aura

GWN Developemnts

The Great Northern Warehouse

Survey 2022

Great Northern Warehouse & Deansgate Terraces, Manchester

Condition Survey

Contents

- Introduction
- Schedule of Works
- Report Issue & Images

Great Northern Warehouse & Deansgate Terraces, Manchester

Condition Survey

Introduction

Aura Heritage Limited were commissioned by 2110 Consult, on behalf of Adam Lind, to carry out a survey of the external fabric of three Listed buildings in the heart of Manchester City Centre; Great Northern Warehouse (Grade II* Listed) and the two Deansgate Terrace Buildings (Grade II).

The survey was carried out by the use of a drone and Aura Heritage have carried out the surveys in conjunction with Stuart Prescot at Cube Associates who carried out the Drone survey and photographic details and onsite information to enable Aura Heritage to prepare their report.

A schedule of work has been prepared to encompass all of the identified works.

History

The Great Northern Warehouse, Deansgate

Dimensions

267 FT long, 217 FT wide, 75FT & Five Storeys High

The Great Northern Warehouse was built by Great Northern Railway between 1896-1899. It was a unique 3-way railway goods exchange station, serving the railway, canal and road networks of the Manchester region. It was considered in its day to be one of the largest and most advanced railway goods exchanges in the country.

Built to be fully fireproof, the main building is of steel-framed construction using box girder columns of riveted steel, supporting steel beams and cross girders with brick jack arches that support the concrete floors. Steel and concrete were chosen for their strength across wide spans. The walls are red brick with blue brick bands; all under a slate roof. The building has 27 windows on the East and West sides and 17 windows on the North and South ends.

It was the last and largest railway warehouse in Manchester and nine acres of streets were cleared to make room for it.

It was also one of the most advanced railway goods exchanges in the country. Trains arrived directly from Central Station on a specially constructed iron viaduct into the huge marshalling yards. Goods were raised and lowered using hydraulic power.

Though built late in the history of Manchester's railway developments, the building brought new technical sophistication to the storage and handling of goods.

Construction also included GNR offices on Peter Street and a development of 34 shops with offices and warehouses above them along Deansgate.

It was an interchange not just for the massive volume of goods arriving by rail, but via the Manchester and Salford Junction Canal which ran 40ft below the surface. This made it one of the few railway, roads AND canal interchanges in the country.

Below the Great Northern Warehouse there was a transhipment area with four large bays. Two lift shafts carried goods from the canal level to the railway and warehouse levels.

The canal was closed in 1922, partly filled and a section of the tunnel between Brunswick Basin and Watson was used as an air-raid shelter during the war.

The warehouse closed in 1954 and the building was used as a car park during the 60s,70s and 80s although a large part of it remained derelict.

Although the building had gained Grade II listed building status in 1979, consent was given in 1996 to transform the building into a leisure complex.

Condition

Great Northern Warehouse (Grade II*)

The external elevations are in red brick and blue engineering brick with buff stone used for the parapet, cornice, arch springers and band courses. Buff brickwork has also been introduced into the feature dentil course with contrasting band courses.

The overall condition is generally good and a previous restoration scheme has covered comprehensive repointing of the brick and stonework. Although the mortar appears to be a hard-cementitious mortar, which would not be recommended, it appears to be functioning quite well. Some of the workmanship in the finishing of the pointing also leaves a lot to be desired but again is functional. A substantial amount of work is required at parapet level where there is evidence of vegetation and open joints.

Isolated areas of brick repointing are required throughout the facades. There are several areas of stone to the lower level band course that have failed and the stone requires replacement in new stone to match the original detail.

The rear elevation facing the Deansgate Terraces requires quite a lot of attention as concrete has been introduced to the elevation at the carpark entrances etc. The surface has laminated in many areas and requires to be dressed back and made good in a proprietary concrete repair mortar.

In addition to the façade repairs recommended in our attached schedules, we recommend that the external fabric be cleaned by use of a Doff or Thermatech superheated water system. This system is sympathetic to the fabric and will remove moss and algae soiling and generally improve the aesthetics of the building.

Deansgate Terraces (Grade II)

The elevations are constructed in red brick and buff stone and the condition is generally quite good but varies quite considerably throughout its great length. As with the warehouse building, it has had the benefit of a previous restoration scheme.

There are several areas that have been affected by saturation. It is assumed this has been caused by previous defects in the rainwater disposal system. We have identified the various elements of work required and marked these on the elevation photographs that cross reference to the schedule of work.

We again recommend that the elevations be cleaned by use of a Doff or Thermatech system. Whilst this will generally improve the aesthetics of the building, it may be considered to further clean the façade and remove heavy areas of soiling by chemical process. A series of trials could be undertaken to ascertain the level of clean possible.

The overall condition is quite good having benefited from a previous restoration programme. The facades have been cleaned before by means of a chemical cleaner based upon hydrofluoric acid. The stonework in many areas has become perished and laminated requiring careful dressing back to a sound face to remove all loose and friable material. Vegetation to high level areas of the parapet and cornice requires removal and treatment with a biocide prior to careful repointing.

Where stones have fractured or shown large losses, these are to be replaced in new stone to match the original as near as possible.

The elevations to the rear of the Deansgate Terraces have been patched up and altered using bricks that do not match the originals. This patching is quite obtrusive and difficult to resolve without removal and replacement of the bricks in salvaged material to match the original. This would be a costly exercise and at the moment we have not commented any further.

Recommendations

It is recommended that all elevations of the Great Northern Warehouse (Grade II*) and the two Deansgate Terrace Buildings (Grade II) be cleaned by Doff/Thermatech. This could form part of a planned maintenance of the facades which could possibly be carried out over several phases.

Mortar Analysis is recommended with a colour match and sample mortar areas of 1m2.

Vegetation mainly at high level in the parapets should be carefully removed from joints in the brick / stonework and the joints treated with a herbicide / biocide. The full extent of root growth to be removed by hand as far as possible or eradicated by repeated applications of herbicide / biocide. All open or defective joints of the brick and stonework to be carefully raked out, avoiding any damage to arises of adjoining material, and repointed in an NHL based mortar. A lot of the existing mortar is a quite hard cementitious mix. Whilst this would not be a mortar we would propose, it is functional and it is recommended that it be left in place. New areas of pointing must blend in with the existing mortar so as to be unobtrusive. All previous fixings, fixing holes etc to be cut out and made good in specialist repair mortar.

Defective bricks should be cut out and replaced with salvaged bricks to match the original.

All cast iron ties and armatures on the facades should be thoroughly prepared and treated with a two pack epoxy paint.

Loose, friable and delaminated areas of stone to be carefully dressed back to a sound face to a durable surface.

Great care to be taken to avoid water traps.

Fractured, defective and excessively weathered stonework to be carefully cut out and replaced in new stone to match the original in all details as near as possible.

Areas of graffiti are to be carefully removed by poultice, avoiding damage to the stone and ghosting.

Throughout the facades and particularly at low levels, minor losses in stone detail can be made good by use of colour matched specialist repair mortars. The full extent of this can be agreed upon completion of the Thermatech cleaning and in conjunction with the design team. A provisional sum for this element of work has been included in our schedule.

We have scheduled and quantified the work required, as far as possible, given the survey information available. We have rated and totalled all items of work to provide a budget for the works required.

Access scaffolding

A full access scaffolding will be required to facilitate the identified works.

Supply, erect and maintain and dismantle on completion a fully boarded tubular independent scaffolding erected in accordance with all safety, health and welfare regulations and BS 5973/81

Cleaning – Thermatech

Thermatech cleaning will be carried out to all surfaces on each elevation.

Thermatech is a modular range of equipment producing superheated water at temperatures up to 150 degrees C, for the purposes of masonry cleaning and paint / coatings removal on heritage and other structures.

Descaling

Carefully remove all loose and exfoliating stonework by use of soft bristle and phosphor bronze brushes and rotary stone grinders varying the coarseness of the cup discs to suit, getting progressively finer, 'fading 'towards the extremities of each area. Hand rub exposed surfaces with carborundum blocks to produce the smoothest reasonable finish to blend with the surrounding stonework.

Repointing brickwork

Rake out open and defective joints and beds with an Arbotech mortar saw to a depth of at least twice the width of the joint. Brush out loose matter and well wet with clean water prior to repointing with an NHL3.5 mortar on vertical surfaces and NHL5 on horizontal and exposed surfaces.

Brick replacement

Following descaling works, any bricks with deteriorated faces exceeding 15mm will be entirely replaced. Defective bricks should be carefully cut out using hand or suitable power tools i.e. Arbotech mortar saw, clean the aperture and provide and bed reclaimed bricks repointed on completion.

In -Situ restoration

Cut back all loose and friable material until a sound base has been reached. Key the surface of the stone and introduce stainless steel reinforcement where necessary. Bring forward in specialist repair mortar to match the original profile as near as possible.

Herbicide and Biocide application

Vegetation should be removed from the joints of the stone work as thoroughly as possible and the remaining root system treated with Round Up

After completion of the façade restoration scheme all surfaces of brick and stone should be treated with biocide

Treatment of root growth and prevention of recurrence is subject to ongoing research within the industry as it is a problematical area. Great care is required that this element of work be correctly and thoroughly to minimise future problems.

Stone replacement and indenting

Carefully cut out defective stonework ensuring the arises of the aperture are clean, square and undamaged.

The stone originally used is a carboniferous sandstone and selection of a similar sandstone should be from one of the following ; Crossland Hill, Whitton Fell, Peak Moor.

Replacement stone should be carefully sized and profiled to match the original. The pocket thoroughly prepared and the new stone fixed incorporating stainless steel support / restraint and repointed on completion.

Schedule of Works

Great Northern - Manchester

Item	Description				Total £
	SUMMARY				
1	**Aura Preliminaries and Access Requirements - Assumed 20 week Programme Period**				
	Scaffolding - Quotation attached				**£ 231,738.00**
	Aura Preliminaries - @ 15%		15	%	**£ 103,688.34**
2	**Scope of Works**				
	Deansgate Terraces				
	Front Elevation				**£ 212,205.04**
	Rear Elevation				**£ 39,867.79**
	Great Northern Warehouse				**£ 207,444.83**
	Contractor OH&P @ 17.5%				**£ 139,115.20**
	Summary				**£ 934,059.20**

Great Northern - Manchester
Deansgate Terraces

Item	Description	Qty	Unit	Rate £	Total £
	SCOPE OF WORKS				
	TS-ELEV-001 - Front Elevation				
1	Thermatech clean all brickwork and stonework surfaces	986	m2	12.27	12,098.22
2	Remove all vegetation from joints of the parapet and cornice, rake out all joints, treat with herbicide / biocide and repoint.	68	m	98.13	6,672.50
3	Redress spalling and laminated stone	168	m2	41.25	6,930.00
4	Cut out detective stone and replace in new stone to match the original				
	Bandcourse	12.4	m	525.00	6,510.00
	Vousoirs	2	nr	756.25	1,512.50
	Springers	2	nr	756.25	1,512.50
	Jambstones	2	nr	756.25	1,512.50
	Hood moulds	4	nr	756.25	3,025.00
5	**Cut back defective stone to a sound face and restore to the original profile in specialist repair mortar**				
6	Cut out defective bricks and replace with salvaged bricks to match the originals	40	nr	51.88	2,075.00
7	Rake out defective joints and repoint in NHL mortar	200	m2	82.50	16,500.00
	TS-ELEV-002				
1	Thermatech clean all brickwork and stonework surfaces	740	m2	12.27	9,079.80
2	Remove all vegetation from joints of the parapet and cornice, rake out all joints, treat with herbicide / biocide and repoint.	41	m	98.13	4,023.13
3	Redress spalling and laminated stone	70	m2	41.25	2,887.50
4	Cut out detective stone and replace in new stone to match the original				
	Bandcourse	1.8	m	525.00	945.00
5	Prepare CI straps and apply 2 pack epoxy paint	15	nr	46.25	693.75
6	Cut back defective stone to a sound face and restore to the original profile in specialist repair mortar	PS			3,000.00
7	Cut out defective bricks and replace with salvaged bricks to match the originals				
8	Rake out defective joints and repoint in NHL mortar	20	m2	82.50	1,650.00

	TS-ELEV-003				
1	Thermatech clean all brickwork and stonework surfaces	800	m2	12.27	9,816.00
2	Remove all vegetation from joints of the parapet and cornice, rake out all joints, treat with herbicide / biocide and repoint.	49	m	98.13	4,808.13
3	Redress spalling and laminated stone	105	m2	41.25	4,331.25
4	Cut out detective stone and replace in new stone to match the original Bandcourse	1.5	m	525.00	787.50
5	Prepare CI straps and apply 2 pack epoxy paint				
6	Cut back defective stone to a sound face and restore to the original profile in specialist repair mortar	PS			3,000.00
7	Cut out defective bricks and replace with salvaged bricks to match the originals				
8	Rake out defective joints and repoint in NHL mortar	30	m2	82.50	2,475.00
	TS-ELEV-004				
1	Thermatech clean all brickwork and stonework surfaces	550	m2	12.27	6,748.50
2	Remove all vegetation from joints of the parapet and cornice, rake out all joints, treat with herbicide / biocide and repoint.	38	m	98.13	3,728.75
3	Redress spalling and laminated stone	125	m2	41.25	5,156.25
4	Cut out detective stone and replace in new stone to match the original Bandcourse & lintol indents	3	nr	725.00	2,175.00
5	Prepare CI straps and apply 2 pack epoxy paint				
6	Cut back defective stone to a sound face and restore to the original profile in specialist repair mortar	PS			3,000.00
7	Cut out defective bricks and replace with salvaged bricks to match the originals				
8	Rake out defective joints and repoint in NHL mortar	20	m2	82.50	1,650.00
	TS-ELEV-005				
1	Thermatech clean all brickwork and stonework surfaces	740	m2	12.27	9,079.80
2	Remove all vegetation from joints of the parapet and cornice, rake out all joints, treat with herbicide / biocide and repoint.	49	m	98.13	4,808.13
3	Redress spalling and laminated stone	114	m2	41.25	4,702.50
4	Cut out detective stone and replace in new stone to match the original Parapet	2.1	m	525.00	1,102.50
	Plinth		nr		
	Bandcourse	3	nr	725.00	2,175.00
	Cornice	0.5	m	725.00	362.50
5	Prepare CI straps and apply 2 pack epoxy paint				

