



E
708

Item	Damaged brickwork and eroded pointing
Description	Deteriorated plaster and limewash
Condition	02
Recommendations	It is understood this area will be within a newly created internal environment, so further deterioration would be limited. The option to refurbish should be determined on site. Loose plaster removed, missing bricks replaced, new mortar joints where missing.
Specification	(MAS-001) Masonry repair (MAS-002) Masonry repointing (where deemed necessary)



E
709

Item	Exposed structure
Description	Existing exposed structure with bird netting. Plasterboard lining to some areas of the soffit
Condition	02
Recommendations	n/a - Current proposal is to conceal this area with a new soffit.
Specification	n/a



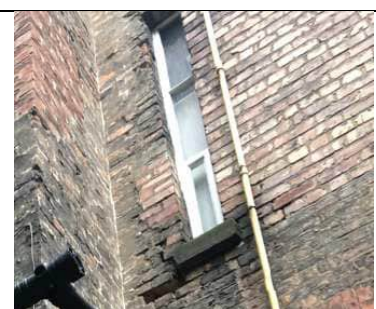
E
710

Item	Exposed structure
Description	Existing exposed structure with bird netting.
Condition	02
Recommendations	n/a - Current proposal is to conceal this area with a new soffit.
Specification	n/a



E
711

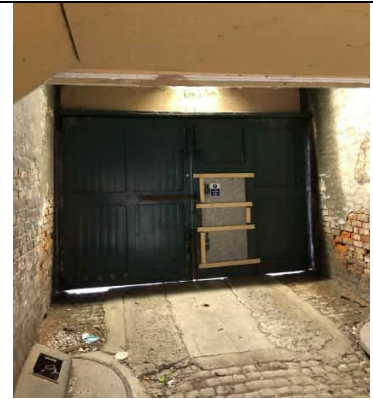
Item	Deterioration of brick pointing
Description	Mortar appears to have eroded to the western side of the window
Condition	02
Recommendations	Remove loose mortar and repoint to match existing
Specification	(MAS-001) Masonry repair (MAS-002) Masonry repointing



Room	GF.22 Courtyard (entrance)
Description	Walls – n/a Floor – Cobblestones, concrete infill Significant historic features – Cobblestones, iron kerb, original stonework <i>Ground plane only, refer to elevations for further observations</i>

G23

Item	Feature - Cobblestones
Description	Original cobblestones with areas on concrete infill and concrete speed bump
Condition	01
Recommendations	Retain and relay existing cobbles, any shortfall to be made with cobbles selected to match the existing - subject to access requirements, falls and Part M compliance.
Specification	(CLN-001) – Cleaning (REM-100) – Remove concrete (note below)



G24

Item	Feature - Iron kerb
Description	Historic iron kerb flanking existing cobblestones
Condition	01
Recommendations	Clean and retain the existing iron kerbs, with localised concrete overspill removed.
Specification	(CLN-001) – Cleaning (REM-100) – Remove concrete (note below)



Room	GF.23 Courtyard (entrance)
Description	Walls – n/a Floor – Concrete, chequer plate, iron grille, glass block paving Significant historic features – none noted <i>Ground plane only, refer to elevations for further observations</i>

G25

Item	Plinth with inset glass block paving
Description	Raised plinth offering daylight to subterranean spaces below.
Condition	01
Recommendations	The current proposals show the courtyard area being tiled and step free. Any new infill floor structure should be sympathetically detailed to interface with the existing fabric.
Specification	(REM-100) – Remove plinth



G26

Item	Chequer plate and iron grille
Description	Infill flooring to East of courtyard
Condition	01
Recommendations	Developer advised the intention to retain the grille. Clean and integrate as part of the floor finish in this area. <i>It was noted the subterranean space below had standing water, this should be further investigated</i>
Specification	(CLN-001) – Cleaning



G27

Item	Possible Feature - Cobblestones
Description	Original cobblestones may exist under the concrete floor finish
Condition	unknown
Recommendations	Retain and relay any existing cobbles, any shortfall to be made with cobbles selected to match the existing - subject to access requirements, falls and Part M compliance.
Specification	(CLN-001) – Cleaning (REM-100) – Remove concrete



G28

Item	Drain discharge positions
Description	A number of drains discharge at low level, not obvious if these are redundant
Condition	n/a
Recommendations	Drainage engineer to review rainwater system and determine the extent of redundant pipes that may be removed as part of the Architect's proposals.
Specification	n/a



4.0 Outline specification for repairs

4.0 Outline specification for repairs

The specification codes outlined in (4.03) are cross referenced into the building fabric condition and repair schedules. On the following pages further detail is provided to scope, recommendations, workmanship, and outline methodology.

It should be noted that specialist contractor input would be required at construction stage to validate the most appropriate materials and methodologies that would take precedent over the recommendations contained in this report and should be agreed with the local planning authority.

4.01 Proposed works

This report contains specifications for the repair and remediation to address the current condition of the buildings. It is noted the current design proposals include a series of works under the Architect's scope and specification, however the following repair and remediation specifications could be used to inform any Architectural specifications that may include:

Infill of existing openings with Masonry

- Use the principles of specification **MAS-001, MAS-002, MAS-003**

Replacement windows

- Use the principles of specification **WIN-100**

Replacement iron pipes and gutters

- Use the principles of specification **IRN-100**

4.02 General considerations

FEATURES TO BE RETAINED

All existing elements which are not specifically noted to be removed are to remain. Extreme care is required to ensure that no damage is caused to the existing fabric to be retained and this will require necessary protection works to the existing fabric. Specific areas known to require protection include (but are not limited to):

- The main entrance stonework and door to Smithy Lane (XD.GF.01)
- The stonework to Garden Lane entrance (XD.GF.02)
- The existing historic metal window (W.02.27)
- The internal stair to Smithy Lane entrance (GF.19)
- All internal iron columns

FABRIC REMOVAL GENERALLY

Fabric removal should be undertaken with extreme care to ensure no unnecessary damage to adjacent fabric to be retained. Ensure that adequate support is provided at each stage to prevent the risk of uncontrolled falling materials.

RECORD PHOTOGRAPHS

Maintain accurate photographic records for all areas of work carried out, to include before, during and after the works have been completed. Any specific discoveries to also be documented and

4.03 Specification codes and summary

CLN-001	Masonry cleaning
DOR-001	Timber door repair
FLR-001	Flooring replacement
IRN-100	Pipework replacement
MAS-001	Masonry repair
MAS-002	Masonry repointing
MAS-003	Masonry (new)
PLS-001	Plaster repair
PNT-100	Paintwork removal
REM-100	Remove item
SEL-001	Masonry sealer
SEL-002	Masonry sealer (internal)
WIN-001	Window refurbishment
WIN-100	Window replacement

0.1 SCOPE OF WORK

Cleaning works to include;

- Soft clean of all external elevations
- Algae-stained masonry
- Graffiti removal
- Window decoration overspill
- Brick and stone cills and copings
- Stonework stained by gel fixing of bird spikes
- Render

0.2 REMOVAL OF NON-ORIGINAL FITTINGS

- Timing: Before commencement of cleaning work.
- Disturbance to surfaces: Minimize.
- Items for disposal: misc fittings internally such as wire clips, rawl plugs etc, misc fittings associated with surface mounted services/ fixtures and fittings.

0.3 PROTECTION

- Surfaces not designated for cleaning: Prevent damage, including marking and staining.
- Openings: Prevent ingress of water, cleaning agents and detritus.
- Vents and grilles: Seek instructions before sealing up.
- Temporary mechanical fastenings:
 - In masonry: Locate in joints.
 - In other surfaces: Seek instructions.
- Additional protection: to be provided to any retained historical features and fittings and other parts of the adjacent structure and fabric not subject to the cleaning process .

0.4 CONTROL AND DISPOSAL OF WASH WATER AND DETRITUS

- Disposal: Safely. Obtain approvals from relevant Authority.
- Control of wash water: Collect and divert to prevent ingress and damage to building fabric and adjacent areas.

0.5 COLD WEATHER

- Cleaning procedures using water: Do not use when air temperature is at or below 5°C. Protect damp surfaces from frost.
- Chemical cleaning agents: Do not use when surface temperatures are below those recommended by manufacturer.

0.6 CLEANING GENERALLY

- Operatives: Appropriately trained and experienced for each type of cleaning work.
- Control of cleaning: Confine cleaning processes and materials to designated areas. Prevent wind drift.
- Removal of detritus: Regularly. Dispose of safely.
- Monitoring: Frequently check results of cleaning compared to approved trial samples. If results established by trials are not achieved, seek instructions.
- Modifications to cleaning methods and materials: Seek instructions.

0.7 RECORD OF CLEANING WORKS

- Written report: Maintain for cleaning methods and procedures used for each type of surface and deposit.
 - Purpose: For building maintenance and to inform future cleaning operations.
- Report content: Relevant attributes of cleaning methods used including:
 - Equipment and settings.
 - Dwell times.
 - Number of applications.
 - Ambient temperatures.
- Other documentation: Provision will be required to allow for Archaeological / Architectural advisors to visit the site and make records prior to the cleaning works taking place should it be deemed necessary.
- Submission: At completion of cleaning works.

0.8 TRIAL SAMPLES

The aim of the sample areas is to find appropriate cleaning methods for the different background materials and the different types of deposits whilst minimising any resulting effect on the background materials. The sample areas should therefore aim to start with the lowest pressure and least amount of cleaning product (including detergents, water, abrasives etc). The aim will be to remove the surface deposits whilst retaining the natural patina of the material. Damage to the fabric (i.e. masonry and joints) is to be avoided in all situations. Trial samples of each of the different methods of cleaning are to be approved by the planning and conservation officer prior to works.

PRODUCTS/ EQUIPMENT/ APPLICATION

0.9 TO BE AGREED THROUGH SAMPLING

Cleaning methods will vary between substrates and location. The most likely are summarised below and it should be determined on site with a specialist cleaning contractor the most suitable method in reviewing extent, access and effectiveness of each method:

0.10 REMOVAL OF LOOSELY ADHERED DEPOSITS

To include the removal of bird dropping / friable masonry

- Timing: Before commencement of other cleaning methods.
- Surfaces: Prevent damage, including abrasion.

0.11 SURFACE BIOCIDES

- Types: Registered by the Health and Safety Executive (HSE) and listed on the HSE website under non-agricultural pesticides.

- Compatibility with surface: Free from staining or other harmful effects.

Review requirement following site trials of cleaning methods, will not be required where using a DOFF cleaning system.

- Preparation: Remove loose growths.
- Surfaces: Prevent damage, including abrasion.
- Biocide treatment: Appropriate solutions to kill growths and inhibit further growths.
- Dead growths: Remove.

0.12 ABRASIVE CLEANING / ABRASIVE BLOCK

- Manufacturer/ Supplier: to be contractor's / specialists choice subject to site trials .

- Product reference: to be contractor's / specialists choice subject to site trials .

- Nozzle types: subject to site trials.

- Abrasives: subject to site trials.

- Other requirements:

- Apply abrasive at the lowest pressure that will remove deposits whilst causing the minimum of abrasion to the surface(s). Where deposits are ingrained seek instructions.

- For each surface establish the optimum settings (pressure and abrasive volume), nozzle type and distance of nozzle from the surface. Keep a written record of these variables.

- Remove and collect dust and debris from each completed surface as work proceeds and finish by rinsing off thoroughly with clean water using suitable low pressure spray equipment

- Allow for the mixing of water and abrasive within the vessel

- Allow for the requirement to vary the working pressure on the machine.

0.13 DOFF CLEANING SYSTEM FOR REMOVAL OF MOSS & ALGAE TO MASONRY

For removal of moss, algae and water staining to masonry.

- Manufacturer: specialist contractor to submit proposal & subject to site trials.

- Product reference: submit proposals & subject to site trials.

- Cautionary trial samples of different cleaning techniques to be undertaken. The most appropriate cleaning technique is to be selected which follows the suggested criteria;

- causes minimum abrasion to the surface

- does not remove the surface patina and any surface tooling

- is compatible with adjacent materials

- or the methodology ensures that no damage will be caused to adjacent materials of differing properties

- successfully removes any damaging soiling (e.g. algae staining, efflorescence, graffiti, general soiling)

If in doubt that a successful result can be achieved without damaging the masonry or adjacent materials then the option not to clean may be adopted.

0.14 PRESSURIZED WATER CLEANING

- Surfaces: Prevent damage, including abrasion.
- Equipment settings (including nozzle type and distance from surface): Adjust regularly to achieve optimum cleaning performance for each surface.

0.15 STEAM CLEANING

- Surfaces: Prevent damage, including abrasion.
- Equipment settings (including nozzle type and distance from surface): Adjust regularly to achieve optimum cleaning performance for each surface.

