

FENTON HOUSE, HIGHER ARDWICK, MANCHESTER

CONDITION COMPLIANCE:

Schedule to Accompany Drawings 06a and 06b, Showing Area and Works Identified to External Elevations and Chimneys



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North Elevation - Refer to Drawing FH/CC/Dwg 11b

Element	Existing Condition	Works	XRef to Condition/specific ation
Roof	N/A	Carefully remove stone parapet and relay onto lead cloak to prevent further water ingress. Allow for removing the painted North edge of masonry.	Condition 3
Walls	Currently the elevation is partially rendered and painted. Brickwork seems to be in poor condition and large areas of spalling evident	Carefully remove render and paint in order to assess the structure beneath. Allow for localised repointing to brickwork in lime mortar as specified, carry out works to reinstate missing kneeler on NE corner. Allow for re-rendering the elevation with new lime render and ashlar detailing.	Condition 3. Condition 15
Windows	Mixture of original or early replacements with new unsympathetic widows to second floor.	All early windows are to be refurbished. Modern windows and newer replacement windows to be removed and replaced with new to match details of original and as drawn. All windows to be redecorated.	Condition 3 Condition 20 DWG FH/CC/DWG-
Doors	Modern door to basement level which is damaged.	New timber door as drawn to replicate the style of the original. Door to be painted.	Condition 3 Condition 20 DWG FH/CC/DWG-
Rainwater Goods / Soil	Mixture of unsympathetic pipework from existing kitchens and bathrooms.	New cast aluminium pipework to be rationalised to the Northeast edge of the building.	Condition 13
Boundary	Low boundary wall, mostly modern materials in poor condition.	New boundary wall and landscaping scheme as shown on drawing. Boundary treatment to be a continuation of the original along Wast of building.	Condition 3. Condition 15 Dwg FH/CC/DWG-

East Elevation - Refer to Drawing FH/CC/Dwg 11b

Element	Existing Condition	Works	XRef to Condition/specific ation
Roof	Roof currently under tarpaulin. Modern insertions of dormer window and 2no. roof-lights. Damage caused to structure following outbreak of fire to the adjoining building.	The roof is to be stripped (remove dormer and roof-lights, retain all slate and ridge-tiles - allow 70% salvage) and the structure assessed. Any rotten timbers will be removed and adjacent treated by specialist. New timber to match original in dimensions to be inserted where needed. Allow for replacement of sections of the wall plate. Roof to be relaid onto felt and battened trusses, using reclaimed Welsh slate from site and other source if needed. Ridge tiles to be reinstate. New lead-work throughout and new conservation roof-lights as shown on the approved drawings. Repair gable parapets including under-cloaking with lead to prevent water ingress.	Condition 3 Condition 8 Condition 20 Condition 6 Condition 22
Walls	Currently the elevation is partially rendered with damage to the North of the building. The north end is under different ownership. Brickwork seems to be in poor condition and large areas of spalling evident	Carefully remove render and paint in order to assess the structure beneath. Allow for localised repointing to brickwork in lime mortar as specified, carry out works. Allow for re-rendering the elevation with new lime render and ashlar detailing.	Condition 3. Condition 15
Windows	N/A	N/A	
Doors	Modern door to basement level which is damaged.	New timber door as drawn to replicate the style of the original. Door to be painted.	Condition 3 Condition 20 DWG FH/CC/DWG-

Element	Existing Condition	Works	XRef to Condition/specific ation
Rainwater Goods / Soil	Mixture of unsympathetic pipework from existing kitchens and bathrooms. Rainwater goods are missing and presumed to have been damaged following the fire.	New cast aluminium pipework to be rationalised to the Southeast edge of the building. Profile of gutters to be half round deep 150mm with 100mm down-pipe(s)	Condition 13
Boundary	N/A	N/A	

West Elevation - Refer to Drawing FH/CC/Dwg 11a

Element	Existing Condition	Works	XRef to Condition/specific ation
Roof	Roof partially under tarpaulin. Damage caused to structure following outbreak of fire to the adjoining building.	The roof is to be stripped (allow 70% salvage of slates and ridge-tiles) and the structure assessed. Any rotten timbers will be removed and adjacent treated by specialist. New timber to match original in dimensions to be inserted where needed. Allow for replacement of sections of the wall plate. Retained slates and new to be relaid onto felt and battened trusses, using reclaimed Welsh slate from site and other source if needed. Ridge tiles to be reinstate. New lead-work throughout. Repair gable parapets including under-cloaking with lead to prevent water ingress. Sections of flat roofs to be stripped of modern materials and assessed. Allow for new bitumen roof covering.	Condition 3 Condition 20 Condition 6 Condition 22