6	Cut back defective stone to a sound face and restore to the original profile in specialist repair mortar	PS			3,000.00
7	Cut out defective bricks and replace with salvaged bricks to match the originals				
8	Rake out defective joints and repoint in NHL mortar	40	m2	82.50	3,300.00
	TS-ELEV-006				
1	Thermatech clean all brickwork and stonework surfaces	530	m2	12.27	6,503.10
2	Remove all vegetation from joints of the parapet and cornice, rake out all joints, treat with herbicide / biocide and repoint.	36	m	98.13	3,532.50
3	Redress spalling and laminated stone	76	m2	41.25	3,135.00
4	Cut out detective stone and replace in new stone to match the original				
	Parapet	0.4	m	525.00	210.00
	Frieze	0.7	m	525.00	367.50
	lintols	6	nr	725.00	4,350.00
	Bandcourse and plinth above cornice	10.5	m	525.00	5,512.50
	Moulded stringcourse	1	m	525.00	525.00
5	Prepare CI straps and apply 2 pack epoxy paint				
6	Cut back defective stone to a sound face and restore to the original profile in specialist repair mortar	PS			3,000.00
7	Cut out defective bricks and replace with salvaged bricks to match the originals				
8	Rake out defective joints and repoint in NHL mortar	20	m2	82.50	1,650.00
	TS-ELEV-007				
1	Thermatech clean all brickwork and stonework surfaces	350	m2	12.27	4,294.50
2	Remove all vegetation from joints of the parapet and cornice, rake out all joints, treat with herbicide / biocide and repoint.	26	m	98.13	2,551.25
3	Redress spalling and laminated stone	78	m2	41.25	3,217.50
4	Cut out detective stone and replace in new stone to match the original				
	Bandcourse	1.4	m	525.00	735.00
	Parapet	0.6	m	525.00	315.00
	Frieze	0.8	m	525.00	420.00
	Plinth above cornice	2.8	m	525.00	1,470.00
	Pillaster heads	2	nr	725.00	1,450.00
	Plinths	3	nr	725.00	2,175.00
5	Prepare CI straps and apply 2 pack epoxy paint				
6	Cut back defective stone to a sound face and restore to the original profile in specialist repair mortar	PS			3,000.00
7	Cut out defective bricks and replace with salvaged bricks to match the originals				

8	Rake out defective joints and repoint in NHL mortar	20	m2	82.50	1,650.00
	TS-ELEV-008				
1	Thermatech clean all brickwork and stonework surfaces	187	m2	12.27	2,294.49
2	Remove all vegetation from joints of the parapet and cornice, rake out all joints, treat with herbicide / biocide and repoint.	8	m	98.13	785.00
3	Redress spalling and laminated stone	30	m2	41.25	1,237.50
4	Cut out detective stone and replace in new stone to match the original				
	Frieze	1.1	m	525.00	577.50
5	Prepare CI straps and apply 2 pack epoxy paint				
6	Cut back defective stone to a sound face and restore to the original profile in specialist repair mortar				
7	Cut out defective bricks and replace with salvaged bricks to match the originals				
8	Rake out defective joints and repoint in NHL mortar	5	m2	82.50	412.50

Great Northern - Manchester
Deansgate Terraces - Rear

aura

Item	Description	Qty	Unit	Rate £	Total £
	SCOPE OF WORKS				
	DR-ELEV-001				
1	Thermatech clean all brickwork and stonework surfaces	76	m2	12.27	932.52
2	Rake out defective joints and repoint in NHL mortar	25	m2	82.50	2,062.50
	DR-ELEV-002				
	Thermatech clean all brickwork and stonework surfaces				
1		100	m2	12.27	1,227.00
2	Rake out defective joints and repoint in NHL mortar	10	m2	82.50	825.00
3	Take off coping and rebed	10	m	56.88	568.75
	DR-ELEV-003				
1	Thermatech clean all brickwork and stonework surfaces	48	m2	12.27	588.96
2	Rake out defective joints and repoint in NHL mortar	10	m2	82.50	825.00
3	Take off and rebed copings	11	m	56.88	625.63
	DR-ELEV-004				
	Thermatech clean all brickwork and stonework surfaces				
1		20	m2	12.27	245.40
2	Rake out defective joints and repoint in NHL mortar		m2		
3	Take off and rebed copings	13	m	56.88	739.38
	DR-ELEV-005				
1	Thermatech clean all brickwork and stonework surfaces	18	m2	12.27	220.86
2	Rake out defective joints and repoint in NHL mortar		m2		
3	Take off and rebed copings	11	m	56.88	625.63
	DR-ELEV-006				
	Thermatech clean all brickwork and stonework surfaces	62.00	m2	12.27	760.74

	Rake out defective joints and repoint in NHL mortar	5.00	m2	82.50	412.50
	Take off and re-bed copings	14.00	m	56.88	796.25
	DR-ELEV-007				
	Thermatech clean all brickwork and stonework surfaces	55	m2	12.27	674.85
	Rake out defective joints and repoint in NHL mortar	10	m2	82.50	825.00
	Take off and re-bed copings	9	m	56.88	511.88
	DR-ELEV-008				
	Thermatech clean all brickwork and stonework surfaces	198	m2	12.27	2,429.46
	Rake out defective joints and repoint in NHL mortar	30	m2	82.50	2,475.00
	Take off and re-bed copings	16	m	56.88	910.00
	Cut out and replace defective bricks	15	nr	51.88	778.13
	DR-ELEV-009				
	Thermatech clean all brickwork and stonework surfaces	230	m2	12.27	2,822.10
	Rake out defective joints and repoint in NHL mortar	70	m2	82.50	5,775.00
	Take off and re-bed copings	21	m	56.88	1,194.38
	Cut out and replace defective bricks	38	nr	51.88	1,971.25
	Remove vegetation and apply biocide				
	DR-ELEV-010				
	Thermatech clean all brickwork and stonework surfaces	170	m2	12.27	2,085.90
	Rake out defective joints and repoint in NHL mortar	50	m2	82.50	4,125.00
	Take off and re-bed copings	14	m	56.88	796.25
	Cut out and replace defective bricks	20	nr	51.88	1,037.50
	Remove vegetation and apply biocide				

Great Northern - Manchester
Deansgate Terraces - Rear

aura

Item	Description	Qty	Unit	Rate £	Total £
	SCOPE OF WORKS				
	ELEV 002				
1	Remove vegetation from joints of the parapet and cornice, rake out all joints and apply biocide. Repoint in an NHL 5 mortar.	19	m	51.88	985.63
2	Thermatech clean all brickwork and stonework surfaces	399	m2	12.27	4,895.73
3	Rake out defective joints and repoint in NHL mortar	20	m2	82.50	1,650.00
4	Cut out and replace defective bricks	20	nr	51.88	1,037.50
5	Cut out detective stone and replace in new stone to match the original				
	Lower bandcourse	2	m	525.00	1,050.00
	Indent to padstone	1	nr	175.00	175.00
1	Remove vegetation from joints of the parapet and cornice, rake out all joints and apply biocide. Repoint in an NHL 5 mortar.	26	m	51.88	1,348.75
2	Thermatech clean all brickwork and stonework surfaces	580	m2	12.27	7,116.60
3	Rake out defective joints and repoint in NHL mortar	75	m2	82.50	6,187.50
4	Cut out and replace defective bricks	40	nr	51.88	2,075.00
5	Cut out detective stone and replace in new stone to match the original				
	Lower bandcourse	11.3	m	525.00	5,932.50
	Indent to padstone	1	nr	175.00	175.00
1	Remove vegetation from joints of the parapet and cornice, rake out all joints and apply biocide. Repoint in an NHL 5 mortar.	21	m	51.88	1,089.38
2	Thermatech clean all brickwork and stonework surfaces	420	m2	12.27	5,153.40
3	Rake out defective joints and repoint in NHL mortar	25	nr	82.50	2,062.50
4	Cut out and replace defective bricks	40	nr	51.88	2,075.00
5	Cut out detective stone and replace in new stone to match the original				
	Lower bandcourse	6	m	525.00	3,150.00
	Indent to padstone and bandcourse	2	nr	175.00	350.00

1	Remove vegetation from joints of the parapet and cornice, rake out all joints and apply biocide. Repoint in an NHL 5 mortar.	25	m	51.88	1,296.88
2	Thermatech clean all brickwork and stonework surfaces	500	m2	12.27	6,135.00
3	Rake out defective joints and repoint in NHL mortar	50	m2	82.50	4,125.00
4	Cut out and replace defective bricks	50	nr	51.88	2,593.75
1	Remove vegetation from joints of the parapet and cornice, rake out all joints and apply biocide. Repoint in an NHL 5 mortar.	27.00	m	51.88	1,400.63
2	Thermatech clean all brickwork and stonework surfaces	540	m2	12.27	6,625.80
3	Rake out defective joints and repoint in NHL mortar	70	m2	82.50	5,775.00
4	Cut out and replace defective bricks	50	nr	51.88	2,593.75
1	Remove vegetation from joints of the parapet and cornice, rake out all joints and apply biocide. Repoint in an NHL 5 mortar.	18	m	51.88	933.75
2	Thermatech clean all brickwork and stonework surfaces	360	m2	12.27	4,417.20
3	Rake out defective joints and repoint in NHL mortar	50	m2	82.50	4,125.00
4	Cut out and replace defective bricks	30	nr	51.88	1,556.25
1	Remove vegetation from joints of the parapet and cornice, rake out all joints and apply biocide. Repoint in an NHL 5 mortar.	28	m	51.88	1,452.50
2	Thermatech clean all brickwork and stonework surfaces	298	m2	12.27	3,656.46
3	Rake out defective joints and repoint in NHL mortar	30	m2	82.50	2,475.00
4	Cut out and replace defective bricks	20	nr	51.88	1,037.50
1	Remove vegetation from joints of the parapet and cornice, rake out all joints and apply biocide. Repoint in an NHL 5 mortar.	23	m	51.88	1,193.13
2	**Thermatech clean all brickwork and stonework surfaces**	205	m2	12.27	2,515.35
3	**Rake out defective joints and repoint in NHL mortar**	10	m2	82.50	825.00
4	Cut out and replace defective bricks	10	nr	51.88	518.75

1	**Remove vegetation from joints of the parapet and cornice, rake out all joints and apply biocide. Repoint in an NHL 5 mortar.**	9	m	51.88	466.88
2	Thermatech clean all brickwork and stonework surfaces	189	m2	12.27	2,319.03
3	Rake out defective joints and repoint in NHL mortar	20	m2	82.50	1,650.00
4	Cut out and replace defective bricks	10	nr	51.88	518.75
5	Cut out detective stone and replace in new stone to match the original				
	Lower bandcourse	4.2	m	525.00	2,205.00
	Indent to padstone	1	nr	175.00	175.00
1	Remove vegetation from joints of the parapet and cornice, rake out all joints and apply biocide. Repoint in an NHL 5 mortar.	21	m	51.88	1,089.38
2	Thermatech clean all brickwork and stonework surfaces	268	m2	12.27	3,288.36
3	Rake out defective joints and repoint in NHL mortar	45	m2	82.50	3,712.50
4	Cut out and replace defective bricks	30	nr	0.00	0.00
5	Cut out detective stone and replace in new stone to match the original				
	Lower bandcourse	0.40	m	525.00	210.00
1	Remove vegetation from joints of the parapet and cornice, rake out all joints and apply biocide. Repoint in an NHL 5 mortar.	24	m	51.88	1,245.00
2	**Thermatech clean all brickwork and stonework surfaces**	504	m2	12.27	6,184.08
3	Rake out defective joints and repoint in NHL mortar	100	m2	82.50	8,250.00
4	Cut out and replace defective bricks	50	nr	51.88	2,593.75
5	Cut out detective stone and replace in new stone to match the original				
	Lower bandcourse	1.4	m	525.00	735.00
	Cut back spalling concrete and repair in proprietary repair mortar	22.66	m2	2,050.00	46,453.00
1	Remove vegetation from joints of the parapet and cornice, rake out all joints and apply biocide. Repoint in an NHL 5 mortar.	21	m	51.88	1,089.38
2	Thermatech clean all brickwork and stonework surfaces	441	m2	12.27	5,411.07
3	Rake out defective joints and repoint in NHL mortar	40	m2	82.50	3,300.00
4	**Cut out and replace defective bricks**	20	nr	51.88	1,037.50

5	Cut out detective stone and replace in new stone to match the original Lower bandcourse	1.2	m	525.00	630.00
	Cut back spalling concrete and repair in proprietary repair mortar	6.4	m2	2,050.00	13,120.00

● INSIGHT ● INNOVATION ● INVESTMENT ● INTEGRITY ●

14/04/2022

Aura Ltd
Lansdowne House | Oak Green | Stanley Green
Business Park | Cheadle Hulme | Cheshire
SK8 6QL

Quote No - PRE22-0050

For the attention of: Mrs Jane Bell

Dear Sir ,

Great Northern

We thank you for your recent enquiry and have pleasure in submitting our quotation for your scaffolding requirements at the above site.

Please check the stated specifications, dimensions and hire periods meet with your requirements. Should you decide that amendments are required we will be pleased to issue revised quotations accordingly.

We have enclosed a schedule of rates with the quotation. The schedule includes rates for moving hop-ups of varying sizes.

Our standard terms and conditions are attached to end of the quotation and appropriate site specific clauses are detailed in the main text of the quotations.

Should you have any queries or require additional information at this stage please do not hesitate to contact the undersigned.