0.16 GRAFFITI

- Mechanical and water-based systems are to be used including hand held brushes, scrapers, abrasive sponges and fibre pads.
- Wire brushes and abrasive blocks are to be avoided
- Exact cleaning specification to be developed and agreed with specialist masonry cleaning contractor followed by a sample area being approved by the planning and conservation officers prior to works.

0.1 SCOPE OF WORK

- Repair and conservation of windows and doors to ensure they are wind and weather tight including the repair and conservation of timber and Architectural metalwork, including replacing defective units.
- Specifically the damaged door inset panels, temporary lock brace, redundant letter boxes, damaged mouldings and fanlight

0.2 PAINT SAMPLING

- Before starting work ensure that the requested paint samples both internally and externally have been taken and the results of the analysis shared with the team.

0.3 CONTROL SAMPLES

- For timber door repairs, following the agreement of the schedule of repairs, undertake a sample door using each of the agreed repair methodologies for approval.

0.4 REPAIRS TO TIMBER DOORS

- The repair of the existing timber doors is to aim to retain as much of the existing fabric as possible.
- Before commencing any works on the existing timber doors the contractor must confirm;
 - The species of timber used in the existing doors and the source of the timber to be used for the repairs.
 - That paint samples both internally and externally to the timber doors have been taken and the results of the analysis shared with the team.
- Methodology:
 - If required to undertake the repairs / ease the door, remove the door leafs from the frame by first carefully removing and retaining any existing ironmongery. Any removed sections should be securely labelled to identify it and a note must be made of its type and its position in the building. This applies to both the door leaf and the ironmongery.
 - Retain the frames and architraves insitu, inspect to establish any areas of decay or damage.
 - Assess the stability and condition of the glazing to any fanlights above and the condition of the surrounding timber.
 - Assess the existing timber to the door leafs to establish the location of the required repair areas and remove all finishes from repair areas using a fine planer.
 - Remove decayed timber limiting the extent of removal to the minimum required. Where the decay is limited in area repair using a flexible epoxy resin. For larger repairs like for like timber should be used.
 - For the hairline cracks in the door panels, 2no. samples are required to agree the repair methodology, sample 1: repair with epoxy resin, sample 2: repair with the decorative finishes only.
 - Install additional weather / draft / perimeter seals.
 - Following the repairs reinstate the door leafs and ironmongery.
 - Requirement for additional escape ironmongery TBC.
 - Reinstate the historic glazing and replace any damaged / missing glazing with restoration glazing to replicate the original.
 - Finish: To Architect's details. Paint specification, colours, and samples to match original as far as possible, and to the agreement with the local authority.

0.5 REPAIRS TO JAMBS AND HEAD

- Masonry repair as MAS-001, MAS-002, MAS-003 where required

0.1 SCOPE OF WORK

The works should endeavour to do the minimum required to maintain or reinstate the condition noted. This will prioritise first repair, then replacement with existing, and finally replace with new boards. The scope extends to:

- Reinstatement of missing or damaged beyond repair floorboards
- Repair of damaged floorboards
- New flooring as part of structural infill floors (refer to structural engineers design)

0.2 LIFTING FLOORBOARDS

- Where boards need to be lifted follow SPAB Patching Old Floorboard principles, summarised as:

1. Using a block of wood to protect the edge of the adjoining board, work around the board to be lifted with a bolster, levering from side to side slightly, to try to loosen the board

2. Starting over a joist (by a nail) about a third of the way down the board (to avoid splitting the end), lever more vigorously with a pumping action first one side of the board and then the other, so as to raise the board by up to one-third of its thickness. Ensure the edge of the adjacent board is protected. Moving towards the middle, then back towards the end, repeat the process until one end of the board comes free. If this does not seem to be working or if the board is very decayed, resort to a nail punch and try to drive the nails down.

3. When one end has been freed, try placing the 13 mm ($\frac{1}{2}$ ") batten underneath it, spanning the two adjacent boards, and gradually move this towards the next set of nails with gentle pressure applied on the free part of the board. The amount of pressure will depend on the condition of the board. This will normally ease the nails slightly out of the joists. Remove the batten and allow the board to drop to its original position to give access to the nail heads. If this does not succeed, try the bolster again or perhaps the crowbar – levering (pump action again) under the board near the position of the nail, but away from the edge of the board.

4. Particular care needs to be taken with the nails at the end of the board, as it is easy to split an old board unless these are removed gently.

5. Once the board is free, pull out the nails – pincers, hammer or crowbar.

The levering process using the bolster against the side of the board is probably the one most likely to cause damage by bruising neighbouring boards or splitting away part of the board being lifted. This process can usually be avoided when lifting the second and subsequent boards as it is possible to place a block across the joists and to lever against the underside of the board with a crowbar. Once the board has started to lift, the bolster or crowbar can be inserted between board and joist and levering with a pumping action resumed. Again, it is wise to start about one-third of the way along a board and work to the middle and back to the end. Where a board (or part) is very fragile, it may be necessary to cut the nails using a hacksaw.

REINSTATEMENT OF MISSING OR DAMAGED BEYOND REPAIR FLOORBOARDS

0.3 PREPARATION

- Where existing floorboards have been cut, damaged or decayed, carefully trim back the boards following the principle of removing as little of the original fabric as possible.

0.4 REINSTATEMENT MATERIAL

- Endeavor to reuse existing floorboards from other nearby areas where these area available, provided they are the same species and format as the surrounding original boards.
- Where new boards are required, ensure these are sourced to match the species and format as the surrounding original boards

0.5 SAMPLE

- Samples are to be provided to the Architect for approval prior to installation

0.6 WORKMANSHIP

- Any replacement boards should be fixed using the same method as the original surrounding boards,
REPAIR OF DAMAGED FLOORBOARDS

- 0.7 **PREPARATION**
- Where existing floorboards have been cut, damaged or decayed, carefully trim back the boards following the principle of removing as little of the original fabric as possible.
- 0.8 **REPAIRING A BROKEN EDGE**
- follow SPAB Patching Old Floorboard principles, summarised as:
 1. Choose the repair type, possibly
 - Dovetail slice with ends supported on joists
 - Dovetail splice supported on block screwed to underside of boards
 - Tapered splices
 - Corner inserts
 2. Lift the board (if necessary) and mark joist positions on the underside of the board.
 3. Select seasoned timber of the same variety and match the grain.
 4. Cut out around the broken edge of the board.
 5. Form a new section to fit the old, glue and clamp in position.
 6. Carefully pare down the new section to follow the undulations of the old. Do not pare down the surface or the edges of the old board.
 7. Treat the underside of the board and joists etc, if necessary.
 8. Relay the board (if lifted previously)
- 0.9 **REPAIRING A BROKEN END**
- follow SPAB Patching Old Floorboard principles, summarised as:
 1. If the end of a floorboard cannot be saved, then cut back to the next joist
 2. Install a short floorboard pieced in to match the existing floorboards
- 0.10 **SAMPLE**
- Samples are to be provided to the Architect for approval prior to installation
- 0.11 **WORKMANSHIP**
- Any reinstated or replaced floorboards should be fixed using the same method as the original surrounding boards, and maintaining the same board joints widths.
- NEW FLOORING AS PART OF STRUCTURAL INFILL FLOORS (REFER TO STRUCTURAL ENGINEERS DESIGN)**
- 0.12 **INTERFACE WITH EXISTING FLOORING**
- Any new infill flooring should be detailed to allow sufficient structural deflection and expansion so as to not disturb the existing floorboards
 - Refer to Structural Engineer's details and specification.

0.1 **SCOPE OF WORK**

- Removal of more recent upvc rainwater, soil and drainpipes, including gutters and fixing clips. Replacement with cast iron pipework and accessories to match the existing historic pipework.

0.2 **REMOVAL**

- Existing drainage routes to be surveyed by project drainage engineer to determine which pipe runs are required and which are redundant and can be permanently removed.
- Any pipework identified for removal is to be carefully unfastened from its retaining clips and fixtures and then dismantled section by section.

0.3 **MATERIAL**

- Replacement cast iron pipes to match the colour and profile of the existing pipework
- Sealed interfaces with roof gutters and below ground connections to drainage contractors details.
- System to include any gutters, hoppers, overflows
- Drainage diameter / cross sectional area and falls to drainage designers details and specification.

0.4 **REPAIRS TO MASONRY**

- Any fixing holes left in the building fabric are to be repaired
- Masonry repair as MAS-001, MAS-002, MAS-003 where required

MAS-001	Masonry repair
MAS-002	Masonry repointing
MAS-003	Masonry (new)

0.1 SCOPE OF WORK

- Repair and conservation of stonework, brickwork, concrete and render
- Vegetation removal and removal of algae staining
- Removal of redundant fixtures and fittings
- Redressing of masonry to limited areas of erosion / surface lamination

0.2 DRYING OUT OF BUILDING FABRIC

Ensure any sources of water damage are addressed and removed as early as possible and that the retained elements of structure are protected and kept as dry as possible during the process of the works.

0.3 REVIEWING SCOPE OF THE WORK

- Inspection: Arrange before starting work. Review elevations from the scaffold to determine the full extent of masonry repairs required. Confirm and agree type and extent of work required to all areas.
- Records: Before starting work, use measurements and photographs as appropriate to record details and special features of the areas affected by the works.

0.4 REDUNDANT FITTINGS/ FIXINGS

- Items to be removed: misc fittings externally and internally such as ferrous metal fixings, wire clips, rawl plugs, old scaffold ties, redundant overflow pipes, plant box brackets etc,

0.5 REMOVAL OF PLANT GROWTHS FROM MASONRY

- Plants, root systems and associated soil/ debris: Following treatment with biocide, carefully remove from joints, voids, facework and flat roof areas.
- Removal of roots: Use dampened temporary wood wedges or other approved method to assist removal. Where growths cannot be removed completely without disturbing masonry seek instructions.
- Areas of algae staining to be cleaned used a DOFF system, subject to site trials

0.6 TRIAL PANEL / SAMPLE PANEL

- Sample panel of each repair type to be provided to assess samples of masonry and pointing
- Trial panel for repointing to be provided to assess colour and texture matching.

WORKMANSHIP GENERALLY

0.7 POWER TOOLS FOR REMOVAL OF MORTAR

- Usage: The use of power tools for the removal of mortar is prohibited.

0.8 SCAFFOLDING

- Usage: ensure that no damage is caused to adjacent masonry surfaces.

0.9 PROTECTION

- Handling of masonry units: Prevent overstressing during transit, storage and fixing. Lift units at designed lifting points where provided.
- Storage of masonry units: On level bearers clear of the ground, separated with resilient spacers. Protect from adverse weather and keep dry. Prevent soiling, chipping and contamination by salts and other deleterious substances.
- Protection of masonry: Suitable non-staining slats, boards, etc. Remove at completion.
- Prevent damage, particularly to arises, projecting features and delicate, friable surfaces.
- Prevent mortar/ grout splashes and other staining and marking.

0.10 STRUCTURAL STABILITY

- General: Maintain stability of masonry. Immediately report defects, including signs of movement that are exposed or become apparent during any removal of masonry.

0.11 DISTURBANCE TO RETAINED MASONRY

- Retained masonry in the vicinity of repair works: disturb as little as possible, cut away and remove with care to reduce the amount of making good to a minimum.
- Existing retained masonry: carefully protect, do not cut or adjust to accommodate new or reused units.

0.12 ADVERSE WEATHER

- Frozen materials: Do not use. Do not lay masonry units on frozen surfaces.
- Air temperature: Do not bed masonry units or repoint.
 - In hydraulic lime:sand mortars when at or below 5°C and falling or unless it is at least 3°C and rising.
 - In nonhydraulic lime:sand mortars in cold weather without approval.
- Temperature of the work: Maintain above freezing until mortar has fully set.
- Rain and snow: Protect masonry by covering during precipitation and at all times when work is not proceeding.
- Hot conditions and drying winds: Prevent masonry from drying out too rapidly.
- New mortar damaged by frost: Rake out and replace.

MATERIALS/ PRODUCTION

0.13 STONE

- Type: to match existing – subject to sample type to be confirmed on approval of samples.
- Requirements: Free from vents, cracks, fissures, discolouration, or other defects which may adversely affect strength, durability or appearance.
- Sizes and profiles: To match existing masonry; existing joint widths maintained.

0.14 BRICK

- Type: to match existing – reused brick from elsewhere on the building wherever possible, or approved sample where this is not possible
- Sizes and profiles: To match existing masonry; existing joint widths maintained.

0.15 RENDER

- Type: to match existing – approved by sampling

0.16 CONCRETE

- Type: to match existing – approved by sampling

MASONRY REPAIRS (MAS-001)

0.17 PREPARATION FOR MASONRY REPAIRS

- Repair area: Scribe straight horizontal and vertical lines with edges parallel to joints. Where repair area abuts joints, maintain existing joint widths and do not bridge the joints.
- Decayed masonry: Cut back carefully to a depth of not less than 20 mm and to a sound background. Where the depth of removal exceeds 50 mm seek instructions.
- Precautions: Do not weaken the masonry by removing excessive material. Do not damage adjacent masonry.