Element	Existing Condition	Works	XRef to Condition/specification
Walls	Currently the elevation is partially rendered with damage to the North of the building. Brickwork seems to be in poor condition and large areas of spalling evident	Carefully remove render and paint in order to assess the structure beneath. Allow for localised repointing to brickwork in lime mortar as specified, carry out works. Allow for re-rendering the elevation with new lime render and ashlar detailing. Parapet wall around bay roof to the South will be required to be taken down to suitable safe structure before being rebuilt with new lead soakers and flashing.	Condition 3. Condition 15
Windows	Mixture of original or early replacements with new unsympathetic widows to basement and second floor.	All early windows are to be refurbished. Modern windows and newer replacement windows to be removed and replaced with new to match details of original and as drawn. All windows to be redecorated.	Condition 3 Condition 20 DWG FH/CC/DWG-
Doors	Modern door to basement level which is damaged. No door to ground floor.	New timber doors as drawn to replicate the style of the original. Doors to be painted.	Condition 3 Condition 20 Drawing FH/CC/DWG-16A
Rainwater Goods / Soil	Mixture of unsympathetic pipework from existing kitchens and bathrooms. Rainwater goods are mostly missing and presumed to have been damaged following the fire or vandalism. Evidence of crude box gutter at high level in poor condition.	New cast aluminium pipework to be rationalised to the North and South edge of the building where possible. Box gutter to be carefully removed as part of the re-roofing phase. New lead lined gutter to be constructed to match the original.	Condition 13
Boundary	Altered original boundary. Pillars and gates remain, but railings have been removed.	Boundary wall to be retained and restored to somewhat original condition. New iron railings and pillars where missing. New landscaping scheme as shown in drawing.	Condition 3 Drawing FH/CC/DWG-

Element	Existing Condition	Works	XRef to Condition/specific ation
Other	Ornate cast iron staircase, balcony and canopy over ground floor entrance.	steelwork to be carefully stripped of paint and rust. Repairs to metalwork to be carried out as specified. Replace missing steel sheet to balcony level and redecorate. Existing roof to be removed. New roof to be reinstated at original level (TBA when stripped)	Condition 17

South Elevation - Refer to Drawing FH/CC/Dwg 11a

Element	Existing Condition	Works	XRef to Condition/specific ation
Roof	N/A	Carefully remove stone parapet and relay onto lead cloak to prevent further water ingress. Allow for removing the painted North edge of masonry.	Condition 3
Walls	Currently the elevation is partially rendered and painted. Brickwork seems to be in poor condition and large areas of spalling evident	Carefully remove render and paint in order to assess the structure beneath. Allow for localised repointing to brickwork in lime mortar as specified. Allow for re-rendering the elevation with new lime render and ashlar detailing.	Condition 3. Condition 15
Windows	The elevation has lost all but one of the original windows.	The single early window is to be refurbished. Modern windows and newer replacement windows to be removed and replaced with new to match details of original and as drawn. All windows to be redecorated.	Condition 3 Condition 20 DWG FH/CC/DWG-
Doors	N/A	N/A	Condition 3 Condition 20 DWG FH/CC/DWG-
Rainwater Goods / Soil	Mixture of unsympathetic pipework from existing kitchens and bathrooms.	New cast aluminium pipework to be rationalised to the Northeast edge of the building.	Condition 13
Boundary	Low boundary wall, mostly modern materials in poor condition.	New boundary wall and landscaping scheme as shown on drawing. Boundary treatment to be a continuation of the original along West of building.	Condition 3 Drawing FH/CC/DWG-

Chimney Stacks - Refer to Drawing FH/CC/Dwg 13

Element	Existing Condition	Works	XRef to Condition/specification
Pots	Large number of original pots remain. These are to be carefully removed and stored for reinstatement	Original pots to be reinstated, any shortfall will be made up with new yellow terracotta pots to match the originals. Pots are to be haunched into position as specified in conditions.	Condition 3 Condition 14
Walls	Originally the stacks were left as brickwork, but have been rendered over, possibly due to the failure of the poor masonry. The render is now failing significantly.	Carefully remove render and paint in order to assess the structure beneath. Remove and treat all stacks with proprietary herbicide to kill any plants and vegetation present. Allow for carefully dismantling the top 10 courses of brickwork to make sure the structure is stable. Allow for localised repointing to brickwork elsewhere in lime mortar as specified. Allow for re-rendering all stacks with new lime render.	Condition 3 Condition 14
Leadwork	Condition of lead-work is unknown, but suspected to be in poor state.	Allow for all new lead-work, i.e. flashings, cover flashings and soakers.	Condition 3 Condition 14