Yours faithfully,

For **Enigma Industrial Services Ltd**

Ian Hodgson

Ian Hodgson
Contracts Estimator
email: ian.hodgson@enigma-is.com
Mobile: 07909885621



● INSIGHT ● INNOVATION ● INVESTMENT ● INTEGRITY ●

Item	Description	Hire Period	Tendered Price	Extra Hire
1	Deansgate Elevation 1 -4	20 Weeks	£58,878.00	£1,294.00
2	Deansgate Elevation 5-6	20 Weeks	£27,073.00	£579.00
3	DeansGate Elevation 7 & 9	20 Weeks	£19,658.00	£380.00
4	Deansgate Rear Elavation 1-3	20 Weeks	£16,155.00	£252.00
5	Deansgate Rear 4-7	20 Weeks	£18,629.00	£263.00
6	Deansgate 8-10	20 Weeks	£40,082.00	£585.00
7	GNW East elevation 1	4 Weeks	£1,057.00	£44.00
8	GNW East elevation 2	4 Weeks	£3,171.00	£132.00
9	GNW East elevation 3	4 Weeks	£428.00	£19.00
10	GNW South elevation 3	4 Weeks	£1,057.00	£44.00
11	GNW West Side Elevation 2 -3	35 Weeks	£41,382.00	£562.00
12	GNW West elevation1	4 Weeks	£428.00	£19.00
13	Design	0 Weeks	£3,500.00	£0.00
14	Inspection	1 Week	£240.00	£240.00
			£231,738.00	

● INSIGHT ● INNOVATION ● INVESTMENT ● INTEGRITY ●

Quote No: PRE22-0050 Date:14/04/2022
Item No: 1 of 14 Item Name: Deansgate **Quantity: 1**
Elevation 1 -4

Tube and Fitting scaffolding for access. No return gables to lower roof have been allowed for on any item s below

No adaptions to this scaffolding have been allowed for.

Independent 1 includes a 8.03 m bridge at lift 2, 0.83 m from the left end, a 3.90 m bridge at lift 2, 9.63 m from the left end, a 4.65 m bridge at lift 2, 16.28 m from the left end and a 4.65 m bridge at lift 2, 24.24 m from the left end. Independent 2 includes a 4.20 m bridge at lift 2, 0.00 m from the left end, a 3.18 m bridge at lift 2, 13.83 m from the left end, a 5.55 m bridge at lift 2, 6.35 m from the left end, a 5.65 m bridge at lift 2, 20.77 m from the left end, a 5.65 m bridge at lift 2, 33.96 m from the left end and a 3.77 m bridge at lift 2, 28.31 m from the left end. Independent 3 includes a 5.76 m bridge at lift 2, 1.92 m from the left end, a 5.76 m bridge at lift 2, 9.60 m from the left end, a 5.76 m bridge at lift 2, 19.20 m from the left end and a 2.94 m bridge at lift 2, 28.79 m from the left end. Independent 4 includes a 5.85 m bridge at lift 2, 1.95 m from the left end, a 5.85 m bridge at lift 2, 9.75 m from the left end, a 5.85 m bridge at lift 2, 19.50 m from the left end, a 5.85 m bridge at lift 2, 29.26 m from the left end, a 5.85 m bridge at lift 2, 39.01 m from the left end, a 5.85 m bridge at lift 2, 46.81 m from the left end and a 5.85 m bridge at lift 2, 54.61 m from the left end.
Independent 4 includes debris netting on the lowest 6 lifts (including the base level). Independent 1, Independent 2 and Independent 3 include debris netting on the lowest 7 lifts (including the base level).
Debris netting fixed once only to the full external this applies to all items below

The scaffolding will be built to the following dimensions:

	Length	Width	Lift Count
Independent 1			
Elevation 1	**28.89 m**	**5 boards**	**7 lifts**
Independent 2			
Elevation 1	**41.49 m**	**5 boards**	**7 lifts**
Independent 3			
Elevation 1	**34.03 m**	**5 boards**	**7 lifts**
Roof Accent1	**2.00 m**	**8 boards**	**1 lift**
Roof Accent 2	**2.00 m**	**8 boards**	**2 lifts**

Roof Accent 3	**2.00 m**	**8 boards**	**2 lifts**
Roof Accent 4	**2.00 m**	**8 boards**	**2 lifts**
Roof Accent 5	**2.00 m**	**8 boards**	**2 lifts**
Independent 4			
Elevation 1	**60.46 m**	**5 boards**	**6 lifts**
Roof Accent 6	**2.00 m**	**8 boards**	**1 lift**
Roof Accent 7	**2.00 m**	**8 boards**	**1 lift**
Roof Accent 8	**2.00 m**	**8 boards**	**2 lifts**
Roof Accent 9	**2.00 m**	**8 boards**	**1 lift**
Roof Accent 10	**2.00 m**	**8 boards**	**1 lift**
Roof Accent 11	**2.00 m**	**8 boards**	**2 lifts**
Roof Accent 12	**6.00 m**	**8 boards**	**1 lift**
Roof Accent 13	**6.00 m**	**8 boards**	**1 lift**
Roof Accent 14	**6.00 m**	**8 boards**	**1 lift**
Roof Accent 15	**2.00 m**	**8 boards**	**1 lift**
Roof Accent 16	**2.00 m**	**8 boards**	**1 lift**

The scaffolding will have the following lift heights:

- Roof Accent1, Roof Accent 4, Roof Accent 6, Roof Accent 7, Roof Accent 8 , Roof Accent 9 , Roof Accent 10, Roof Accent 11, Roof Accent 12, Roof Accent 13 , Roof Accent 14 , Roof Accent 15 , Roof Accent 16 , Independent 1, Independent 3 and Independent 4 will have a lift height of 2.00 m.
- Independent 2 will have a lift height of 2.00 m and a top lift height of 0.50 m. Exceptions to this are as follows: lift 4 will have a height of 0.55 m and lift 5 will have a height of 3.00 m.
- Roof Accent 2, Roof Accent 3 and Roof Accent 5 will have a lift height of 2.00 m and a top lift height of 1.00 m.

The scaffolding will be built with double guard rails at all lifts - exceptions to this are noted below.

- Independent 3 will be built with double guard rails at all lifts and inside guard rails.

Decking

Independent 1, Independent 2, Elevation 1 of Independent 3:lifts 1-6 and Independent 4: Main Deck: 5 Boards, Toe Boards: 1. Elevation 1 of Independent 3:lift 7: Main Deck: 5 Boards, Toe Boards: 2. Roof Accent1, Roof Accent 2, Roof Accent 3, Roof Accent 4, Roof Accent 5, Roof Accent 6, Roof Accent 7, Roof Accent 8 , Roof Accent 9 , Roof Accent 10, Roof Accent 11, Roof Accent 12, Roof Accent 13 , Roof Accent 14 , Roof Accent 15 and Roof Accent 16 : Main Deck: 8 Boards, Toe Boards: 2.
Boards will be placed once only by us at all lifts.
Timber toe boards will be provided on all decked lifts.

Access
Independent 2 and Independent 4 will include 1 ladder access built from lift 2. All other listed scaffolds will include 1 ladder access built from the ground.

Loading
Independent 1 and Independent 4 will be constructed on a nominal 1.95m by 1.20m grid. Independent 2 will be constructed on a nominal 1.93m by 1.20m grid. Independent 3 will be constructed on a nominal 1.92m by 1.20m grid. All other listed scaffolds will be constructed on a nominal 2.00m by 1.97m grid.
The scaffolding will support the following maximum quantities of uniformly distributed lift loads:

- All listed independent scaffolds: 1 x 2.00 kN/m²; 1 x 1.00 kN/m²
- All listed free standing tower scaffolds: 1 x 0.75 kN/m²

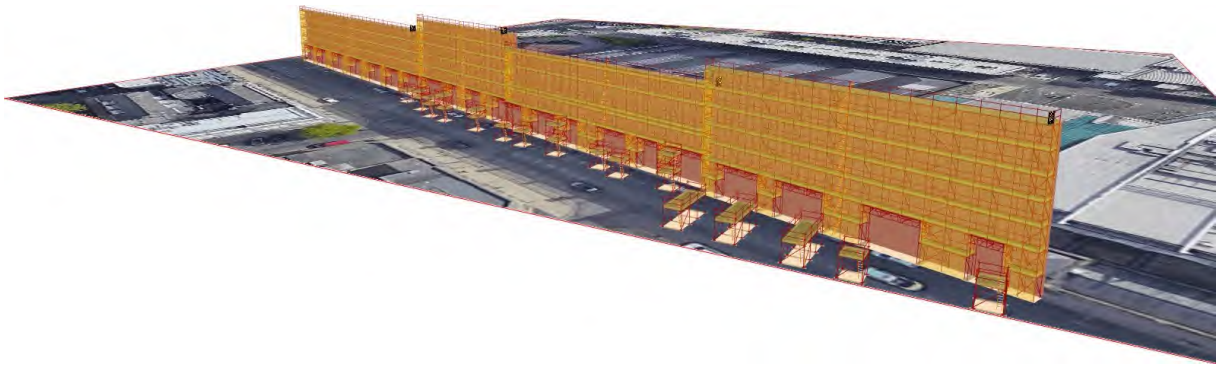
These loads must not be exceeded.

Price

Item Price	**£58,878.00**
Hire Period (in weeks)	**up to 20 weeks**
Extra Hire (per week or part thereof)	**£1,294.00**
	All prices exclude VAT.

Dayworks to be charged at £34.50 per hour per person to cover alterations and remedial works only as per site management instructions.

● INSIGHT ● INNOVATION ● INVESTMENT ● INTEGRITY ●



● INSIGHT ● INNOVATION ● INVESTMENT ● INTEGRITY ●

Quote No: PRE22-0050 Date:14/04/2022
Item No: 2 of 14 Item Name: Deansgate Elevation 5-6 **Quantity: 1**

Tube and Fitting scaffolding for access.
No adaptions to this scaffolding have been allowed for.

Independent 1 includes a 3.10 m bridge at lift 2, 1.95 m from the left end, a 2.45 m bridge at lift 2, 9.75 m from the left end, a 3.05 m bridge at lift 2, 17.56 m from the left end, a 2.10 m bridge at lift 2, 25.36 m from the left end, a 2.20 m bridge at lift 2, 36.81 m from the left end and a 5.61 m bridge at lift 2, 29.33 m from the left end. Independent 2 includes a 2.26 m bridge at lift 2, 1.89 m from the left end, a 2.16 m bridge at lift 2, 9.44 m from the left end, a 2.00 m bridge at lift 2, 16.99 m from the left end, a 2.11 m bridge at lift 2, 28.09 m from the left end and a 3.64 m bridge at lift 2, 20.81 m from the left end.
All listed independent scaffolds include debris netting on all lifts (including the base level).
Debris netting fixed once only to the full external this applies to all items below

The scaffolding will be built to the following dimensions:

	Length	Width	Lift Count
Independent 1			
Elevation 1	**40.97 m**	**5 boards**	**6 lifts**
Independent 2			
Elevation 1	**32.09 m**	**5 boards**	**7 lifts**
Roof Accent 17	**2.00 m**	**8 boards**	**2 lifts**
Roof Accent 18	**2.00 m**	**8 boards**	**2 lifts**
Roof Accent 19	**2.00 m**	**8 boards**	**2 lifts**
Roof Accent 20	**2.00 m**	**8 boards**	**2 lifts**
Roof Accent 21	**2.00 m**	**8 boards**	**2 lifts**
Roof Accent 22	**10.00 m**	**8 boards**	**1 lift**
Roof Accent 23	**10.00 m**	**8 boards**	**1 lift**
Roof Accent24	**2.00 m**	**8 boards**	**1 lift**
Roof Accent 25	**2.00 m**	**8 boards**	**1 lift**

The scaffolding will have a lift height of 2.00 m.
The scaffolding will be built with double guard rails at all lifts.

Decking
Independent 1 and Independent 2: Main Deck: 5 Boards, Toe Boards: 1. Roof Accent 17, Roof Accent 18 , Roof Accent 19 , Roof Accent 20 , Roof Accent 21 , Roof Accent 22 , Roof Accent 23 , Roof Accent24 and Roof Accent 25 : Main Deck: 8 Boards, Toe Boards: 2.
Boards will be placed once only by us at all lifts.
Timber toe boards will be provided on all decked lifts.

Access
All listed independents and All listed free standing towers will include 1 ladder access built from the ground.

Loading
Independent 1 will be constructed on a nominal 1.95m by 1.20m grid. Independent 2 will be constructed on a nominal 1.89m by 1.20m grid. All other listed scaffolds will be constructed on a nominal 2.00m by 1.97m grid.
The scaffolding will support the following maximum quantities of uniformly distributed lift loads:

- All listed independent scaffolds: 1 x 2.00 kN/m²; 1 x 1.00 kN/m²
- All listed free standing tower scaffolds: 1 x 0.75 kN/m²

These loads must not be exceeded.