0.18 STONE REPAIRS

- Stone restoration for cracks, holes and edge damage to stonework
- Restoration mix mortar
- This may also include injected fillers to smaller cracks
- Specification to be developed with specialist stonework restoration contractor
- Colour and mix to match the existing

0.19 BRICKWORK REPAIRS

- Brick restoration for cracks, holes and damage to brickwork
- Bricks to be repaired, and where not possible replaced
- Restoration mix mortar
- This may also include injected fillers to smaller cracks
- Specification to be developed with specialist brickwork restoration contractor
- Colour and mix to match the existing

- 0.20 CONCRETE REPAIRS
- Concrete restoration for cracks, holes and damage to concrete
 - Restoration mix to be developed with specialist restoration contractor
 - Colour and mix to match the existing substrate
- 0.21 RENDER REPAIRS
- Render restoration for cracks, holes and damage to rendered surfaces
 - Restoration mix to be developed with specialist restoration contractor
 - Colour and mix to match the existing substrate
- 0.22 MORTAR REPAIRS (CAN BE USED FOR LOCAL HOLES IN MASONRY <20mm dia)
- Carefully remove existing failed mortar repairs
 - Mix: to match existing through sampling
 - Likely lime based mix, to include coloured aggregates as required to match existing
 - Build up in layers each layer not exceeding 12mm.
 - Finish is to follow joints and tooling in the original work.

MASONRY REPOINTING / POINTING (MAS 002)

- 0.23 PREPARATION FOR REPOINTING
- Removing mortar
 - Work from the top of the wall downwards.
 - Carefully cut out mortar avoiding damage to arises and surfaces of adjacent brickwork or widening of joints.
 - Recess for repointing: form a neat recess of depth not less than 25mm or 2 times the joints width (whichever is greater). When mortar beyond this depth is loose and friable and / or cavities are found seek instructions. Rake out to leave a square face at the back of the joints. Remove all dust and loose debris.
- 0.24 POINTING BRICKWORK GENERALLY
- Mortar: To match existing determined through mortar analysis. Proposed mortar sample to be provided for the planning and conservation officers approval.
 - This may require lime mortar, possibly hydraulic and/or non-hydraulic / hot mixed mortars
 - Mix: To match existing determined through sampling, likely requiring coloured aggregate (sand)
 - Sand source / type: mix to include both coarse and fine sands, subject to suitability
 - Joints: subject to sample area, provisionally flush with brushed finish.
 - Press mortar well into joints using pointing tools / irons that fit into the joints, so that they are fully filled. Keep the face of the masonry clear.
 - After the initial set has taken place, brush joints to remove laitance / excess fines and give a coarse texture. Do not compact mortar.
- 0.25 APPLICATION
- Background – brush down to remove all loose spalling masonry and tap to assess extent of any hollow areas. Clean thoroughly to remove all dust and debris and dampen to control suction.
 - Joints wetted first to reduce suction. The inside surfaces of the joint need to be damp but not wet
 - Build up in layers using a pointing iron to an agreed thickness, apply firmly and ensure good adhesion with no voids. Form a mechanical key to undercoats by combing or scratching to produce evenly spaced lines.
 - Applying coats: allow each layer to achieve an initial set before applying subsequent coats. Prevent each layer from drying out too rapidly by covering immediately with plastic sheeting and / or dampening intermittently with clean water.
 - Finishing mortar coat: form accurately to required planes / profiles and flush with adjacent masonry.
 - The joint should be filled slightly proud of the intended finished level to allow for slight shrinkage and compaction of the mortar as it firms up.
 - The mortar being hit with a stiff bristled churn brush to compact the mortar, remove laitance and expose the aggregate.
 - Any mortar smeared on the masonry should be sponged off with clean water before it has dried.
 - Protection: protect completed pointing from adverse weather until they have fully set.

0.26 POINTING STONEMWORK GENERALLY

- Mortar: To match existing determined through pointing analysis. Proposed sample to be provided for the planning and conservation officers approval.
- Lime: Type and mix to be determined by specialist contractor depending on exposure and porosity of the substrate. This will likely be Non-Hydraulic, or Natural Hydraulic Lime
- Mix: To match existing determined through sampling, likely requiring coloured aggregate (sand)
- Sand source / type: mix to include both coarse and fine sands, subject to suitability
- Joints: subject to sample area, provisionally flush with brushed finish.
- Press mortar well into joints using pointing tools / irons that fit into the joints, so that they are fully filled. Keep the face of the masonry clear.
- After the initial set has taken place, brush joints to remove laitance / excess fines and give a coarse texture. Do not compact mortar.

0.27 APPLICATION

- Background – brush down to remove all loose spalling masonry and tap to assess extent of any hollow areas. Clean thoroughly to remove all dust and debris and dampen to control suction.
- Joints wetted first to reduce suction. The inside surfaces of the joint need to be damp but not wet
- Build up in layers using a pointing iron to an agreed thickness, apply firmly and ensure good adhesion with no voids. Form a mechanical key to undercoats by combing or scratching to produce evenly spaced lines.
- Applying coats: allow each layer to achieve an initial set before applying subsequent coats. Prevent each layer from drying out too rapidly by covering immediately with plastic sheeting and / or dampening intermittently with clean water.
- Finishing mortar coat: form accurately to required planes / profiles and flush with adjacent masonry.
- The joint should be filled slightly proud of the intended finished level to allow for slight shrinkage and compaction of the mortar as it firms up.
- The mortar being hit with a stiff bristled churn brush to compact the mortar, remove laitance and expose the aggregate.
- Any mortar smeared on the masonry should be sponged off with clean water before it has dried.
- Protection: protect completed pointing from adverse weather until they have fully set.

REPLACEMENT MASONRY (MAS-003)

0.28 PREPARATION FOR REPLACEMENT MASONRY

- Defective material: Carefully remove to the minimum extent. Do not disturb, damage or mark adjacent retained masonry.
- Existing metal fixings, frame members, etc: report when exposed.
- Redundant metal fixings: remove completely.
- Recesses: Thoroughly clean to remove loose material and leave joint surfaces in a suitable condition to receive replacement units. Protect from adverse weather.

0.29 LAYING REPLACEMENT MASONRY

- Masonry Type (Stone): Sample of existing stone taken to determine type via Petrographic analysis to inform possible sources for replacement where required
- Masonry Type (Brick): Reused / reclaimed brick from local demolition elsewhere in the building, or matched to a new brick where reuse is not possible.
- Exposed faces of new material: Keep to approved face lines.
- Faces, angles and features: Accurately align. Set out carefully to ensure satisfactory junctions with existing masonry and maintain existing joint widths.
- Joint surfaces: Dampen to control suction as necessary.
- Laying: On a full bed of mortar, all joints filled, to match type colour and texture of existing.
- Exposed faces: Keep clear of mortar and grout.

0.1 SCOPE OF WORK

- Repair and conservation of internal plaster.

0.2 MATERIAL ANALYSIS

- Prior to commencing any repair works a sample of plaster is to be analysed for constituents, with the results of the analysis confirmed to the team to enable the specification for the repair plaster to be determined.

0.3 SUBSTRATE

- The existing substrate is to be determined during first stage invasive works.

0.4 CEILINGS / WALLS: STABILISING OF PLASTER FINISH

- All areas of loose or damaged plaster are to be assessed. Where there is visible water ingress the plaster should be removed to reveal the substrate and enable inspection of the condition. Where plaster is loose but not damaged supports are to be inserted where possible. Carefully remove all loose material that cannot be supported and undertake necessary repairs on a like for like basis.
- Reinstall any damaged laths using timber of matching species and moisture content. Non-ferrous fixings to be used in all areas.

0.5 DECORATION

- Final decorative scheme to be confirmed.

0.1 **SCOPE OF WORK**

- Removal of paintwork to internal brickwork
- Removal of paintwork to external stonework
- Removal of paintwork to internal ironwork
- Paint sample for iron and timber redecoration

0.2 **SPECIALIST PAINT REMOVAL CONTRACTOR**

Paint to the existing fabric should be carefully removed by a specialist contractor. The exact cleaning methodology will vary for each location, substrate and adhesion of the paintwork to be removed. The specialist contractor should advise in their experience which method would be best suited for each location. The methodology should first be submitted to the planning and conservation officer for approval before undertaking a series of trial samples that the planning and conservation officer should approve before commencing the full works.

Cleaning methods should be low abrasion using varying heat, pressure and detergents across a number of systems which may include but not limited to:

- Torik / Doff Cleaning (high pressure steam)
- JOS system (low pressure air, water and safe inert fine aggregate)
- Poultice paint removal
- Solvent chemicals
- Alkaline chemicals
- light abrasive removal (sanding)

(note chemicals are the least favoured approach and would need to be demonstrated as the only viable option to be considered before being considered for approval)

Note there remains a risk that historic paintwork may contain hazardous toxins.

0.3 **BRICKWORK - METHODOLOGY / SAMPLE**

- A series of sample removal techniques, ideally 3-6 options for each substrate should be undertaken by the specialist contractor to assess the most suitable methodology for paintwork removal adjusting parameters such as:
 - dwell times
 - concentration
 - temperature
 - pressure
 - aggregate
 - flow rate

0.4 **STONework - METHODOLOGY / SAMPLE**

- A series of sample removal techniques, ideally 3-6 options for each substrate should be undertaken by the specialist contractor to assess the most suitable methodology for paintwork removal adjusting parameters such as:
 - dwell times
 - concentration
 - temperature
 - pressure
 - aggregate
 - flow rate

0.5 **IRONWORK - METHODOLOGY / SAMPLE**

- Where existing ironwork is proposed to be repainted, the columns should not be stripped back to bare metal, potentially losing any historic coatings. A sample of paint from a discrete location should be taken to determine the original paint decoration colour that can be used to inform any proposed decoration scheme, though exercising caution since historic finishes may contain hazardous substances in the paintwork. The ironwork should be prepared for painting and include:
 - cleaning off any surface residue
 - remove any signs of corrosion (rust) using a 240 grit sandpaper to roughen the surface
 - apply primer and final decoration as specified by the Architect.
 - Paint specification, colours, and samples to match original as far as possible, and to the agreement with the local authority.

0.6 TIMBER – PAINT SAMPLE

Any proposed redecoration of featured assets such as the existing timber stair should seek to select paints complementary and informed by the historic paint scheme.

- Paint samples to be taken and inform any redecoration / remediation.

- Paint specification, colours, and samples to match original as far as possible, and to the agreement with the local authority.

REM-100 Remove item

0.1 **SCOPE OF WORK**

- Removal of redundant fittings and fixings within the masonry and other building fabric substrates. These include but are not limited to:
 - timber supports for building signage
 - metal fixings
 - wire clips
 - rawl plugs
 - redundant overflow pipes
 - Window bars
 - timber encasements and linings
 - Floor tiles

0.2 **WORKMANSHIP / METHODOLOGY**

- All fixtures and fittings identified to be removed should be done with extreme care, ensuring no damage to the surrounding masonry.
- Where the removal requires further localised removal or demolition, seek confirmation from the Architect before proceeding
- Where the removal of any item requires further remediation as noted in section 0.4 below, this should be identified for the Architect's review.
- Contractor to seek confirmation where any ambiguity exists
- Contractor to provide method statement

0.3 **REMOVED ITEMS**

- All removed items are to be removed from site, unless these have been specifically noted as being retained or relocated in this report or by the Architect

0.4 **REPAIRS TO MASONRY**

- Any fixing holes left in the building fabric are to be repaired
- Masonry repair as MAS-001, MAS-002, MAS-003 where required

SEL-001 Masonry sealer

- 0.1 SCOPE OF WORK
- Breathable masonry sealer to exposed brickwork
- 0.2 SPECIALIST REVIEW / PRODUCTS
- Specialist masonry repair contractor to provide ultimate recommendation, provisionally based on Sika K501 breathable masonry sealer / Sika Water Seal or similar approved.
 - The selected product should be clear, waterproof, breathable and not affect the appearance of the masonry
 - The selected product is subject to a sample / trial being approved by the planning and conservation officer.
- 0.3 APPLICATION
- Following the removal of any paint, render or other finishes, and sufficient time for any patch repairs and repointing to have cured, the breathable masonry sealant is to be applied following the manufacturers recommended application.