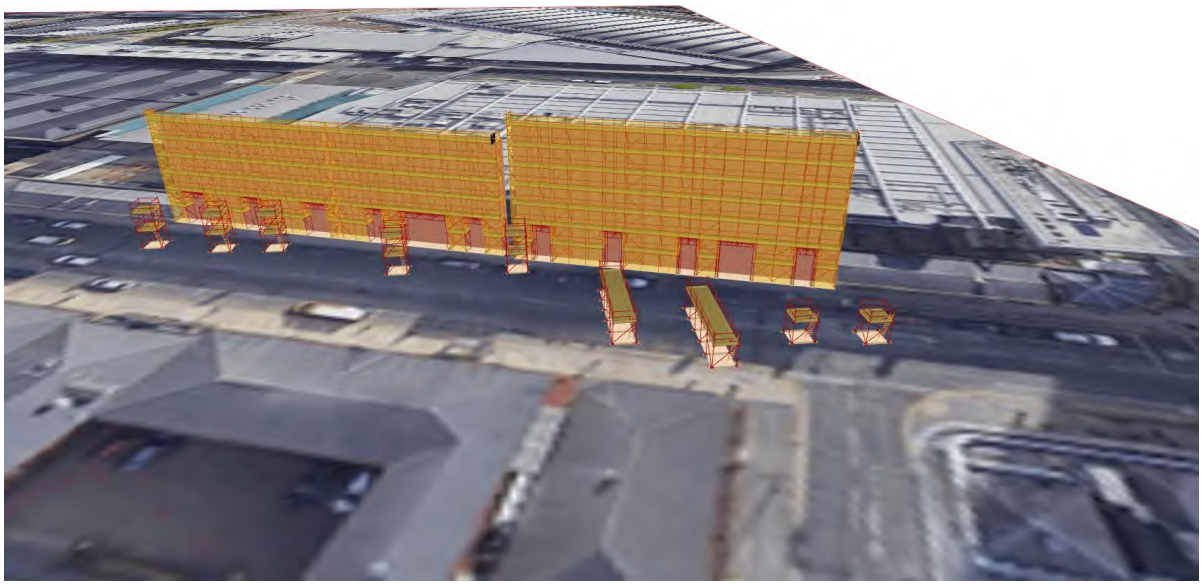
Price

Item Price	**£27,073.00**
Hire Period (in weeks)	**up to 20 weeks**
Extra Hire (per week or part thereof)	**£579.00**
	All prices exclude VAT.

Dayworks to be charged at £34.50 per hour per person to cover alterations and remedial works only as per site management instructions.

ENIGMA

● INSIGHT ● INNOVATION ● INVESTMENT ● INTEGRITY ●



● INSIGHT ● INNOVATION ● INVESTMENT ● INTEGRITY ●

Quote No: PRE22-0050 Date:14/04/2022
Item No: 3 of 14 Item Name: DeansGate Elevation 7 & 9 **Quantity: 1**

Tube and Fitting scaffolding for access.
No adaptions to this scaffolding have been allowed for.

Independent 1 includes a 3.51 m bridge at lift 2, 1.84 m from the left end, a 2.21 m bridge at lift 2, 14.62 m from the left end and a 3.71 m bridge at lift 2, 9.06 m from the left end. Elevation 3 of Independent 2 includes a 3.95 m bridge at lift 2, 1.67 m from the left end. Elevation 2 of Independent 2 includes a 1.82 m bridge at lift 2, 1.33 m from the left end. Elevation 1 of Independent 2 includes a 3.93 m bridge at lift 2, 3.94 m from the left end.
Independent 1 includes debris netting on the lowest 6 lifts (including the base level). Independent 2 includes debris netting on all lifts (including the base level).

The scaffolding will be built to the following dimensions:

	Length	Width	Lift Count
Independent 1			
Elevation 1	**20.58 m**	**5 boards**	**6 lifts**
Independent 2			
Elevation 4	**1.59 m**	**5 boards**	**7 lifts**
Elevation 3	**7.09 m**	**5 boards**	**7 lifts**
Elevation 2	**4.67 m**	**5 boards**	**7 lifts**
Elevation 1	**9.35 m**	**5 boards**	**7 lifts**
Roof Accent 26	**2.00 m**	**8 boards**	**2 lifts**
Roof Accent 27#	**8.00 m**	**8 boards**	**1 lift**
Roof Accent 28	**2.00 m**	**8 boards**	**2 lifts**
Roof Accent 29	**2.00 m**	**8 boards**	**2 lifts**
Roof Accent 30	**2.00 m**	**8 boards**	**2 lifts**
Roof Accent 31	**2.00 m**	**8 boards**	**2 lifts**

The scaffolding will have a lift height of 2.00 m.
The scaffolding will be built with double guard rails at all lifts.

Decking

Independent 1 and Independent 2: Main Deck: 5 Boards, Toe Boards: 1. Roof Accent 26, Roof Accent 27#, Roof Accent 28, Roof Accent 29, Roof Accent 30 and Roof Accent 31: Main Deck: 8 Boards, Toe Boards: 2.
Boards will be placed once only by us at all lifts.
Timber toe boards will be provided on all decked lifts.

Access
All listed independents will include 1 ladder access built from lift 2. All listed free standing towers will include 1 ladder access built from the ground.

Loading
Independent 1 will be constructed on a nominal 1.87m by 1.20m grid. Independent 2 will be constructed on a nominal 1.98m by 1.20m grid. All other listed scaffolds will be constructed on a nominal 2.00m by 1.97m grid.
The scaffolding will support the following maximum quantities of uniformly distributed lift loads:

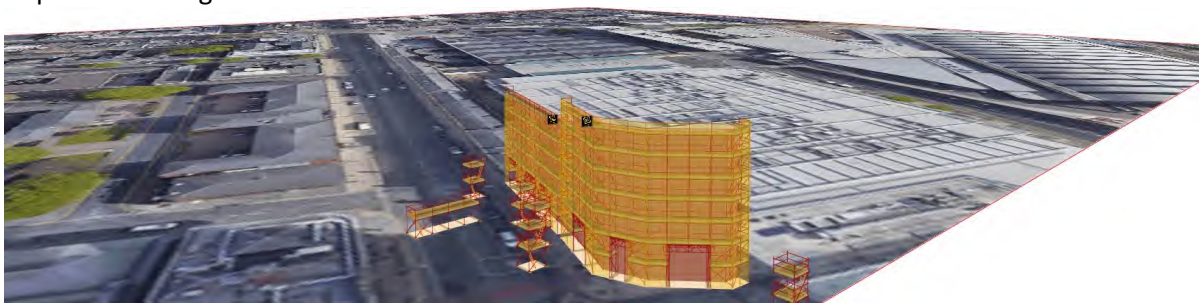
- All listed independent scaffolds: 1 x 2.00 kN/m²; 1 x 1.00 kN/m²
- All listed free standing tower scaffolds: 1 x 0.75 kN/m²

These loads must not be exceeded.

Price

Item Price	**£19,658.00**
Hire Period (in weeks)	**up to 20 weeks**
Extra Hire (per week or part thereof)	**£380.00**
	All prices exclude VAT.

Dayworks to be charged at £34.50 per hour per person to cover alterations and remedial works only as per site management instructions.



● INSIGHT ● INNOVATION ● INVESTMENT ● INTEGRITY ●

Quote No: PRE22-0050 Date:14/04/2022
Item No: 4 of 14 Item Name: Deansgate Rear Elavation 1-3 **Quantity: 1**

Tube and Fitting Independent scaffolding for access.
No adaptions to this scaffolding have been allowed for.

Independent 2 includes a 5.55 m bridge at lift 2, 1.85 m from the left end and a 5.55 m bridge at lift 2, 11.09 m from the left end.
Independent 1 includes debris netting on the lowest 6 lifts (including the base level). Independent 2 and Independent 3 include debris netting on the lowest 4 lifts (including the base level).

The scaffolding will be built to the following dimensions:

	Length	Width	Lift Count
Independent 1			
Elevation 1	**10.07 m**	**5 boards**	**6 lifts**
Independent 2			
Elevation 1	**18.49 m**	**5 boards**	**4 lifts**
Independent 3			
Elevation 1	**32.26 m**	**5 boards**	**4 lifts**

The scaffolding will have a lift height of 2.00 m.
The scaffolding will be built with double guard rails at all lifts.

Decking
Main Deck: 5 Boards, Toe Boards: 1.
Boards will be placed once only by us at all lifts.
Timber toe boards will be provided on all decked lifts.

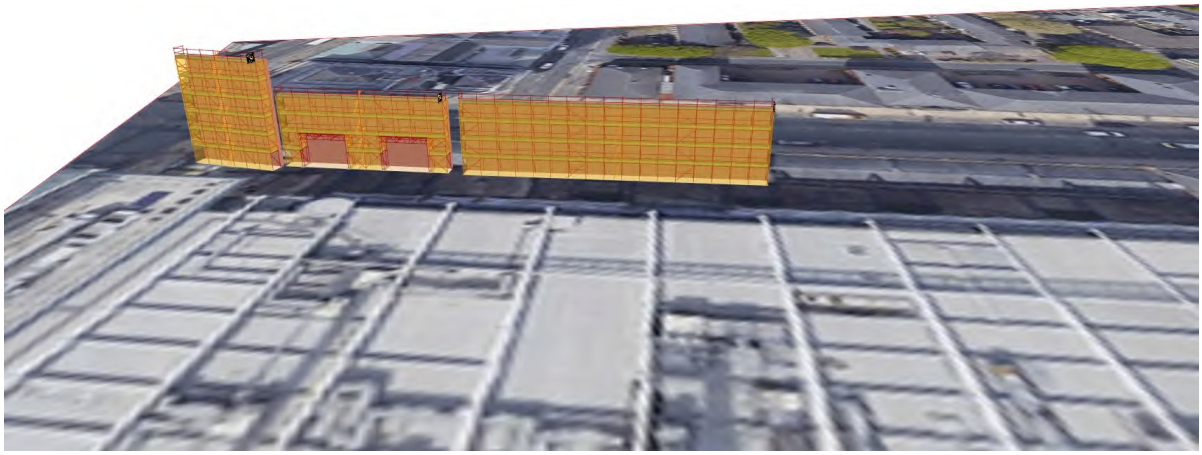
Access
All listed independents will include 1 ladder access built from the ground.

Loading
Independent 2 will be constructed on a nominal 1.85m by 1.20m grid. Independent 3 will be constructed on a nominal 1.90m by 1.20m grid. All other listed scaffolds will be constructed on a nominal 1.68m by 1.20m grid.
The scaffolding will support a maximum of 1 lift with a uniformly distributed load of 2.00 kN/m² and 1 lift with a uniformly distributed load of 1.00 kN/m². These loads must not be exceeded.

Price

Item Price	**£16,155.00**
Hire Period (in weeks)	**up to 20 weeks**
Extra Hire (per week or part thereof)	**£252.00**
	All prices exclude VAT.

Dayworks to be charged at £34.50 per hour per person to cover alterations and remedial works only as per site management instructions.



● INSIGHT ● INNOVATION ● INVESTMENT ● INTEGRITY ●

Quote No: PRE22-0050		Date:14/04/2022
Item No: 5 of 14	Item Name: Deansgate Rear 4-7	**Quantity: 1**

Tube and Fitting Independent scaffolding for access.
No adaptions to this scaffolding have been allowed for.

Independent 2 includes debris netting on the top 3 lifts. Independent 1 and Independent 3 include debris netting on all lifts (including the base level).

The scaffolding will be built to the following dimensions:

	Length	Width	Lift Count
Independent 1			
Elevation 1	**39.94 m**	**5 boards**	**3 lifts**
Independent 2			
Elevation 1	**31.90 m**	**5 boards**	**4 lifts**
Independent 3			
Elevation 1	**42.02 m**	**5 boards**	**2 lifts**

The scaffolding will have a lift height of 2.00 m.
The scaffolding will be built with double guard rails at all lifts.

Decking
Main Deck: 5 Boards, Toe Boards: 1.
Boards will be placed once only by us at all lifts.
Timber toe boards will be provided on all decked lifts.

Access
All listed independents will include 1 ladder access built from the ground.

Loading
Independent 2 will be constructed on a nominal 1.99m by 1.20m grid. Independent 3 will be constructed on a nominal 1.91m by 1.20m grid. All other listed scaffolds will be constructed on a nominal 2.00m by 1.20m grid.
The scaffolding will support a maximum of 1 lift with a uniformly distributed load of 2.00 kN/m² and 1 lift with a uniformly distributed load of 1.00 kN/m². These loads must not be exceeded.

Price



● INSIGHT ● INNOVATION ● INVESTMENT ● INTEGRITY ●

Item Price	**£18,629.00**
Hire Period (in weeks)	**up to 20 weeks**
Extra Hire (per week or part thereof)	**£263.00**
	All prices exclude VAT.

Dayworks to be charged at £34.50 per hour per person to cover alterations and remedial works only as per site management instructions.

● INSIGHT ● INNOVATION ● INVESTMENT ● INTEGRITY ●

Quote No: PRE22-0050		Date:14/04/2022
Item No: 6 of 14	Item Name: Deansgate 8-10	**Quantity: 1**

Tube and Fitting Independent scaffolding for access. price based on car park ramps to be closed due to not enough room between building elevation and Car park ramp for the scaffolding

No adaptions to this scaffolding have been allowed for.

Independent 1 includes a 16.27 m bridge at lift 3, 15.79 m from the left end, a 17.93 m bridge at lift 3, 34.01 m from the left end, a 16.53 m bridge at lifts 3-6, 15.79 m from the left end, a 17.68 m bridge at lifts 3-6, 34.01 m from the left end, a 16.48 m bridge at lifts 6-8, 15.79 m from the left end and a 18.04 m bridge at lifts 6-8, 34.01 m from the left end.
The scaffolding includes debris netting on all lifts (including the base level).

The scaffolding will be built to the following dimensions:

	Length	Width	Lift Count
Independent 1			
Elevation 1	**61.19 m**	**5 boards**	**9 lifts**

The scaffolding will have a lift height of 2.00 m.
The scaffolding will be built with double guard rails at all lifts.

Decking
Main Deck: 5 Boards, Toe Boards: 1.
Boards will be placed once only by us at all lifts.
Timber toe boards will be provided on all decked lifts.

Access
The scaffolding will include 1 ladder access built from the ground.

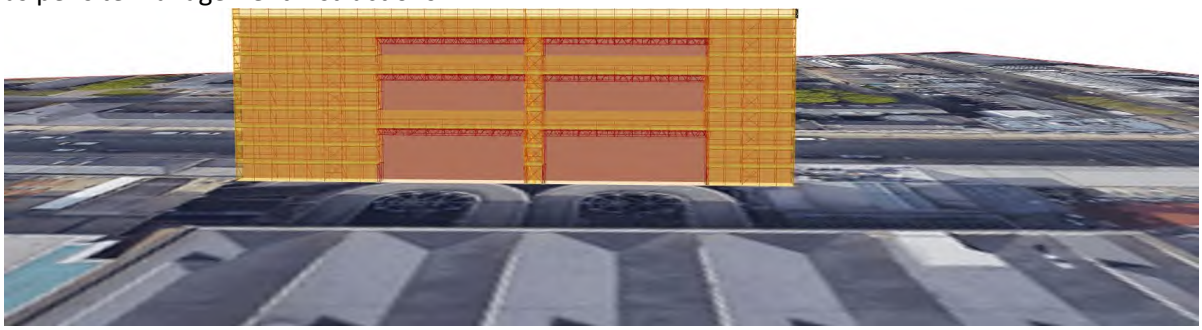
Loading
The scaffolding will be constructed on a nominal 1.97m by 1.20m grid.
The scaffolding will support a maximum of 1 lift with a uniformly distributed load of 2.00 kN/m² and 1 lift with a uniformly distributed load of 1.00 kN/m². These loads must not be exceeded.

Price

Item Price	**£40,082.00**
Hire Period (in weeks)	**up to 20 weeks**
Extra Hire (per week or part thereof)	**£585.00**

All prices exclude VAT.

Dayworks to be charged at £34.50 per hour per person to cover alterations and remedial works only as per site management instructions.



● INSIGHT ● INNOVATION ● INVESTMENT ● INTEGRITY ●

Quote No: PRE22-0050		Date:14/04/2022
Item No: 7 of 14	Item Name: GNW East elevation 1	**Quantity: 1**

Tube and Fitting Independent scaffolding for access.
No adaptions to this scaffolding have been allowed for.

The scaffolding will include high-visibility safety standards at pedestrian level.
7 safety lights are included.
The scaffolding includes debris netting on all lifts.

The scaffolding will be built to the following dimensions:

	Length	Width	Lift Count
Independent 1			
Elevation 1	**11.20 m**	**6 boards**	**2 lifts**

The scaffolding will have a lift height of 2.70 m and a top lift height of 1.50 m.
The scaffolding will be built with double guard rails at all lifts.

Decking
Main Deck: 6 Boards, Toe Boards: 1.
Boards will be placed once only by us at all lifts.
Timber toe boards will be provided on all decked lifts.

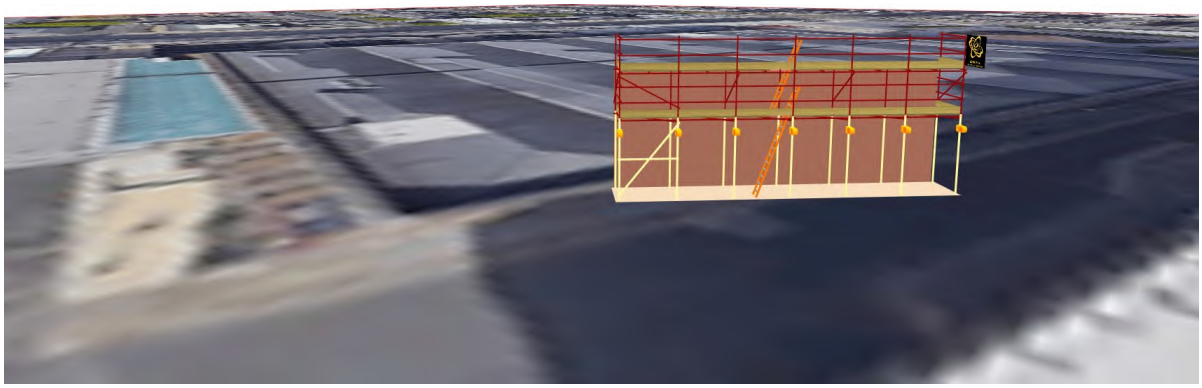
Access
The scaffolding will include 1 ladder access built from the ground.

Loading
The scaffolding will be constructed on a nominal 1.87m by 1.44m grid.
The scaffolding will support a maximum of 1 lift with a uniformly distributed load of 2.00 kN/m² and 1 lift with a uniformly distributed load of 1.00 kN/m². These loads must not be exceeded.

Price

Item Price	**£1,057.00**
Hire Period (in weeks)	**up to 4 weeks**
Extra Hire (per week or part thereof)	**£44.00**
	All prices exclude VAT.

Dayworks to be charged at £34.50 per hour per person to cover alterations and remedial works only as per site management instructions.



● INSIGHT ● INNOVATION ● INVESTMENT ● INTEGRITY ●

Quote No: PRE22-0050		Date:14/04/2022
Item No: 8 of 14	Item Name: GNW East elevation 2	**Quantity: 3**

Tube and Fitting Independent scaffolding for access.
No adaptions to this scaffolding have been allowed for.

The scaffolding will include high-visibility safety standards at pedestrian level.
7 safety lights are included.
The scaffolding includes debris netting on all lifts.

The scaffolding will be built to the following dimensions:

	Length	Width	Lift Count
Independent 1			
Elevation 1	**11.20 m**	**6 boards**	**2 lifts**

The scaffolding will have a lift height of 2.70 m and a top lift height of 1.50 m.
The scaffolding will be built with double guard rails at all lifts.

Decking
Main Deck: 6 Boards, Toe Boards: 1.
Boards will be placed once only by us at all lifts.
Timber toe boards will be provided on all decked lifts.

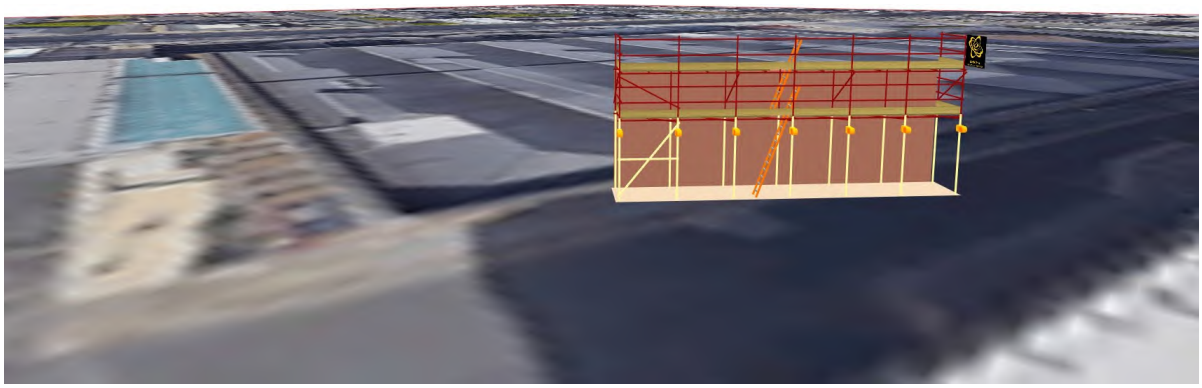
Access
The scaffolding will include 1 ladder access built from the ground.

Loading
The scaffolding will be constructed on a nominal 1.87m by 1.44m grid.
The scaffolding will support a maximum of 1 lift with a uniformly distributed load of 2.00 kN/m² and 1 lift with a uniformly distributed load of 1.00 kN/m². These loads must not be exceeded.

Price

Item Price	**£3,171.00**
Hire Period (in weeks)	**up to 4 weeks**
Extra Hire (per week or part thereof)	**£132.00**
	All prices exclude VAT.

Dayworks to be charged at £34.50 per hour per person to cover alterations and remedial works only as per site management instructions.



● INSIGHT ● INNOVATION ● INVESTMENT ● INTEGRITY ●

Quote No: PRE22-0050		Date:14/04/2022
Item No: 9 of 14	Item Name: GNW East elevation 3	**Quantity: 1**

Tube and Fitting Independent scaffolding for access.
No adaptions to this scaffolding have been allowed for.

The scaffolding will include high-visibility safety standards at pedestrian level.
3 safety lights are included.
The scaffolding includes debris netting on all lifts.

The scaffolding will be built to the following dimensions:

	Length	Width	Lift Count
Independent 1			
Elevation 1	**3.00 m**	**6 boards**	**2 lifts**

The scaffolding will have a lift height of 2.70 m and a top lift height of 1.50 m.
The scaffolding will be built with double guard rails at all lifts.

Decking
Main Deck: 6 Boards, Toe Boards: 1.
Boards will be placed once only by us at all lifts.
Timber toe boards will be provided on all decked lifts.

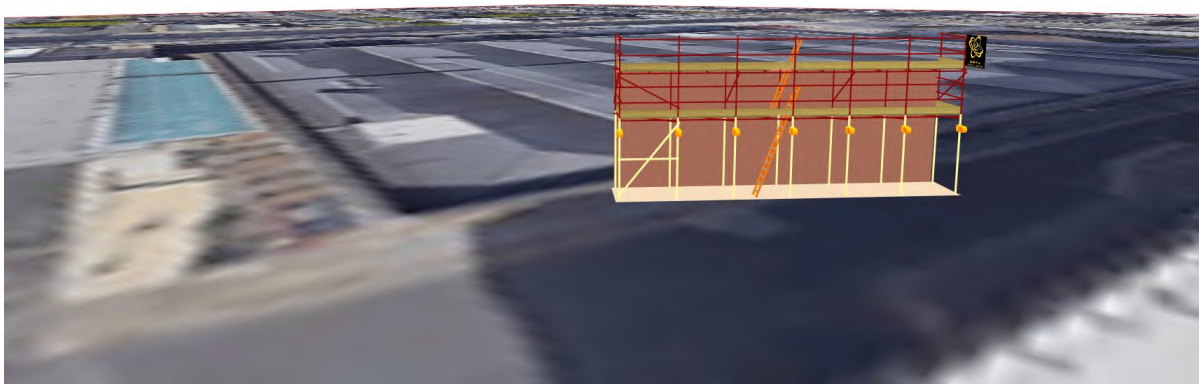
Access
The scaffolding will include 1 ladder access built from the ground.

Loading
The scaffolding will be constructed on a nominal 1.50m by 1.44m grid.
The scaffolding will support a maximum of 1 lift with a uniformly distributed load of 2.00 kN/m² and 1 lift with a uniformly distributed load of 1.00 kN/m². These loads must not be exceeded.

Price

Item Price	**£428.00**
Hire Period (in weeks)	**up to 4 weeks**
Extra Hire (per week or part thereof)	**£19.00**
	All prices exclude VAT.

Dayworks to be charged at £34.50 per hour per person to cover alterations and remedial works only as per site management instructions.



● INSIGHT ● INNOVATION ● INVESTMENT ● INTEGRITY ●

Quote No: PRE22-0050		Date:14/04/2022
Item No: 10 of 14	Item Name: GNW South elevation 3	**Quantity: 1**

Tube and Fitting Independent scaffolding for access.
No adaptions to this scaffolding have been allowed for.

The scaffolding will include high-visibility safety standards at pedestrian level.
7 safety lights are included.
The scaffolding includes debris netting on all lifts.

The scaffolding will be built to the following dimensions:

	Length	Width	Lift Count
Independent 1			
Elevation 1	**11.20 m**	**6 boards**	**2 lifts**

The scaffolding will have a lift height of 2.70 m and a top lift height of 1.50 m.
The scaffolding will be built with double guard rails at all lifts.

Decking
Main Deck: 6 Boards, Toe Boards: 1.
Boards will be placed once only by us at all lifts.
Timber toe boards will be provided on all decked lifts.

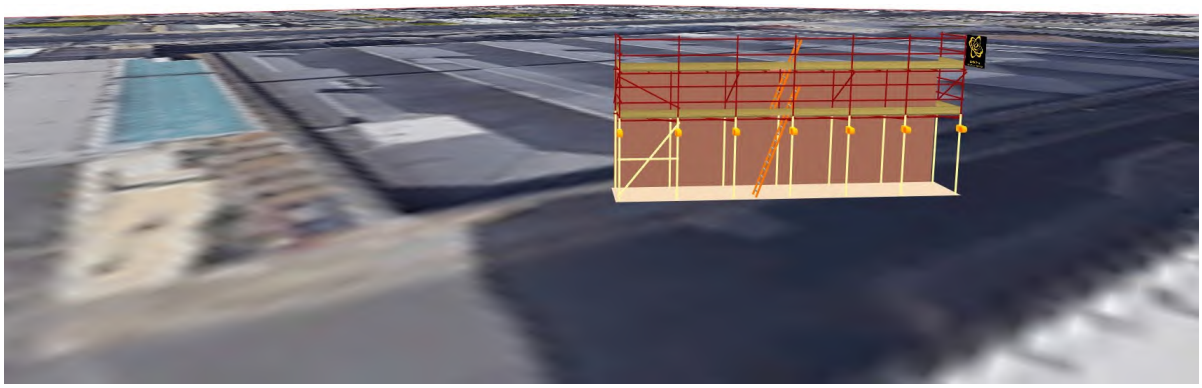
Access
The scaffolding will include 1 ladder access built from the ground.

Loading
The scaffolding will be constructed on a nominal 1.87m by 1.44m grid.
The scaffolding will support a maximum of 1 lift with a uniformly distributed load of 2.00 kN/m² and 1 lift with a uniformly distributed load of 1.00 kN/m². These loads must not be exceeded.

Price

Item Price	**£1,057.00**
Hire Period (in weeks)	**up to 4 weeks**
Extra Hire (per week or part thereof)	**£44.00**
	All prices exclude VAT.

Dayworks to be charged at £34.50 per hour per person to cover alterations and remedial works only as per site management instructions.



● INSIGHT ● INNOVATION ● INVESTMENT ● INTEGRITY ●

Quote No: PRE22-0050		Date:14/04/2022
Item No: 11 of 14	Item Name: GNW West Side Elevation 2 -3	**Quantity: 1**

Tube and Fitting Independent scaffolding for access. Car park ramps to be closed to aloow scaffold erection
No adaptions to this scaffolding have been allowed for.