SEL-002 Masonry sealer (internal)

- 0.1 SCOPE OF WORK
- Masonry sealer to internal brickwork
- 0.2 SPECIALIST REVIEW / PRODUCTS
- Specialist masonry repair contractor to provide ultimate recommendation to ensure any damp or moisture currently within internal brickwork is remediated to prevent future ingress and ensure any application does not cause damage to the building fabric.
 - The selected product should be clear, waterproof, breathable and not affect the appearance of the masonry
 - The selected product is subject to a sample / trial being approved by the planning and conservation officer.
 - Provisionally based on proprietary masonry sealer as manufactured by Keim, Sika or similar approved.
- 0.3 APPLICATION
- Following the removal of any paint, plaster, render or other finishes, and sufficient time for any patch repairs and repointing to have cured, the masonry sealant is to be applied following the manufacturers recommended application.

NOTE - The proposed works to windows is conservation-led, generally to retain and refurbish all metal and timber windows unless these have been identified as damaged beyond, or incapable of, repair in the schedule. Specialist window refurbishment contractor to advise during pre-construction inspection if in their experience any windows are deemed incapable of repair, these should then be agreed with the local planning authority. The strategy to retain and refurbish windows is subject to thermal u-value and acoustic project requirements. Where refurbishment is not possible (WIN-100) Replacement window specification will apply

0.1 SCOPE OF WORK

- Repair and conservation of windows to ensure they are wind and weather tight including the repair and conservation of timber and Architectural metalwork.

0.2 SITE INSPECTION

- Following provision of access via scaffold or other means, allow for specialist window repair contractor to be undertake a pre-construction inspection of the windows
Purpose: to confirm type and extent of repair / renovation / conservation work described within the window schedule. This should enable final confirmation of
 - Type of material
 - Extent of replacement to each window
 - Proposed repair methodology
- At this time the contractor should record and photograph each window prior to the commencement of any work.

0.3 PAINT SAMPLING

- Before starting work on any windows ensure that the requested paint samples both internally and externally have been taken and the results of the analysis shared with the team.

0.4 CONTROL SAMPLES

- For timber window repairs, following the agreement of the schedule of repairs, undertake a sample window using each of the agreed repair methodologies for approval.

0.5 REPAIRS TO TIMBER CASEMENT WINDOWS / FIXED WINDOWS

- The repair of the existing timber casement windows is to aim to retain as much of the existing fabric as possible.
- Before commencing any works on the existing timber windows the contractor must confirm;
 - The species of timber used in the existing windows and the source of the timber to be used for the repairs.
- Methodology:
 - Remove any opening light by first carefully removing and retaining any existing ironmongery. Any removed sections should be securely labelled to identify it and a note must be made of its type and its position in the building. This applies to both the opening casement and their ironmongery.
 - Retain the fixed elements of the casement insitu.
 - Remove any redundant timber blanking panels and mechanical vents.
 - Remove all paint from the frames using a fine planer, and by hand. Assess the existing timber and confirm where localised repair is required.
 - Reinstate any missing glazing bars.
 - Remove loose and defective glazing beads / putty and re-glaze, in clear glazing where required, using like for like techniques.
 - It is envisaged the existing glazing is to be retained, subject to the architect confirming this achieves all required performances including but not limited to – Acoustic, Thermal, Impact, Fire.
 - Replace any damaged / missing glazing with restoration glazing to replicate those in similar adjacent windows.
 - Remove decayed timber limiting the extent of removal to the minimum required. Where the decay is limited in area repair using a flexible epoxy resin. For larger repairs like for like timber should be used.
 - Sand then fill any holes in the frames to a smooth finish to match the existing profile.
 - Reinstate the opening lights following the installation of additional weather seals. Reinstate the original ironmongery or provide replacement to replicate the existing where missing.
 - Finish to timber: primer, undercoat and finishing coat, detailed spec TBC by Architect.

0.6 REPAIRS TO TIMBER SASH WINDOWS

- The repair of the existing timber sash windows is to aim to retain as much of the existing fabric as possible.

- Before commencing any works on the existing timber windows the contractor must confirm;
 - The species of timber used in the existing windows and the source of the timber to be used for any repairs.
- Methodology:
 - Establish if a knock out panel is present to provide easy access to the weights.
 - Remove the window trim and stops using a painters tool.
 - Raise the bottom sash and unfix the chords, then remove the sash
 - Tie a knot to prevent the chord falling into the sash box.
 - Prise out the parting bead
 - Move upper sash to unfix the chords, then remove the sash.
 - Any removed sections should be securely labelled to identify it and a note must be made of its type and its position in the building.
 - Remove any redundant timber blanking panels and mechanical vents.
 - Remove any inappropriate glazing.
 - Remove all paint from the frames using a fine planer, and by hand. Assess the existing timber to and confirm where localised resin and / or timber repair is required.
 - Reinstate any missing glazing bars.
 - Remove loose and defective glazing beads / putty and re-glaze as required using like for like techniques.
 - It is envisaged the existing glazing is to be retained, subject to the architect confirming this achieves all required performances including but not limited to – Acoustic, Thermal, Impact, Fire.
 - Replace any damaged / missing glazing with restoration glazing to replicate those in similar adjacent windows.
 - Remove decayed timber limiting the extent of removal to the minimum required. Where the decay is limited in area repair using a flexible epoxy resin. For larger repairs like for like timber should be used.
 - Sand then fill any holes in the frames to a smooth finish to match the existing profile.
 - Assess sash pulleys and rope, replacing with cotton cords where necessary.
 - Reinstate the opening lights following the installation of additional weather seals. Reinstate the original ironmongery or provide replacement to replicate the existing where missing.
 - Decorate and reassemble ensuring the sash is square and runs freely within its frame.
 - Finish to timber: primer, undercoat and finishing coat, detailed spec TBC by Architect.

0.7 REPAIRS TO METAL CASEMENT WINDOWS

- The repair of the existing metal casement windows is to aim to retain as much of the existing fabric as possible.
- Before commencing any works on the existing metal windows the contractor must confirm;
 - The type of metal used in the existing windows (ie steel or iron).
- The methodology for the repairs.
- Proposed Methodology:
 - It is recommended that the metal frames are removed from site for refurbishment in a workshop.
 - Prior to commencing any works it is essential that each window which is to be removed for repair should be securely labelled to identify it, and a note made of its type and its position in the building, to ensure that it can be returned to its original location later. This record should be submitted to the Architect for comment prior to any removal works commencing.
 - The removal of the frames may require piecemeal removal, ie removal of putty and glazing and removal of sections of paint to establish the fixing locations prior to the removal of the entire frame.
 - The existing paint and any surface rust should be removed from the frames to enable their condition to be inspected. Methodologies for the removal of paint and rust to be provided for comment by the Architect.
 - Confirm any metal sections which are too badly corroded to provide adequate structural support.
 - Cut out the corroded sections and weld in place replacement sections made in a like for like material and profile to the original.
 - Apply a protective coating immediately.
 - Finish: primer, undercoat and finishing coat, detailed spec TBC by Architect.
 - Reinstate the historic glazing and replace any damaged / missing glazing with restoration glazing to replicate the original. Complete with weather sealing to the existing masonry.
 - It is envisaged the existing glazing is to be retained, subject to the architect confirming this achieves all required performances including but not limited to – Acoustic, Thermal, Impact, Fire.
 - Prior to reinstating the window ensure that any necessary repairs have been undertaken to the brick and stone surrounds, ensure any drainage channels are clear of dust and debris.

0.8 REPAIRS TO JAMBS AND HEAD

- Masonry repair as MAS-001, MAS-002, MAS-003 where required

0.1 **SCOPE OF WORK**

- Replacement windows where the original is either missing, incapable of repair or insensitively replaced in the past.

0.2 **REPLACEMENT**

- New windows are to be fabricated to match the profile, material, operation, appearance, and decoration of either (1) the existing timber window being replaced, or (2) the timber windows directly adjacent.
- These may include fixed, casement and sash windows
- The glazing of any new windows is to visually match the existing or adjacent window examples.
- Where double glazed units are proposed these should not present a noticeable visual difference with any adjacent single glazed windows.

0.3 **WORKMANSHIP**

- Care should be taken when removing old windows and frames
- Damage to existing cills and jambs should be avoided
- Openings should have all existing mastic, putty and other sealants removed
- Temporary weatherproofing to be provided during removal and installation of replacement windows
- New windows should be made to suit the profile and size of the existing openings.
- Timber Elements should be suitable for an external environment with regular exposure to water
- Contractor to confirm the following:
 - The species of timber to be used
 - The profile and dimensions for all parts of the frame.
 - The full details of operation of the opening sash.
 - Proposals for weather seals / perimeter seals.
 - The glass type and thickness to achieve the performance requirements (where required)

0.4 **REPAIRS TO JAMBS AND HEAD**

- Masonry repair as MAS-001, MAS-002, MAS-003 where required

0.5 **FINISHING**

- All timber elements to be primed with undercoat and finishing coat.
- All paint layers to be compatible with each other and suitable for use in an external environment.
- Colour to be confirmed by Architect

5.0 Window Schedule

project : King Street West, Manchester
job number : 7623
document : Existing window schedule
revision : P01 - 2023.03.28

Condition 01 - Gives no obvious cause for concern
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General Notes
a) Refer to survey drawing for window pane configuration
b) Bird spikes to be removed from all external cill locations

NOTE 1 - The proposed works to windows is conservation-led, generally to retain and refurbish all metal and timber windows unless these have been identified as damaged beyond, or incapable of, repair in the schedule. Specialist window refurbishment contractor to advise during pre-construction inspection if in their experience any windows are deemed incapable of repair, these should then be agreed with the local planning authority. The strategy to retain and refurbish windows is subject to thermal u-value and acoustic project requirements. Where refurbishment is not possible **(WIN-100)** Replacement window specification will apply

window number	material	type	heritage interest	condition code	condition	recommendation	notes
Lower ground floor							
W.B1.01	timber	casement	low significance	2	Decoration, putty and seals showing deterioration. External stone cill showing deterioration and flaking.	(WIN-001) Window refurbished (CLN-001) Clean stone cill and lintel	1. metal window bars to be removed 2. It is understood this window will be within a newly created internal environment, so further cill deterioration would be limited
W.B1.02	timber	fixed	low significance	2	Decoration, putty and seals showing deterioration. External stone cill showing deterioration and flaking.	(WIN-001) Window refurbished (CLN-001) Clean stone cill and lintel	1. metal window bars to be removed 2. It is understood this window will be within a newly created internal environment, so further cill deterioration would be limited
W.B1.03	timber	fixed	low significance	2	Glazing has been removed.	(WIN-001) Window refurbished (CLN-001) Clean stone cill and lintel	Window in lightwell. Architect to review replacement or blind brickwork window
Ground floor							
W.GF.01	timber	vertical sliding sash	low significance	2	Decoration, putty and seals to masonry showing deterioration.	(WIN-001) Window refurbished (CLN-001) Clean stone cill <i>(Architect to repaint where required)</i>	
W.GF.02	timber	vertical sliding sash	low significance	2	Decoration, putty and seals to masonry showing deterioration.	(WIN-001) Window refurbished (CLN-001) Clean stone cill <i>(Architect to repaint where required)</i>	
W.GF.03	timber	vertical sliding sash	low significance	2	Decoration, putty and seals to masonry showing deterioration.	(WIN-001) Window refurbished (CLN-001) Clean stone cill <i>(Architect to repaint where required)</i>	
W.GF.04	timber	vertical sliding sash	low significance	2	Decoration, putty and seals to masonry showing deterioration.	(WIN-001) Window refurbished (CLN-001) Clean stone cill <i>(Architect to repaint where required)</i>	
W.GF.05	timber	vertical sliding sash	low significance	2	Decoration, putty and seals to masonry showing deterioration.	(WIN-001) Window refurbished (CLN-001) Clean stone cill <i>(Architect to repaint where required)</i>	
W.GF.06	timber	vertical sliding sash	low significance	2	Decoration, putty and seals to masonry showing deterioration.	(WIN-001) Window refurbished (CLN-001) Clean stone cill <i>(Architect to repaint where required)</i>	
W.GF.07	timber	vertical sliding sash	low significance	2	Decoration, putty and seals to masonry showing deterioration.	(WIN-001) Window refurbished (CLN-001) Clean stone cill	
W.GF.08	timber	vertical sliding sash	low significance	2	Decoration, putty and seals to masonry showing deterioration.	(WIN-001) Window refurbished (CLN-001) Clean stone cill	Small hole in glass, with radial cracks Damage to cill
W.GF.09	timber	vertical sliding sash	low significance	2	Decoration, putty and seals to masonry showing deterioration.	(WIN-001) Window refurbished (CLN-001) Clean stone cill	Small hole in glass, with radial cracks
W.GF.10	timber	vertical sliding sash	low significance	2	Decoration, putty and seals to masonry showing deterioration.	(WIN-001) Window refurbished (CLN-001) Clean stone cill	Small hole in glass, with radial cracks
W.GF.11	timber	vertical sliding sash	low significance	2	Decoration, putty and seals to masonry showing deterioration.	(WIN-001) Window refurbished (CLN-001) Clean stone cill	external security bars to be removed
W.GF.12	timber	casement	low significance	2	Decoration, putty and seals to masonry showing deterioration.	(WIN-001) Window refurbished (CLN-001) Clean stone cill	
W.GF.13	timber	vertical sliding sash	low significance	2	Decoration, putty and seals to masonry showing deterioration.	(WIN-001) Window refurbished (CLN-001) Clean stone cill	Partially boarded window
W.GF.14	unknown	unknown	unknown	unknown	unknown	n/a	boarded up window
W.GF.15	timber	fixed	low significance	2	Decoration, putty and seals to masonry showing deterioration.	(WIN-001) Window refurbished (CLN-001) Clean stone cill (REM-100) Remove security bars	internal security bars to be removed
W.GF.16	timber	fixed	low significance	2	Decoration, putty and seals to masonry showing deterioration.	(WIN-001) Window refurbished (CLN-001) Clean stone cill (REM-100) Remove security bars	internal security bars to be removed
W.GF.17	timber	fixed	low significance	2	Decoration, putty and seals to masonry showing deterioration.	(WIN-001) Window refurbished (CLN-001) Clean stone cill	
W.GF.18	uPVC	casement	low significance	2	no significant observations	(WIN-100) Replace window (CLN-001) Clean stone cill (REM-100) Remove security bars	internal security bars to be removed
W.GF.19	timber	fixed	low significance	2	Decoration, putty and seals to masonry showing deterioration.	(WIN-001) Window refurbished (CLN-001) Clean stone cill (REM-100) Remove security bars	internal security bars to be removed
W.GF.20	timber	fixed	low significance	2	Decoration, putty and seals to masonry showing deterioration.	(WIN-001) Window refurbished (CLN-001) Clean stone cill	
W.GF.21	timber	fixed	low significance	2	Decoration, putty and seals to masonry showing deterioration.	(WIN-001) Window refurbished (CLN-001) Clean stone cill	
W.GF.22	timber	fixed	low significance	2	Decoration, putty and seals to masonry showing deterioration.	(WIN-001) Window refurbished (CLN-001) Clean stone cill	
W.GF.23	timber	fixed	low significance	2	Decoration, putty and seals to masonry showing deterioration.	(WIN-001) Window refurbished (CLN-001) Clean stone cill	
W.GF.24	timber	vertical sliding sash	low significance	2	Decoration, putty and seals to masonry showing deterioration.	(WIN-001) Window refurbished (CLN-001) Clean stone cill	
W.GF.25	timber	vertical sliding sash	low significance	2	Decoration, putty and seals to masonry showing deterioration.	(WIN-001) Window refurbished (CLN-001) Clean stone cill	
Level 01							
W.01.01	timber	vertical sliding sash	low significance	2	Decoration, putty and seals to masonry showing deterioration.	(WIN-001) Window refurbished (CLN-001) Clean stone cill <i>(Architect to repaint where required)</i>	
W.01.02	timber	vertical sliding sash	low significance	2	Decoration, putty and seals to masonry showing deterioration.	(WIN-001) Window refurbished (CLN-001) Clean stone cill <i>(Architect to repaint where required)</i>	