Independent 1 includes a 5.96 m bridge at lift 2, 15.90 m from the left end, a 5.96 m bridge at lift 2, 23.85 m from the left end, a 5.96 m bridge at lift 2, 37.76 m from the left end, a 5.96 m bridge at lift 3, 0.00 m from the left end, a 5.96 m bridge at lifts 2-6, 37.76 m from the left end, a 5.96 m bridge at lifts 2-6, 15.90 m from the left end, a 5.96 m bridge at lifts 3-6, 0.00 m from the left end, a 5.96 m bridge at lifts 2-7, 23.85 m from the left end, a 5.96 m bridge at lifts 6-9, 0.00 m from the left end, a 5.96 m bridge at lifts 6-10, 37.76 m from the left end, a 5.96 m bridge at lifts 7-10, 23.85 m from the left end and a 5.96 m bridge at lifts 6-10, 15.90 m from the left end.
The scaffolding includes debris netting on lifts 1-5, 7-10 and the base level.

The scaffolding will be built to the following dimensions:

	Length	Width	Lift Count
Independent 1			
Elevation 1	**49.68 m**	**5 boards**	**11 lifts**

The scaffolding will have a lift height of 2.00 m.
The scaffolding will be built with double guard rails at all lifts.

Decking
Main Deck: 5 Boards, Toe Boards: 1.
Boards will be placed once only by us at all lifts.
Timber toe boards will be provided on all decked lifts.

Access
The scaffolding will include 1 ladder access built from the ground.

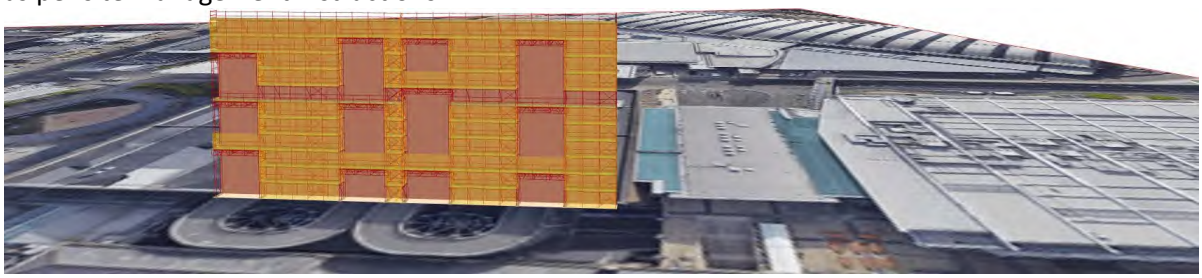
Loading
The scaffolding will be constructed on a nominal 1.99m by 1.20m grid.
The scaffolding will support a maximum of 1 lift with a uniformly distributed load of 2.00 kN/m² and 1 lift with a uniformly distributed load of 1.00 kN/m². These loads must not be exceeded.

Price

● INSIGHT ● INNOVATION ● INVESTMENT ● INTEGRITY ●

Item Price	**£41,382.00**
Hire Period (in weeks)	**up to 35 weeks**
Extra Hire (per week or part thereof)	**£562.00**
	All prices exclude VAT.

Dayworks to be charged at £34.50 per hour per person to cover alterations and remedial works only as per site management instructions.



● INSIGHT ● INNOVATION ● INVESTMENT ● INTEGRITY ●

Quote No: PRE22-0050		Date:14/04/2022
Item No: 12 of 14	Item Name: GNW West elevation1	**Quantity: 1**

Tube and Fitting Independent scaffolding for access.
No adaptions to this scaffolding have been allowed for.

The scaffolding will include high-visibility safety standards at pedestrian level.
3 safety lights are included.
The scaffolding includes debris netting on all lifts.

The scaffolding will be built to the following dimensions:

	Length	Width	Lift Count
Independent 1			
Elevation 1	**3.00 m**	**6 boards**	**2 lifts**

The scaffolding will have a lift height of 2.70 m and a top lift height of 1.50 m.
The scaffolding will be built with double guard rails at all lifts.

Decking
Main Deck: 6 Boards, Toe Boards: 1.
Boards will be placed once only by us at all lifts.
Timber toe boards will be provided on all decked lifts.

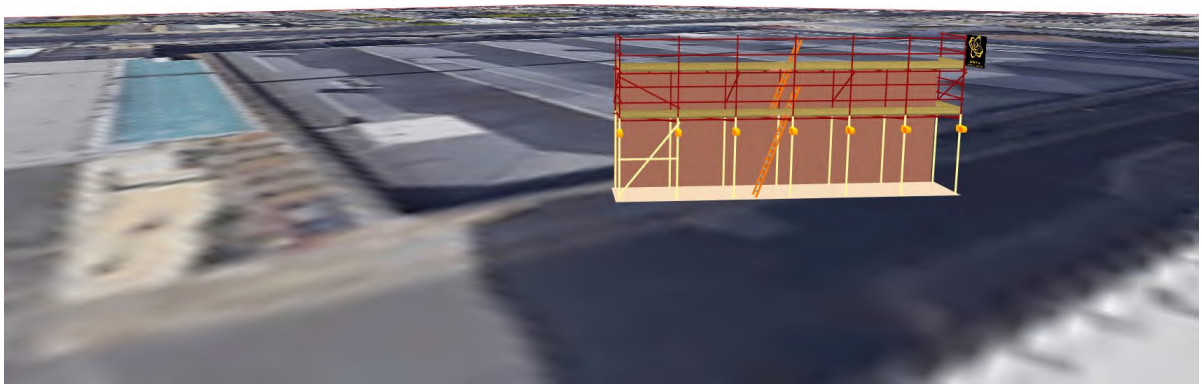
Access
The scaffolding will include 1 ladder access built from the ground.

Loading
The scaffolding will be constructed on a nominal 1.50m by 1.44m grid.
The scaffolding will support a maximum of 1 lift with a uniformly distributed load of 2.00 kN/m² and 1 lift with a uniformly distributed load of 1.00 kN/m². These loads must not be exceeded.

Price

Item Price	**£428.00**
Hire Period (in weeks)	**up to 4 weeks**
Extra Hire (per week or part thereof)	**£19.00**
	All prices exclude VAT.

Dayworks to be charged at £34.50 per hour per person to cover alterations and remedial works only as per site management instructions.



● INSIGHT ● INNOVATION ● INVESTMENT ● INTEGRITY ●

Quote No: PRE22-0050		Date:14/04/2022
Item No: 13 of 14	Item Name: Design	**Quantity: 1**

Design costs for the GNW ITEM 2-3 and rear Deansgate elevation 8-10

Price

Item Price	**£3,500.00**
Hire Period (in weeks)	**up to 0 weeks**
Extra Hire (per week or part thereof)	**£0.00**
	All prices exclude VAT.

Dayworks to be charged at £34.50 per hour per person to cover alterations and remedial works only as per site management instructions.

● INSIGHT ● INNOVATION ● INVESTMENT ● INTEGRITY ●

Quote No: PRE22-0050		Date:14/04/2022
Item No: 14 of 14	Item Name: Inspection	**Quantity: 1**

Scaffold inspection based on 1 visit every 7 days for a maximum of 4 hours per visit

T**Price**

Item Price	**£240.00**
Hire Period (in weeks)	**up to 1 week**
Extra Hire (per week or part thereof)	**£240.00**
	All prices exclude VAT.

Dayworks to be charged at £34.50 per hour per person to cover alterations and remedial works only as per site management instructions.

1 Issues Arising From Scaffolding Works

1.1 You are responsible for the making good / repair of any damage caused by the erection, alteration and / or dismantling of scaffolds on existing roofs.
1.2 Scaffolds will be tied to the structure using drop-in expanding anchors secured in holes drilled into the fabric of the building. You are responsible for obtaining and / or giving permission for such holes to be drilled. A tie pattern for holes, drilled to a depth to suit the anchor, will be submitted to you for approval before work is commenced.
1.3 You are responsible for ensuring that the fabric of the building is suitable and strong enough to withstand the loads imposed by the use of drop-in expanding anchors.
1.4 You are responsible for making good any damage caused to the fabric of the building through the use of drop-in anchors.

2 Foundations

2.1 All reasonable care will be taken to avoid causing damage to the roof when erecting, altering or dismantling the scaffold. However, any damage is at your risk and cost.
2.2 You are responsible for ensuring that the surface on which the scaffold is to be built can withstand the loads to be imposed without causing deflection to the scaffold structure. For the avoidance of doubt our quotation does not include for propping of any description below the level on which the scaffold is founded.
2.3 You are responsible for the provision of a suitably constructed firm and level foundation on which the scaffold is to be built. The foundation must be capable of supporting the dead and live loads imposed by the scaffold together with any loads imposed during its use. Your foundations must extend 300mm beyond the line of the standards.
2.4 You must ensure that the base of the scaffold is clear of all debris prior to the dismantling of the scaffold and ensure that the foot of each standard is exposed to enable recovery of base and sole plates. Any base and sole plates not recovered will be charged as an additional item.
2.5 Our price includes for the provision of single sole boards only. If ground / surface conditions require the use of additional measures these will be charged as an additional item.
2.6 You are responsible for the following:-
2.7 a) The provision of suitable lorry access to the site for the delivery and collection of equipment.
2.8 c) Approval of drawings indicating the position of standards prior to commencement of erection.

3 Pavement Licences and / or Permission to Erect Scaffolds (customer responsibility)

3.1 You are responsible for obtaining any third party permission to enable the scaffolding structures to be erected either on the site or on adjacent property. Third party permission includes, but is not limited to, the application for, and

obtaining of, pavement licences in accordance with section 169 of the Highways Act 1980. Copies of written third party permission / licences must be provided to us before work is commenced.

4 Customer Obligations and Liabilities

4.1 You are responsible for the security of our scaffolding equipment at all times, whether erected or not, and you are required to indemnify us from all losses.
4.2 You are required to take all necessary steps to prevent unauthorised access on to the scaffolds at any time.
4.3 You are required to provide us with sufficient and suitable secure storage for our equipment within a reasonable distance of the work face.
4.4 You are responsible for removing all aerials, satellite dishes and similar items before we commence work.

5 Attendances

5.1 Before our employees are required to handle any erected equipment you are responsible for cleaning it, and / or removing debris from it, and / or decontaminating it before being removed from site.
5.2 You are responsible for providing a firm level hardstanding, adjacent to the building, upon which and from which equipment can be pre-fabricated into sections for hoisting by mobile crane, to be provided by us, and for removal of the hardstanding on completion.
5.3 You are responsible for the provision of additional personnel to act as 'lookouts' and perform other safety related duties in accordance with the site safety system.

6 **Financial Issues**

6.1 Work carried out on a day work basis is not subject to discount.

7 Programme Issues

7.1 You are required to provide a minimum of 8 hours work per gang on each and every visit to site.
7.2 A Contract Programme for the scaffolding work must be agreed before work commences. The Programme must take into consideration the access available for carrying out the scaffolding works, the time required to complete the scaffolding works and the integration of the scaffolding works with other sub-contract works.

8 Specification Issues

8.1 Unless otherwise stated this quotation includes for the supply of 100% materials. For the avoidance of doubt we have not allowed for the dismantling and re-erection of the same material anywhere on the site.

9 Miscellaneous Issues / Qualifications

9.1 A full day's work should be made available for our employees on each and every visit. We reserve the right to charge any lost time at day-work rates.
9.2 Our price(s) are based on the work being carried out during normal working hours. If work, for whatever reason, is required to be carried out at other times the additional cost will be charged as an extra item.
9.3 Your attention is specifically drawn to the exclusions relating to work carried out on existing roof surfaces.



● INSIGHT ● INNOVATION ● INVESTMENT ● INTEGRITY ●

Supporting Information C.

Photographic
Schedule of Condition
Relating to

Great Northern Warehouse and Deansgate Terraces



Prepared by:

Cube Property Surveyors & Consultants
502 Birchwood One
Dewhurst Road
Birchwood
Warrington
WA3 7GB

Preface and Declaration

We the undersigned hereby agree that this Schedule of Condition accurately records the condition of the premises at Great Northern Warehouse and Deansgate Terraces as recorded on 11th August 2022.

Signed:	 .....
Print Name:	Alastair Wilson
Date of Signing:	19\08\22

Introduction

1. Generally

This Schedule of Condition is made out on the instructions of Aura Heritage at Great Northern Warehouse and Deansgate Terraces, represents a statement of the visual condition of those external parts accessible on the date indicated.

2. Site inspection

The inspection enabling preparation of this schedule of condition was undertaken on 10th and 11th of August by Alastair Wilson. At the times of our inspection the weather was dry and sunny.

This Schedule of Condition is based on a non-invasive visual inspection only. A large proportion of the survey was carried out via drone, no other specialised optical equipment, other than a camera, have been employed. The survey was confined to external areas. At the time of the survey, businesses were in operation.

The photographs have been taken following roughly the same route as the provided plans. Refer to 'Photo schedule issue' for correspondence.

3. Limitations

3.1 At the time of the inspection, for the purposes of this Schedule of Condition, the property was occupied. It was not possible to inspect woodwork or other parts of the structure which were covered, unexposed or inaccessible. It is not, therefore, possible to identify any defect which may subsequently become apparent arising from timber decay of any nature, beetle infestation, vermin, insects, defects in the constituents of concrete, the positioning of reinforcement, the extent of bearings, ties or fixings or any defects of a similar nature.

3.2 No tests have been carried out on any service installations such as gas, electrics, data wiring, heating, alarm systems, emergency lighting, smoke or heat detectors.

3.3 Specialist machinery and installations have not been tested or inspected.

3.4 The premises were inspected so far as external stonework, brickwork, roof slates and other external parts. No provision was made for the temporary halt or removal of any business in course of the preparation for this survey.

3.5 Underground drainage systems and above ground and wastewater pipework have not been tested although visual inspections were made where available.

3.6 No survey has been undertaken to assess the condition of the roof, other than visually.

4. Definitions

The descriptive and expressive terms of the Schedule which describe the condition of the property are for the purposes of this Schedule defined as follows:

Expression	**Definition**
"High level"	is used to locate features and defects above 2 metres in height above floor (or ground level) as the case may be.
"Intermediate level"	is used to locate features and defects between 1 metre and 2 metres above floor (or ground level) as the case may be.
"Low level"	is used to locate features and defects below 1 metre in height above floor (or ground level) as the case may be.