project : King Street West, Manchester
job number : 7623
document : Existing window schedule
revision : P01 - 2023.03.28

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General Notes
a) Refer to survey drawing for window pane configuration
b) Bird spikes to be removed from all external cill locations

NOTE 1 - The proposed works to windows is conservation-led, generally to retain and refurbish all metal and timber windows unless these have been identified as damaged beyond, or incapable of, repair in the schedule. Specialist window refurbishment contractor to advise during pre-construction inspection if in their experience any windows are deemed incapable of repair, these should then be agreed with the local planning authority. The strategy to retain and refurbish windows is subject to thermal u-value and acoustic project requirements. Where refurbishment is not possible **(WIN-100)** Replacement window specification will apply

window number	material	type	heritage interest	condition code	condition	recommendation	notes
W.01.03	timber	vertical sliding sash	low significance	2	Decoration, putty and seals to masonry showing deterioration.	(WIN-001) Window refurbished (CLN-001) Clean stone cill <i>(Architect to repaint where required)</i>	
W.01.04	timber	vertical sliding sash	low significance	2	Decoration, putty and seals to masonry showing deterioration.	(WIN-001) Window refurbished (CLN-001) Clean stone cill <i>(Architect to repaint where required)</i>	
W.01.05	timber	vertical sliding sash	low significance	2	Decoration, putty and seals to masonry showing deterioration.	(WIN-001) Window refurbished (CLN-001) Clean stone cill <i>(Architect to repaint where required)</i>	
W.01.06	timber	vertical sliding sash	low significance	2	Decoration, putty and seals to masonry showing deterioration.	(WIN-001) Window refurbished (CLN-001) Clean stone cill <i>(Architect to repaint where required)</i>	
W.01.07	timber	vertical sliding sash	low significance	2	Decoration, putty and seals to masonry showing deterioration.	(WIN-001) Window refurbished (CLN-001) Clean stone cill <i>(Architect to repaint where required)</i>	
W.01.08	timber	vertical sliding sash	low significance	2	Decoration, putty and seals to masonry showing deterioration.	(WIN-001) Window refurbished (CLN-001) Clean stone cill	Crack to cill
W.01.09	timber	vertical sliding sash	low significance	2	Decoration, putty and seals to masonry showing deterioration.	(WIN-001) Window refurbished (CLN-001) Clean stone cill	
W.01.10	timber	vertical sliding sash	low significance	2	Decoration, putty and seals to masonry showing deterioration.	(WIN-001) Window refurbished (CLN-001) Clean stone cill	
W.01.11	timber	vertical sliding sash	low significance	2	Decoration, putty and seals to masonry showing deterioration.	(WIN-001) Window refurbished (CLN-001) Clean stone cill	
W.01.12	timber	vertical sliding sash	low significance	2	Decoration, putty and seals to masonry showing deterioration.	(WIN-001) Window refurbished (CLN-001) Clean stone cill	
W.01.13	timber	vertical sliding sash	low significance	2	Decoration, putty and seals to masonry showing deterioration.	(WIN-001) Window refurbished (CLN-001) Clean stone cill	
W.01.14	timber	vertical sliding sash	low significance	2	Decoration, putty and seals to masonry showing deterioration.	(WIN-001) Window refurbished (CLN-001) Clean stone cill	
W.01.15	timber	casement	low significance	2	Decoration, putty and seals to masonry showing deterioration.	(WIN-001) Window refurbished (CLN-001) Clean stone cill	
W.01.16	uPVC	casement	none	2	no significant observations	(WIN-100) Replace window (CLN-001) Clean stone cill	
W.01.17	uPVC	casement	none	2	no significant observations	(WIN-100) Replace window (CLN-001) Clean stone cill	
W.01.18	uPVC	casement	none	2	no significant observations	(WIN-100) Replace window (CLN-001) Clean stone cill	
W.01.19	uPVC	casement	none	2	no significant observations	(WIN-100) Replace window (CLN-001) Clean stone cill	
W.01.20	uPVC	casement	none	2	no significant observations	(WIN-100) Replace window (CLN-001) Clean stone cill	
W.01.21	uPVC	casement	none	2	no significant observations	(WIN-100) Replace window (CLN-001) Clean stone cill	
W.01.22	uPVC	casement	none	2	no significant observations	(WIN-100) Replace window (CLN-001) Clean stone cill	
W.01.23	uPVC	casement	none	2	no significant observations	(WIN-100) Replace window (CLN-001) Clean stone cill	
W.01.24	uPVC	casement	none	2	no significant observations	(WIN-100) Replace window (CLN-001) Clean stone cill	
W.01.25	uPVC	casement	none	2	no significant observations	(WIN-100) Replace window (CLN-001) Clean stone cill	
W.01.26	uPVC	casement	none	2	no significant observations	(WIN-100) Replace window (CLN-001) Clean stone cill	
W.01.27	uPVC	casement	none	2	no significant observations	(WIN-100) Replace window (CLN-001) Clean stone cill	
W.01.28	uPVC	casement	none	2	no significant observations	(WIN-100) Replace window (CLN-001) Clean stone cill	
W.01.29	timber	fixed	low significance	2	Decoration, putty and seals to masonry showing deterioration.	(WIN-001) Window refurbished (CLN-001) Clean stone cill	
W.01.30	timber	vertical sliding sash	low significance	2	Decoration, putty and seals to masonry showing deterioration.	(WIN-001) Window refurbished (CLN-001) Clean stone cill	
W.01.31	timber	vertical sliding sash	low significance	2	Decoration, putty and seals to masonry showing deterioration.	noted as being removed in the current proposals to make link bridge openings	
W.01.32	timber	vertical sliding sash	low significance	2	Decoration, putty and seals to masonry showing deterioration.	(WIN-001) Window refurbished (CLN-001) Clean stone cill	
W.01.33	uPVC	casement	none	2	no significant observations	(WIN-100) Replace window (CLN-001) Clean stone cill	
W.01.34	timber	vertical sliding sash	low significance	2	Decoration, putty and seals to masonry showing deterioration.	(WIN-001) Window refurbished (CLN-001) Clean stone cill	
W.01.35	timber	vertical sliding sash	low significance	2	Decoration, putty and seals to masonry showing deterioration.	(WIN-001) Window refurbished (CLN-001) Clean stone cill	
Level 02							
W.02.01	timber	vertical sliding sash	low significance	2	Decoration, putty and seals to masonry showing deterioration.	(WIN-001) Window refurbished (CLN-001) Clean stone cill <i>(Architect to repaint where required)</i>	
W.02.02	timber	vertical sliding sash	low significance	2	Decoration, putty and seals to masonry showing deterioration.	(WIN-001) Window refurbished (CLN-001) Clean stone cill <i>(Architect to repaint where required)</i>	

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General Notes
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window number	material	type	heritage interest	condition code	condition	recommendation	notes
W.02.03	timber	vertical sliding sash	low significance	2	Decoration, putty and seals to masonry showing deterioration.	(WIN-001) Window refurbished (CLN-001) Clean stone cill <i>(Architect to repaint where required)</i>	
W.02.04	timber	vertical sliding sash	low significance	2	Decoration, putty and seals to masonry showing deterioration.	(WIN-001) Window refurbished (CLN-001) Clean stone cill <i>(Architect to repaint where required)</i>	
W.02.05	timber	vertical sliding sash	low significance	2	Decoration, putty and seals to masonry showing deterioration.	(WIN-001) Window refurbished (CLN-001) Clean stone cill <i>(Architect to repaint where required)</i>	
W.02.06	timber	vertical sliding sash	low significance	2	Decoration, putty and seals to masonry showing deterioration.	(WIN-001) Window refurbished (CLN-001) Clean stone cill <i>(Architect to repaint where required)</i>	
W.02.07	timber	vertical sliding sash	low significance	2	Decoration, putty and seals to masonry showing deterioration.	(WIN-001) Window refurbished (CLN-001) Clean stone cill	
W.02.08	timber	vertical sliding sash	low significance	2	Decoration, putty and seals to masonry showing deterioration.	(WIN-001) Window refurbished (CLN-001) Clean stone cill	
W.02.09	timber	vertical sliding sash	low significance	2	Decoration, putty and seals to masonry showing deterioration.	(WIN-001) Window refurbished (CLN-001) Clean stone cill	
W.02.10	timber	vertical sliding sash	low significance	2	Decoration, putty and seals to masonry showing deterioration.	(WIN-001) Window refurbished (CLN-001) Clean stone cill	
W.02.11	timber	vertical sliding sash	low significance	2	Decoration, putty and seals to masonry showing deterioration.	(WIN-001) Window refurbished (CLN-001) Clean stone cill	
W.02.12	timber	vertical sliding sash	low significance	2	Decoration, putty and seals to masonry showing deterioration.	(WIN-001) Window refurbished (CLN-001) Clean stone cill	
W.02.13	timber	vertical sliding sash	low significance	2	Decoration, putty and seals to masonry showing deterioration.	(WIN-001) Window refurbished (CLN-001) Clean stone cill	
W.02.14	timber	casement	low significance	2	Decoration, putty and seals to masonry showing deterioration.	(WIN-001) Window refurbished (CLN-001) Clean stone cill	External stone cill to be repaired
W.02.15	timber	casement	low significance	2	Decoration, putty and seals to masonry showing deterioration.	(WIN-001) Window refurbished (CLN-001) Clean stone cill	
W.02.16	timber	casement	low significance	2	Decoration, putty and seals to masonry showing deterioration.	(WIN-001) Window refurbished (CLN-001) Clean stone cill	
W.02.17	uPVC	casement	none	2	no significant observations	(WIN-100) Replace window (CLN-001) Clean stone cill	
W.02.18	uPVC	casement	none	2	no significant observations	(WIN-100) Replace window (CLN-001) Clean stone cill	
W.02.19	uPVC	casement	none	2	no significant observations	(WIN-100) Replace window (CLN-001) Clean stone cill	
W.02.20	uPVC	casement	none	2	no significant observations	(WIN-100) Replace window (CLN-001) Clean stone cill	
W.02.21	uPVC	casement	none	2	no significant observations	(WIN-100) Replace window (CLN-001) Clean stone cill	
W.02.22	uPVC	casement	none	2	no significant observations	(WIN-100) Replace window (CLN-001) Clean stone cill	
W.02.23	uPVC	casement	none	2	no significant observations	(WIN-100) Replace window (CLN-001) Clean stone cill	
W.02.24	uPVC	casement	none	2	no significant observations	(WIN-100) Replace window (CLN-001) Clean stone cill	
W.02.25	uPVC	casement	none	2	no significant observations	(WIN-100) Replace window (CLN-001) Clean stone cill	
W.02.26	uPVC	casement	none	2	no significant observations	(WIN-100) Replace window (CLN-001) Clean stone cill	
W.02.27	metal	20 pane historic metal window with tilting central 6-pane opener	high interest, contained in listing description	2	Decoration, putty and seals to masonry showing deterioration.	(WIN-001) Refurbish window (CLN-001) Clean stone cill	
W.02.28	timber	casement with tilting centre panel	low significance	2	Decoration, putty and seals to masonry showing deterioration.	(WIN-001) Window refurbished (CLN-001) Clean stone cill	
W.02.29	timber	fixed	low significance	2	Decoration, putty and seals to masonry showing deterioration.	(WIN-001) Window refurbished (CLN-001) Clean stone cill	
W.02.30	timber	vertical sliding sash	low significance	2	Decoration, putty and seals to masonry showing deterioration.	(WIN-001) Window refurbished (CLN-001) Clean stone cill	
W.02.31	timber	vertical sliding sash	low significance	2	Decoration, putty and seals to masonry showing deterioration.	noted as being removed in the current proposals to make link bridge openings	
W.02.32	timber	vertical sliding sash	low significance	2	Decoration, putty and seals to masonry showing deterioration.	(WIN-001) Window refurbished (CLN-001) Clean stone cill	
W.02.33	timber	casement	low significance	2	Decoration, putty and seals to masonry showing deterioration.	(WIN-001) Window refurbished (CLN-001) Clean stone cill	
W.02.34	timber	vertical sliding sash	low significance	2	Decoration, putty and seals to masonry showing deterioration.	(WIN-001) Window refurbished (CLN-001) Clean stone cill	
W.02.35	timber	vertical sliding sash	low significance	2	Decoration, putty and seals to masonry showing deterioration.	(WIN-001) Window refurbished (CLN-001) Clean stone cill	
W.02.36	timber	vertical sliding sash	low significance	2	Decoration, putty and seals to masonry showing deterioration.	(WIN-001) Window refurbished (CLN-001) Clean stone cill	
Level 03							
W.03.01	timber	vertical sliding sash	low significance	2	Decoration, putty and seals to masonry showing deterioration.	(WIN-001) Window refurbished (CLN-001) Clean stone cill <i>(Architect to repaint where required)</i>	
W.03.02	timber	vertical sliding sash	low significance	2	Decoration, putty and seals to masonry showing deterioration.	(WIN-001) Window refurbished (CLN-001) Clean stone cill <i>(Architect to repaint where required)</i>	

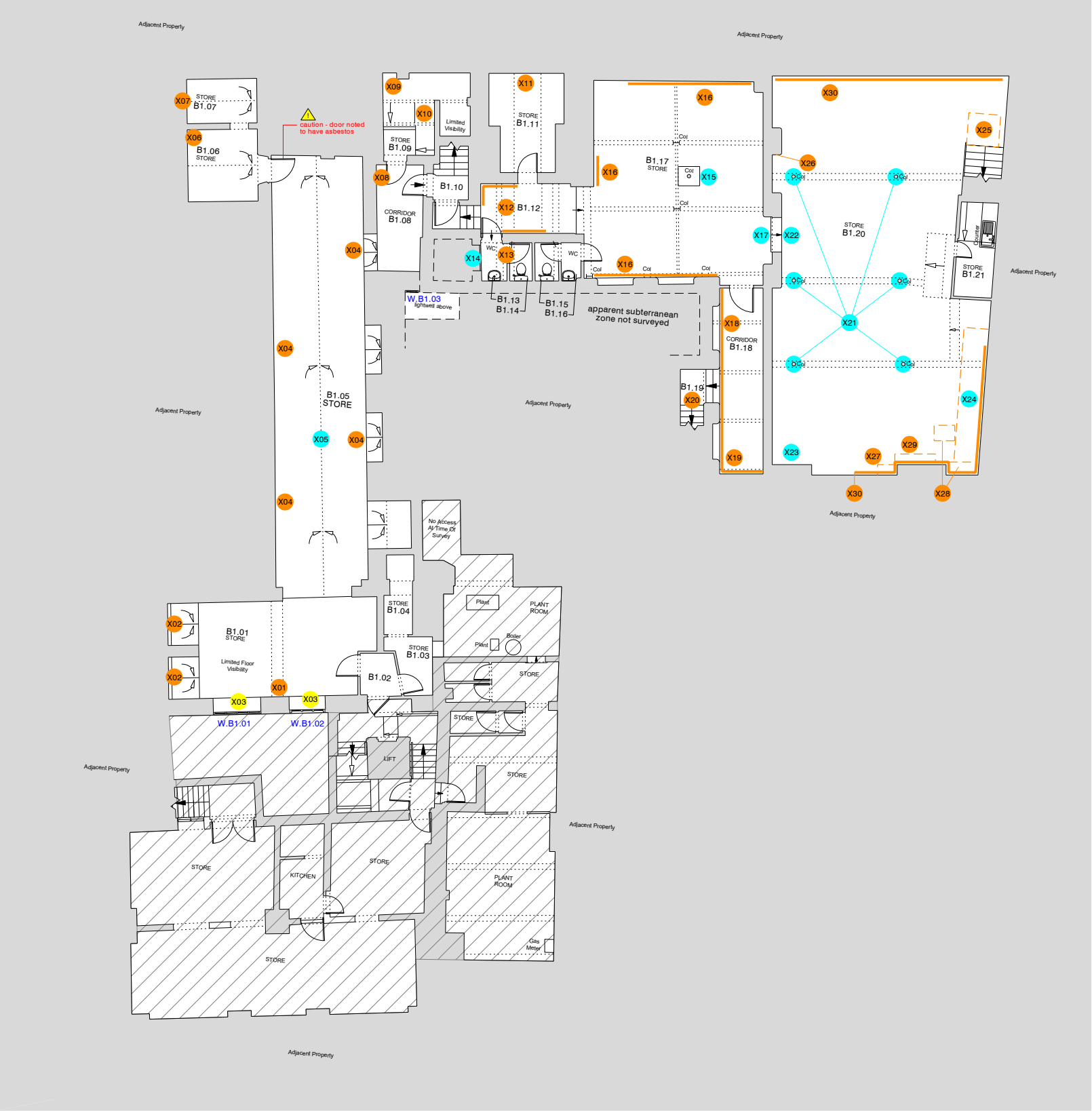
project : King Street West, Manchester
job number : 7623
document : Existing window schedule
revision : P01 - 2023.03.28

Condition 01 - Gives no obvious cause for concern
Condition 02 - Requires attention
Condition 03 - Requires urgent attention

General Notes
a) Refer to survey drawing for window pane configuration
b) Bird spikes to be removed from all external cill locations

NOTE 1 - The proposed works to windows is conservation-led, generally to retain and refurbish all metal and timber windows unless these have been identified as damaged beyond, or incapable of, repair in the schedule. Specialist window refurbishment contractor to advise during pre-construction inspection if in their experience any windows are deemed incapable of repair, these should then be agreed with the local planning authority. The strategy to retain and refurbish windows is subject to thermal u-value and acoustic project requirements. Where refurbishment is not possible **(WIN-100)** Replacement window specification will apply

window number	material	type	heritage interest	condition code	condition	recommendation	notes
W.03.03	timber	vertical sliding sash	low significance	2	Decoration, putty and seals to masonry showing deterioration.	(WIN-001) Window refurbished (CLN-001) Clean stone cill <i>(Architect to repaint where required)</i>	
W.03.04	timber	vertical sliding sash	low significance	2	Decoration, putty and seals to masonry showing deterioration.	(WIN-001) Window refurbished (CLN-001) Clean stone cill <i>(Architect to repaint where required)</i>	
W.03.05	timber	vertical sliding sash	low significance	2	Decoration, putty and seals to masonry showing deterioration.	(WIN-001) Window refurbished (CLN-001) Clean stone cill <i>(Architect to repaint where required)</i>	
W.03.06	timber	vertical sliding sash	low significance	2	Decoration, putty and seals to masonry showing deterioration.	(WIN-001) Window refurbished (CLN-001) Clean stone cill <i>(Architect to repaint where required)</i>	
W.03.07	timber	vertical sliding sash	low significance	2	Decoration, putty and seals to masonry showing deterioration.	(WIN-001) Window refurbished (CLN-001) Clean stone cill	
W.03.08	timber	vertical sliding sash	low significance	2	Decoration, putty and seals to masonry showing deterioration.	(WIN-001) Window refurbished (CLN-001) Clean stone cill	
W.03.09	timber	vertical sliding sash	low significance	2	Decoration, putty and seals to masonry showing deterioration.	(WIN-001) Window refurbished (CLN-001) Clean stone cill	
W.03.10	timber	vertical sliding sash	low significance	2	Decoration, putty and seals to masonry showing deterioration.	(WIN-001) Window refurbished (CLN-001) Clean stone cill	
W.03.11	timber	vertical sliding sash	low significance	2	Decoration, putty and seals to masonry showing deterioration.	(WIN-001) Window refurbished (CLN-001) Clean stone cill	
W.03.12	timber	vertical sliding sash	low significance	2	Decoration, putty and seals to masonry showing deterioration.	(WIN-001) Window refurbished (CLN-001) Clean stone cill	
W.03.13	timber	vertical sliding sash	low significance	2	Decoration, putty and seals to masonry showing deterioration.	(WIN-001) Window refurbished (CLN-001) Clean stone cill	
W.03.14	timber (assumed)	casement	see notes	2	Decoration, putty and seals to masonry showing deterioration.	(WIN-001) Window refurbished (CLN-001) Clean stone cill	Format appears original, access not possible to further inspect
W.03.15	timber	casement	low significance	2	Decoration, putty and seals to masonry showing deterioration.	(WIN-001) Window refurbished (CLN-001) Clean stone cill	
W.03.16	timber	casement	low significance	2	Decoration, putty and seals to masonry showing deterioration.	(WIN-001) Window refurbished (CLN-001) Clean stone cill	
W.03.17	uPVC	casement	none	2	no significant observations	(WIN-100) Replace window (CLN-001) Clean stone cill	
W.03.18	uPVC	casement	none	2	no significant observations	(WIN-100) Replace window (CLN-001) Clean stone cill	
W.03.19	uPVC	casement	none	2	no significant observations	(WIN-100) Replace window (CLN-001) Clean stone cill	
W.03.20	uPVC	casement	none	2	no significant observations	(WIN-100) Replace window (CLN-001) Clean stone cill	
W.03.21	uPVC	casement	none	2	no significant observations	(WIN-100) Replace window (CLN-001) Clean stone cill	
W.03.22	uPVC	casement	none	2	no significant observations	(WIN-100) Replace window (CLN-001) Clean stone cill	
W.03.23	uPVC	casement	none	2	no significant observations	(WIN-100) Replace window (CLN-001) Clean stone cill	
W.03.24	uPVC	casement	none	2	no significant observations	(WIN-100) Replace window (CLN-001) Clean stone cill	
W.03.25	uPVC	casement	none	2	no significant observations	(WIN-100) Replace window (CLN-001) Clean stone cill	
W.03.26	uPVC	casement	none	2	no significant observations	(WIN-100) Replace window (CLN-001) Clean stone cill	
W.03.27	uPVC	casement	none	2	no significant observations	(WIN-100) Replace window (CLN-001) Clean stone cill	
W.03.28	uPVC	casement	none	2	no significant observations	(WIN-100) Replace window (CLN-001) Clean stone cill	
W.03.29	uPVC	casement	none	2	no significant observations	(WIN-100) Replace window (CLN-001) Clean stone cill	
W.03.30	uPVC	casement	none	2	no significant observations	noted as being removed in the current proposals to make link bridge openings	
W.03.31	uPVC	casement	none	2	no significant observations	(WIN-100) Replace window (CLN-001) Clean stone cill	
W.03.32	uPVC	casement	none	2	no significant observations	(WIN-100) Replace window (CLN-001) Clean stone cill	
W.03.33	uPVC	casement	none	2	no significant observations	(WIN-100) Replace window (CLN-001) Clean stone cill	
W.03.34	uPVC	casement	none	2	no significant observations	(WIN-100) Replace window (CLN-001) Clean stone cill	
W.03.35	uPVC	casement	none	2	no significant observations	(WIN-100) Replace window (CLN-001) Clean stone cill	
Roof							
W.RF.01	assumed timber	no access	no access	tbc	no access	tbc	no access
W.RF.02	assumed timber	no access	no access	tbc	no access	tbc	no access
W.RF.03	assumed timber	no access	no access	tbc	no access	tbc	no access



revision: P01 date: 2023.03.28 note: preliminary first issue

- historic feature
- damage / repair
- replacement / removal
- area subject to demolition not surveyed

project
proposed office refurb 27-31 King Street West Manchester
job no.
7623
title
condition and repair report - basement floor
scale
1:200 @ A3
drawing no.
al(02)1099

stephenson hamilton risley
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ST MARY'S PARSONAGE