Excellent	no marks, wear or soiling
Good	minor soiling, wear or other defects
Fair	subject to several years wear, significant soiling or in need of repair to maintain integrity
Poor	in dilapidated condition, subject to hard long term wear, having reached, or nearing the end of its' useful life

5. Brief description of property

This survey covers two adjoining properties, Deansgate Terraces and Great Northern Warehouse. Both properties are Grade II* listed and are generally constructed from stonework and brickwork. The Deansgate Terraces are commercial businesses with shopfront openings on both the front elevation and rear elevation. Similarly, the Great Northern Warehouse features openings as such. Both units have slate roofs and timber window frames.

6. Photo schedule issue

Deansgate Terraces Schedule A
Great Northern Warehouse Schedule B

Drawing No.	Elevation No.	Roof No.
TS-ELEV-001	A1 – A8	A157 – A161
TS-ELEV-002	A9 – A16	A162 – A165
TS-ELEV-003	A16 – A26	A165 – 167 & A170
TS-ELEV-004	A26 – A36	A168 – A170
TS-ELEV-005	A36 – A45	A172 & A174
TS-ELEV-006	A45 – A55	A171 – A173
TS-ELEV-007	A55 – A61	A175 – A176
TS-ELEV-009	A61 – A71	A177 – A179
DR-ELEV-001	A71 – A81	A179 – A182
DR-ELEV-002	A81 – A88	A179 – A184
DR-ELEV-003	A88 – A94	A182 – A184
DR-ELEV-004	A94 – A98	A185 – A191
DR-ELEV-005	A99 – A103	A185 – A191
DR-ELEV-006	A103 – A112	A192 – A196
DR-ELEV-007	A112 – A116	A192 – A197
DR-ELEV-008	A125 – A132	A197
DR-ELEV-009	A132 – A134	A197
DR-ELEV-010	A134 – A136	A197
TS-ELEV-001 TO 003 (EAST)	B89 – B120	B121 – B144
TS-ELEV-001 TO 003 (NORTH)	B23 – B62	B121 – B144
TS-ELEV-001 TO 003 (SOUTH)	B65 – B88	B121 – B144
TS-ELEV-001 TO 003 (WEST)	B1 – B22 & B63 – B64	B121 – B144

AREAS OF NOTE:

A157 – A202 Roof areas, not yet reviewed by client.
B121 – B144 Roof areas, not yet reviewed by client.
A118 – A124 Staircase to the rear of Deansgate Terrace.
A125 – A136 For client to review.
A137 – A156 & A199 – A202 No client provided plans. For client to review.
A72 – A117 Brickwork generally in poor decorative condition. For client to review.

A - DEANSGATE TERRACES



Photograph:	1
Description:	Redress spalling stone to a sound surface. Cut out defective stone and replace new matching stone. Repoint defective joints. (West facing)



Photograph:	2
Description:	Redress spalling stone to a sound surface. Cut out defective stone and replace new matching stone. (West facing)



Photograph:	3
Description:	Redress spalling stone to a sound surface. Cut out defective stone and replace new matching stone. (West facing)



Photograph:	4
Description:	Redress spalling stone to a sound surface. Cut out defective stone and replace new matching stone. (West facing)



Photograph:	5
Description:	Redress spalling stone to a sound surface. Cut out defective stone and replace new matching stone. (West facing)



Photograph:	6
Description:	Redress spalling stone to a sound surface. Cut out defective stone and replace new matching stone. (West facing)



Photograph:	7
Description:	Redress spalling stone to a sound surface. Cut out defective stone and replace new matching stone. (West facing)



Photograph:	8
Description:	Redress spalling stone to a sound surface. Cut out defective stone and replace new matching stone. (West facing)



Photograph:	9
Description:	Redress spalling stone to a sound surface. Treat CI straps. (West facing)



Photograph:	10
Description:	Redress spalling stone to a sound surface. Treat Ci straps. (West facing)



Photograph:	11
Description:	Redress spalling stone to a sound surface. Treat CI straps. (West facing)



Photograph:	12
Description:	Redress spalling stone to a sound surface. Treat CI straps. (West facing)



Photograph:	13
Description:	Redress spalling stone to a sound surface. Treat CI straps. (West facing)



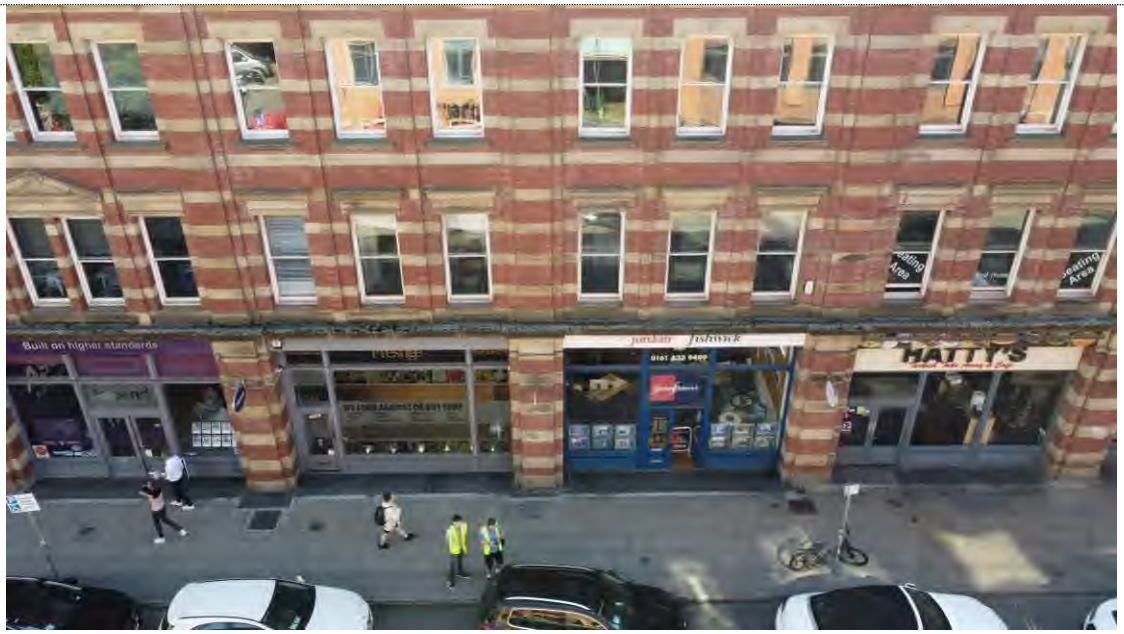
Photograph:	14
Description:	Redress spalling stone to a sound surface. Treat CI straps. (West facing)



Photograph:	15
Description:	Redress spalling stone to a sound surface. Treat CI straps. (West facing)



Photograph:	16
Description:	Redress spalling stone to a sound surface. Treat CI straps. (West facing)



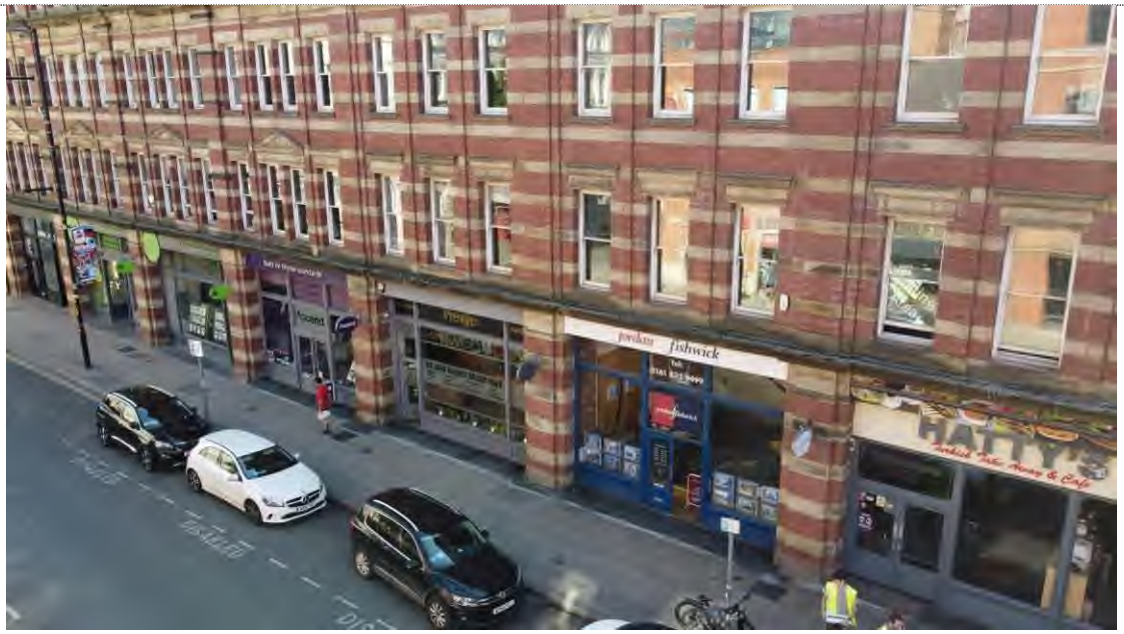
Photograph:	17
Description:	Redress spalling stone to a sound surface. Treat CI straps. (West facing)



Photograph:	18
Description:	Redress spalling stone to a sound surface. Cut out defective stone and replace new matching stone. (West facing)



Photograph:	19
Description:	Redress spalling stone to a sound surface. Cut out defective stone and replace new matching stone. (West facing)



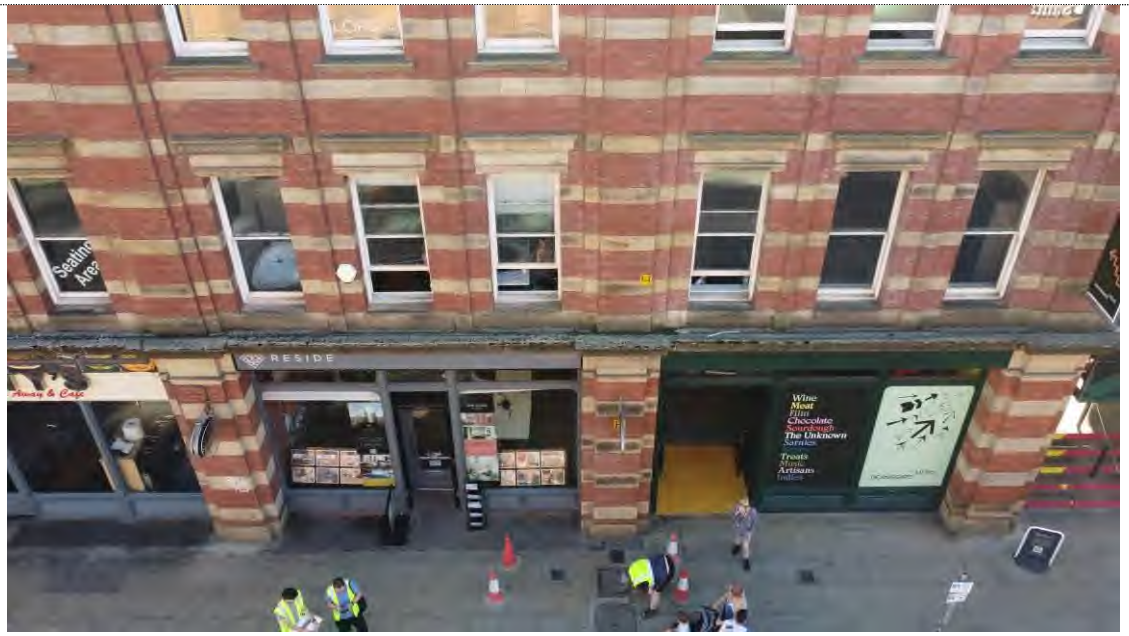
Photograph:	20
Description:	Redress spalling stone to a sound surface. Cut out defective stone and replace new matching stone. (West facing)



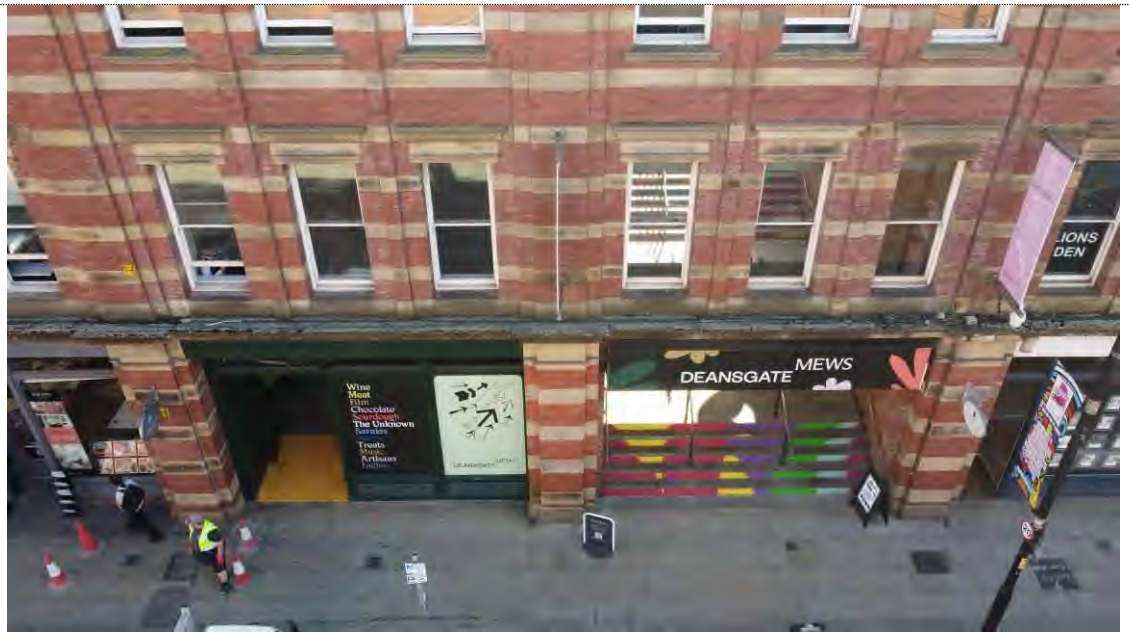
Photograph:	21
Description:	Redress spalling stone to a sound surface. Cut out defective stone and replace new matching stone. (West facing)