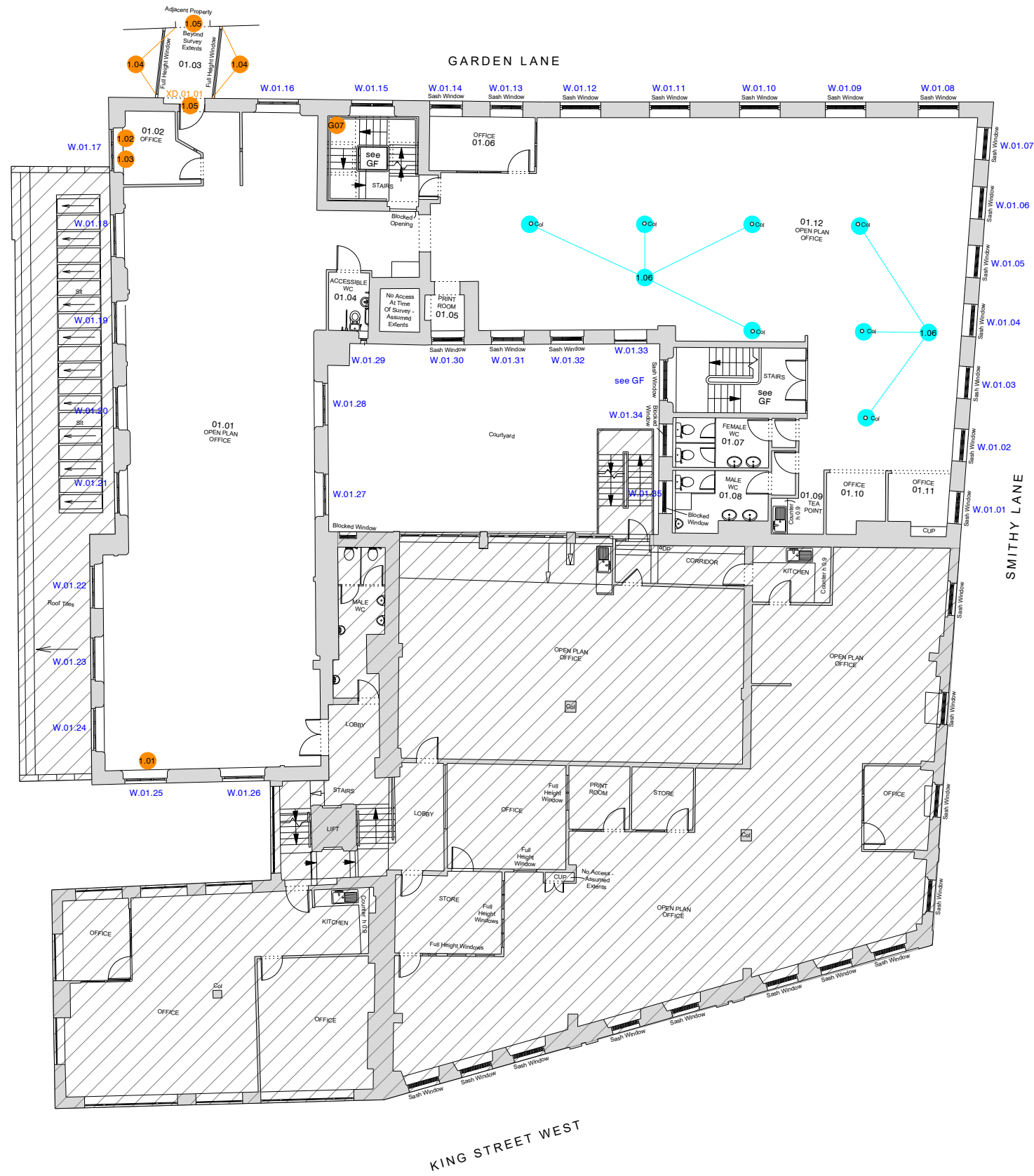
revision: P01
date: 2023.03.28
note: preliminary first issue

- historic feature
- damage / repair
- replacement / removal
- area subject to demolition not surveyed

project
proposed office refurb 27-31 King Street West Manchester
job no.
7623
title
condition and repair report - ground floor
scale
1:200 @ A3
drawing no.
al(02)1100

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ST MARY'S PARSONAGE



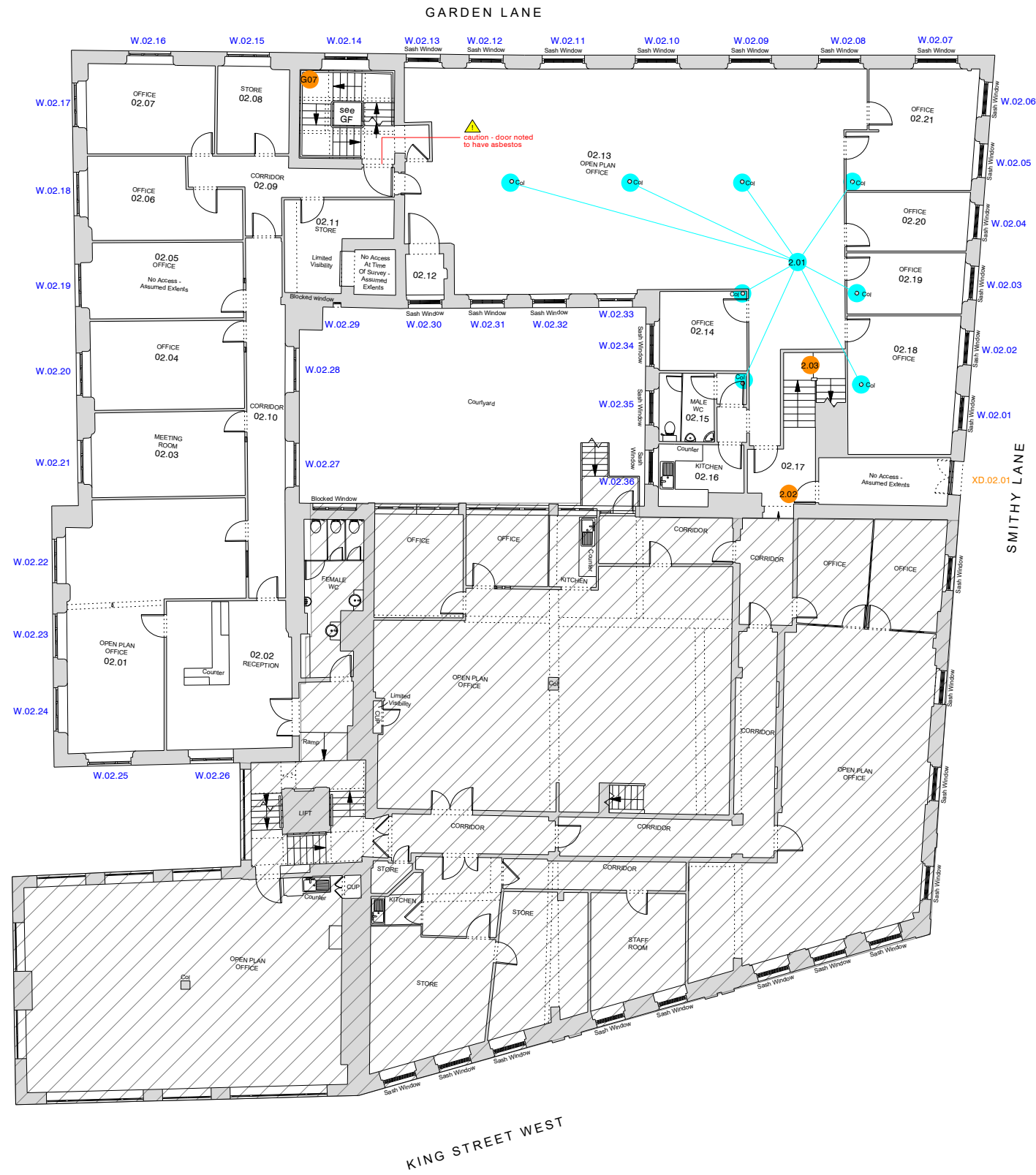
revision: P01 date: 2023.03.28 note: preliminary first issue

- historic feature
- damage / repair
- replacement / removal
- area subject to demolition not surveyed

project
proposed office refurb 27-31 King Street West Manchester
job no.
7623
title
condition and repair report - level 01
scale
1:200 @ A3
drawing no.
al(02)1101

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ST MARY'S PARSONAGE



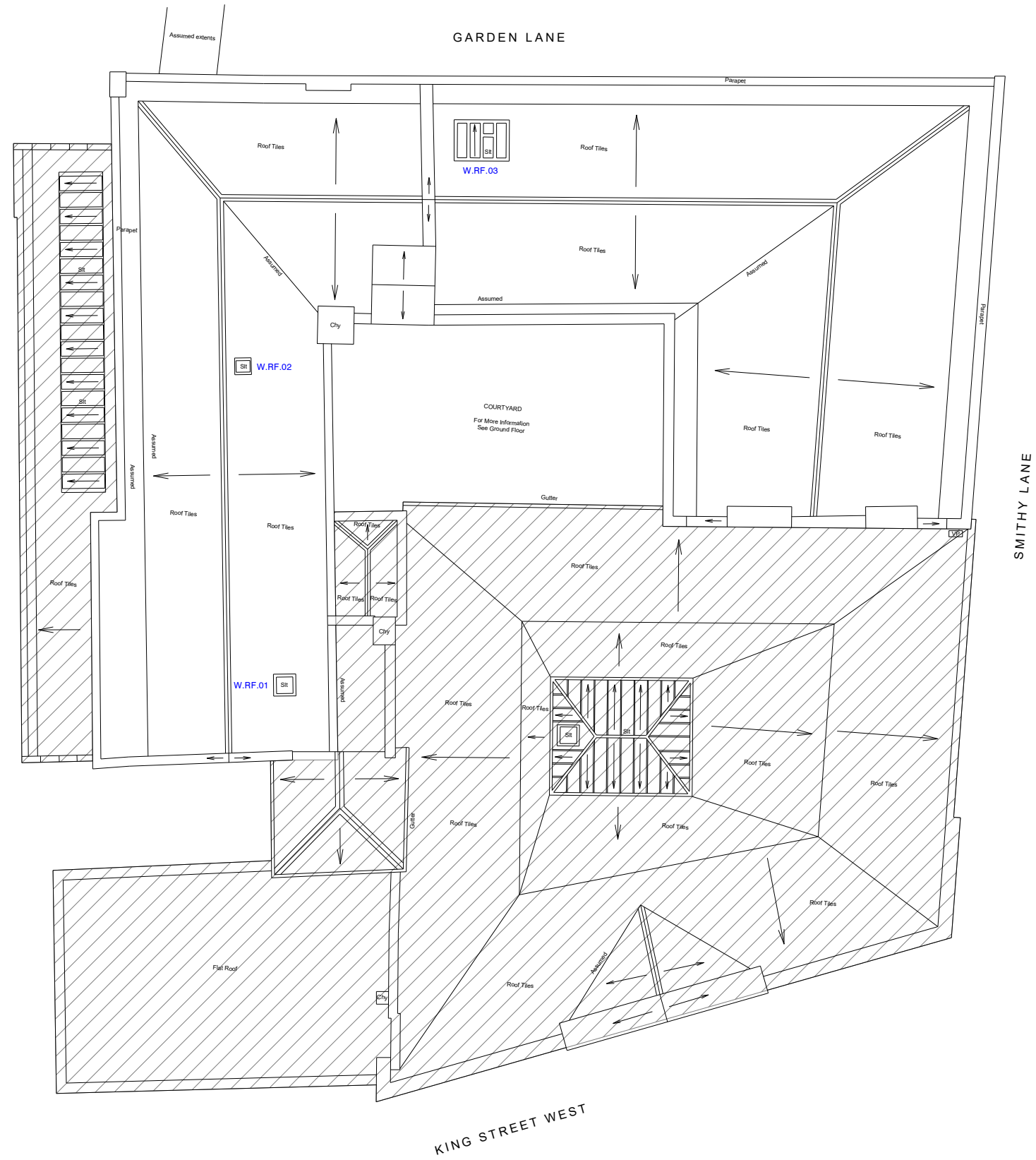
revision: P01 date: 2023.03.28 note: preliminary first issue

- historic feature
- damage / repair
- replacement / removal
- area subject to demolition not surveyed

project
proposed office refurb 27-31 King Street West Manchester
job no.
7623
title
condition and repair report - level 02
scale
1:200 @ A3
drawing no.
al(02)1102

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ST MARY'S PARSONAGE



revision: P01
date: 2023.03.28
note: preliminary first issue

- historic feature
- damage / repair
- replacement / removal
- area subject to demolition not surveyed

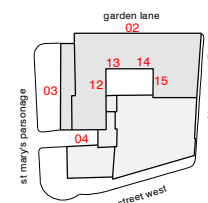
project
proposed office refurb 27-31 King Street West Manchester
job no.
7623
title
condition and repair report - roof level
scale
1:200 @ A3
drawing no.
al(02)1104

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revision: P01
date: 2023.03.28
note: preliminary first issue

- historic feature
- damage / repair
- replacement / removal
- area subject to demolition not surveyed
- hole in brickwork
- missing brick / damaged
- facade mounted fixture
- damaged stonework / spalling paintwork
- repointing required
- graffiti



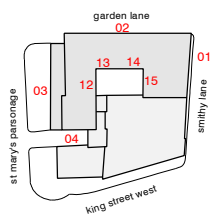


elevation 03

30.00m Above Ordnance Survey Datum

revision: P01
date: 2023.03.28
note: preliminary first issue

- historic feature
- damage / repair
- replacement / removal
- ▨ area subject to demolition not surveyed
- graffiti



project
proposed office refurb 27-31 King Street West Manchester

job no.
7623

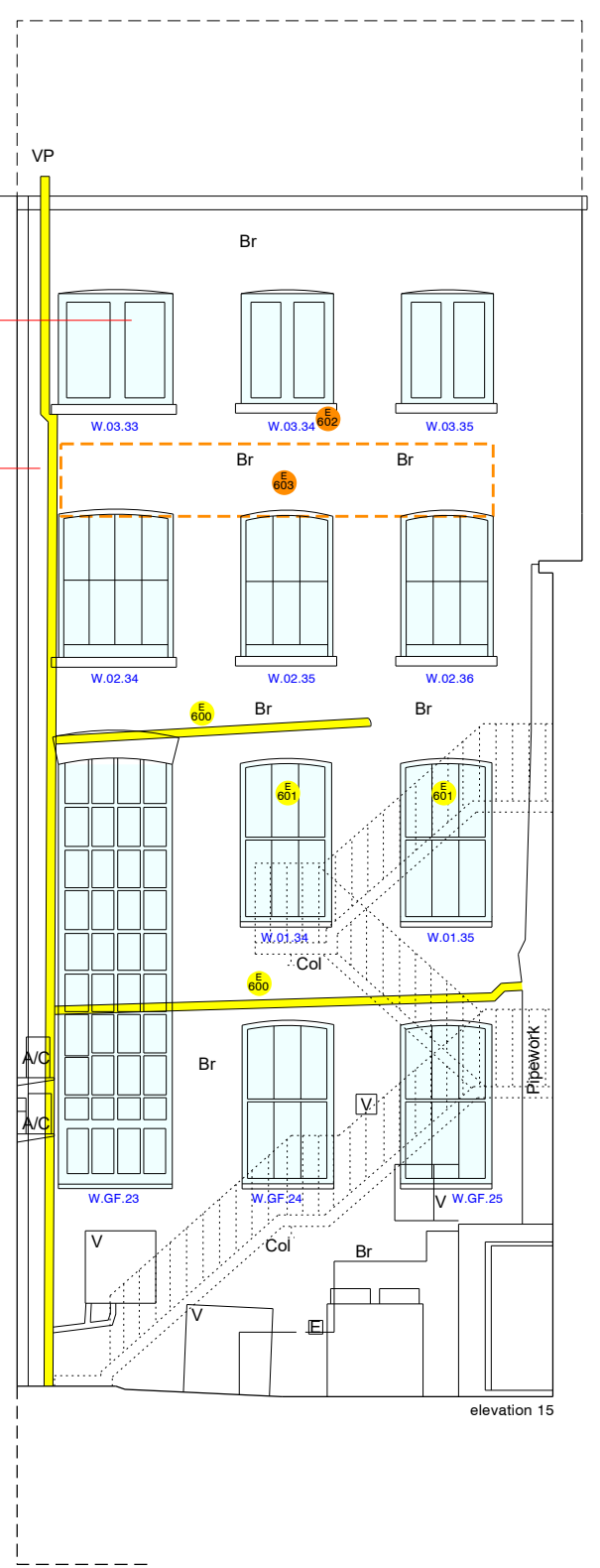
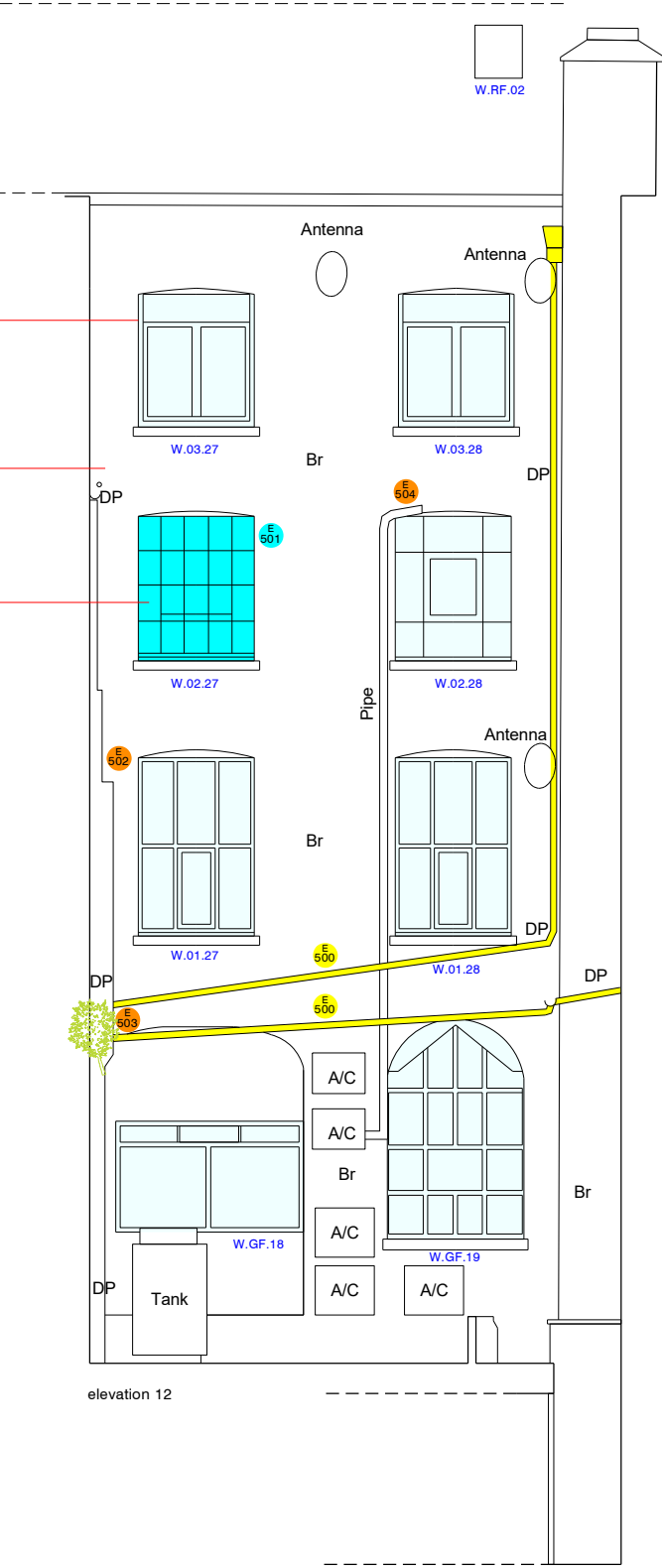
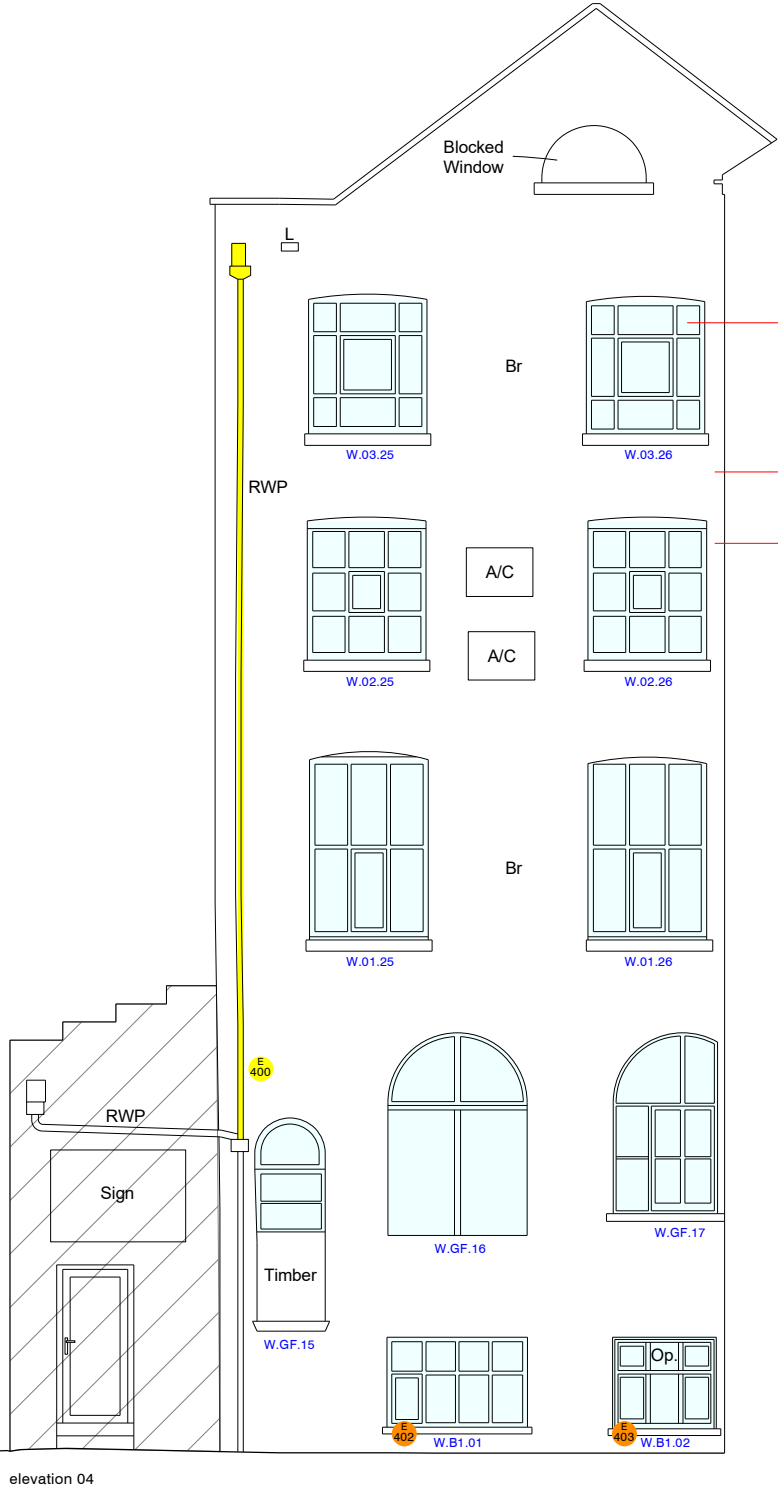
title
condition and repair report - elevation 03

scale
1:100 @ A3

drawing no.
al(02)2002

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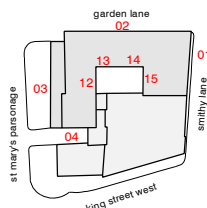
30.00m Above Ordnance Survey Datum

30.00m Above Ordnance Survey Datum

30.00m Above Ordnance Survey Datum

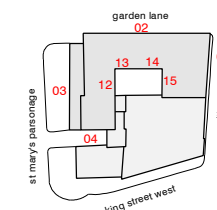
revision: P01
date: 2023.03.28
note: preliminary first issue

- historic feature
- damage / repair
- replacement / removal
- area subject to demolition not surveyed
- graffiti



project
proposed office refurb 27-31 King Street West Manchester
job no.
7623
title
condition and repair report - elevation 04, 12, 15
scale
1:100 @ A3
drawing no.
al(02)2003

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