Photograph:	22
Description:	Redress spalling stone to a sound surface. Cut out defective stone and replace new matching stone. (West facing)



Photograph:	23
Description:	Redress spalling stone to a sound surface. Cut out defective stone and replace new matching stone. (West facing)



Photograph:	24
Description:	Redress spalling stone to a sound surface. Cut out defective stone and replace new matching stone. (West facing)



Photograph:	25
Description:	Redress spalling stone to a sound surface. Cut out defective stone and replace new matching stone. (West facing)



Photograph:	26
Description:	Redress spalling stone to a sound surface. Cut out defective stone and replace new matching stone. (West facing)



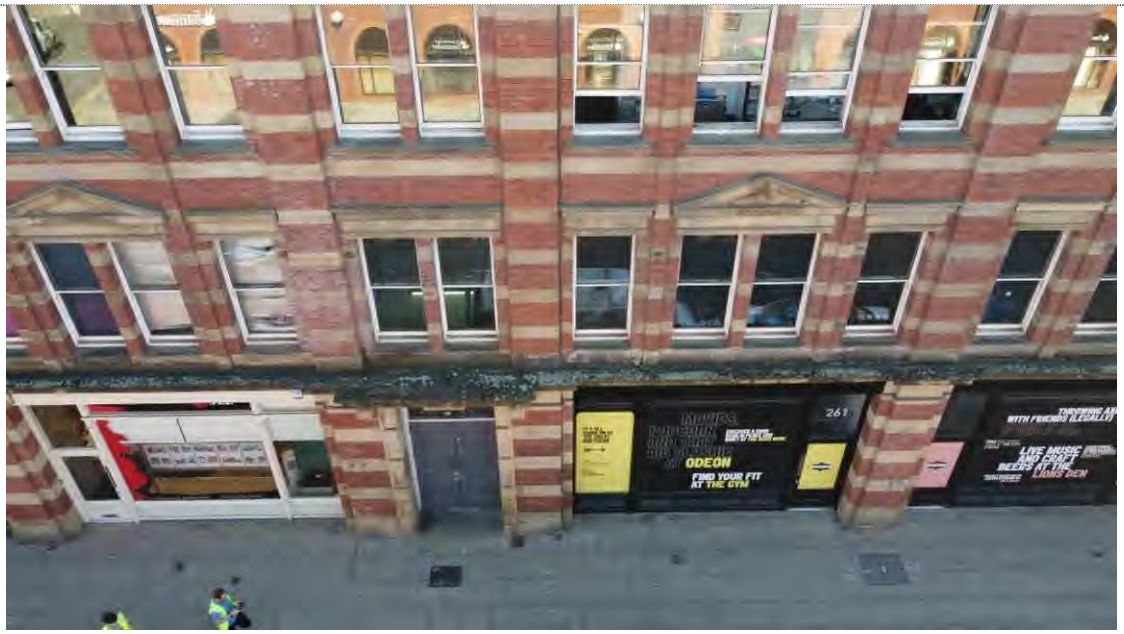
Photograph:	27
Description:	Redress spalling stone to a sound surface. Cut out defective stone and replace new matching stone. (West facing)



Photograph:	28
Description:	Redress spalling stone to a sound surface. Cut out defective stone and replace new matching stone. (West facing)



Photograph:	29
Description:	Redress spalling stone to a sound surface. Cut out defective stone and replace new matching stone. (West facing)



Photograph:	30
Description:	Redress spalling stone to a sound surface. Cut out defective stone and replace new matching stone. (West facing)



Photograph:	31
Description:	Redress spalling stone to a sound surface. Cut out defective stone and replace new matching stone. (West facing)



Photograph:	32
Description:	Redress spalling stone to a sound surface. Cut out defective stone and replace new matching stone. (West facing)



Photograph:	33
Description:	Redress spalling stone to a sound surface. Cut out defective stone and replace new matching stone. (West facing)



Photograph:	34
Description:	Redress spalling stone to a sound surface. Cut out defective stone and replace new matching stone. (West facing)



Photograph:	35
Description:	Redress spalling stone to a sound surface. Cut out defective stone and replace new matching stone. (West facing)



Photograph:	36
Description:	Redress spalling stone to a sound surface. Cut out defective stone and replace new matching stone. (West facing)



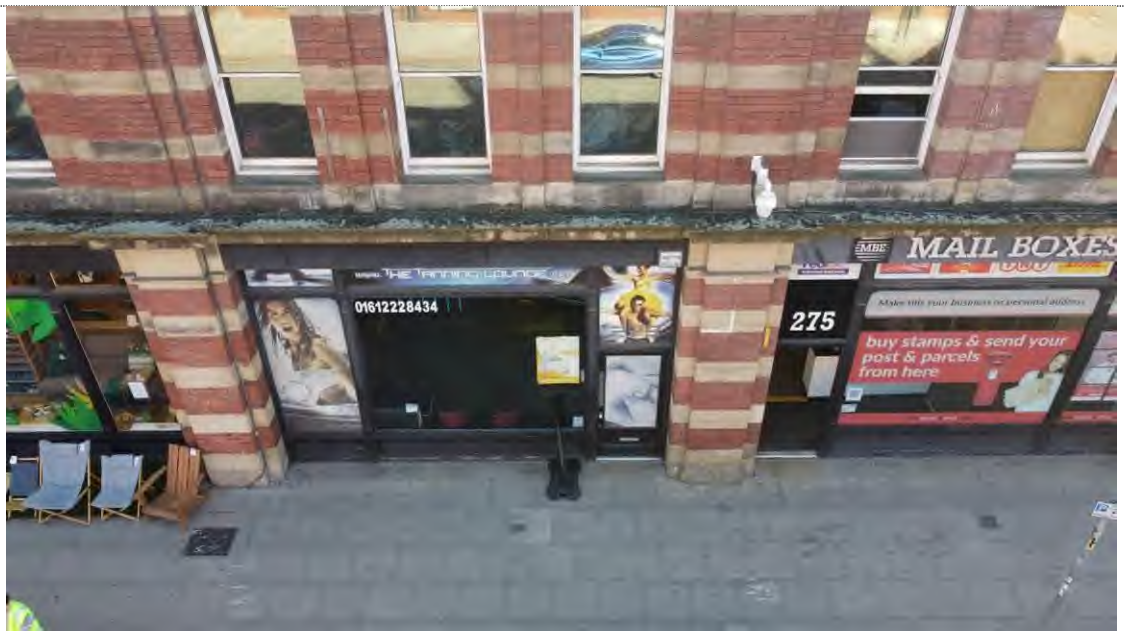
Photograph:	37
Description:	Redress spalling stone to a sound surface. Cut out defective stone and replace new matching stone. (West facing)



Photograph:	38
Description:	Redress spalling stone to a sound surface. Cut out defective stone and replace new matching stone. (West facing)



Photograph:	39
Description:	Redress spalling stone to a sound surface. Cut out defective stone and replace new matching stone. (West facing)



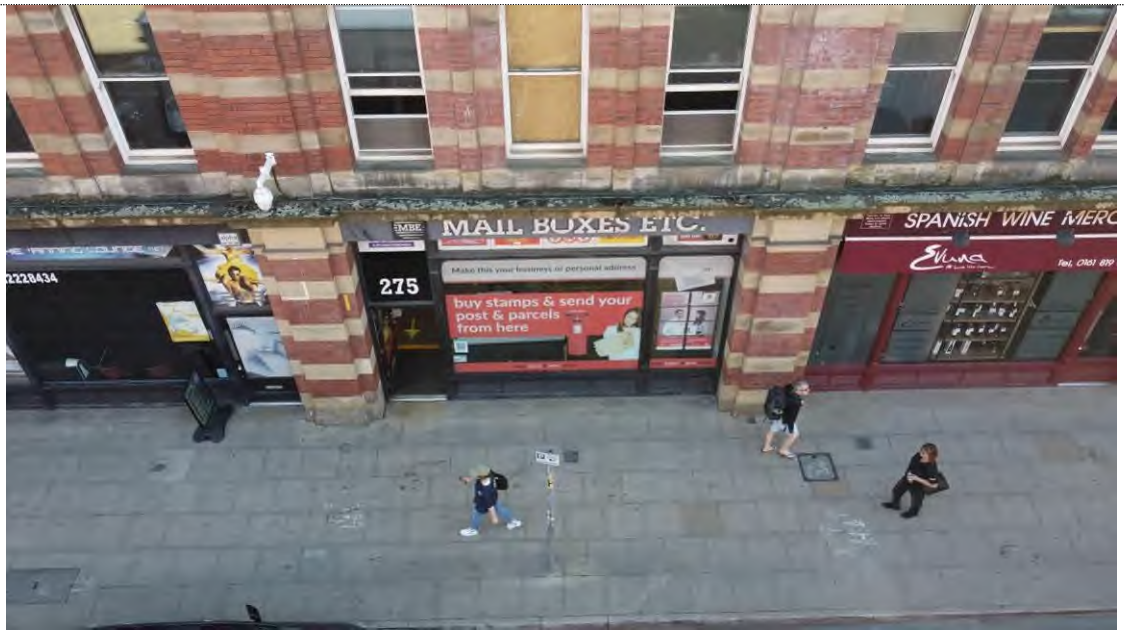
Photograph:	40
Description:	Redress spalling stone to a sound surface. Cut out defective stone and replace new matching stone. (West facing)



Photograph:	41
Description:	Redress spalling stone to a sound surface. Cut out defective stone and replace new matching stone. (West facing)



Photograph:	42
Description:	Redress spalling stone to a sound surface. Cut out defective stone and replace new matching stone. (West facing)



Photograph:	43
Description:	Redress spalling stone to a sound surface. Cut out defective stone and replace new matching stone. (West facing)



Photograph:	44
Description:	Redress spalling stone to a sound surface. Cut out defective stone and replace new matching stone. (West facing)



Photograph:	45
Description:	Redress spalling stone to a sound surface. Cut out defective stone and replace new matching stone. (West facing)



Photograph:	46
Description:	Redress spalling stone to a sound surface. Cut out defective stone and replace new matching stone. (West facing)



Photograph:	47
Description:	Redress spalling stone to a sound surface. Cut out defective stone and replace new matching stone. (West facing)



Photograph:	48
Description:	Redress spalling stone to a sound surface. Cut out defective stone and replace new matching stone. (West facing)



Photograph:	49
Description:	Redress spalling stone to a sound surface. Cut out defective stone and replace new matching stone. (West facing)



Photograph:	50
Description:	Redress spalling stone to a sound surface. Cut out defective stone and replace new matching stone. (West facing)



Photograph:	51
Description:	Redress spalling stone to a sound surface. Cut out defective stone and replace new matching stone. (West facing)



Photograph:	52
Description:	Redress spalling stone to a sound surface. Cut out defective stone and replace new matching stone. (West facing)



Photograph:	53
Description:	Redress spalling stone to a sound surface. Cut out defective stone and replace new matching stone. (West facing)



Photograph:	54
Description:	Redress spalling stone to a sound surface. Cut out defective stone and replace new matching stone. (West facing)



Photograph:	55
Description:	Redress spalling stone to a sound surface. Cut out defective stone and replace new matching stone. (West facing)



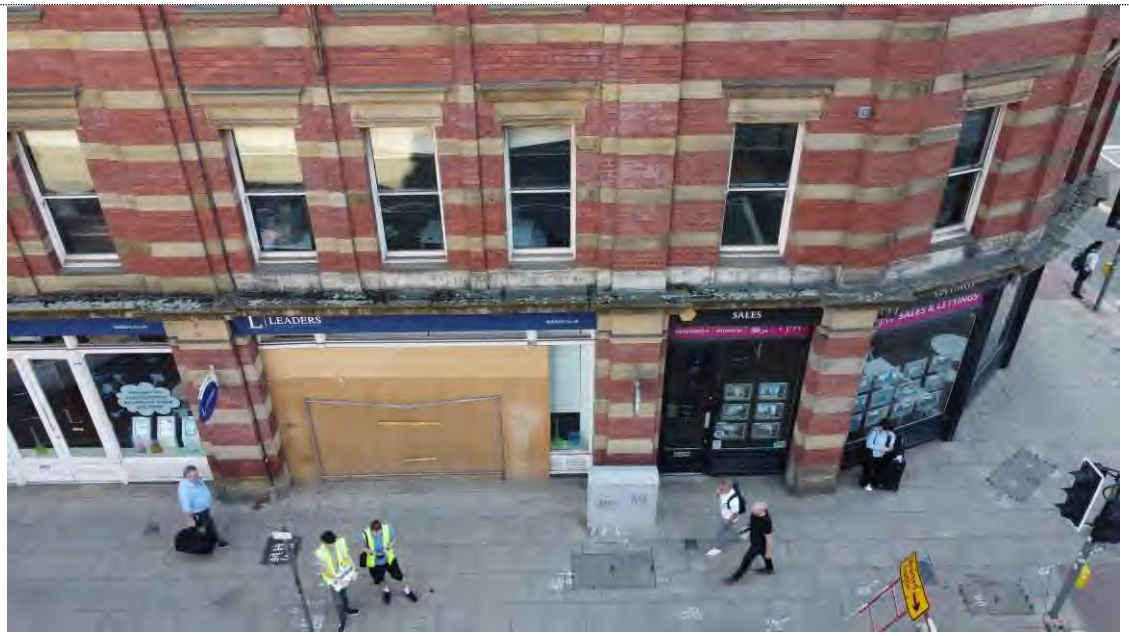
Photograph:	56
Description:	Redress spalling stone to a sound surface. Cut out defective stone and replace new matching stone. (West facing)



Photograph:	57
Description:	Redress spalling stone to a sound surface. Cut out defective stone and replace new matching stone. (West facing)



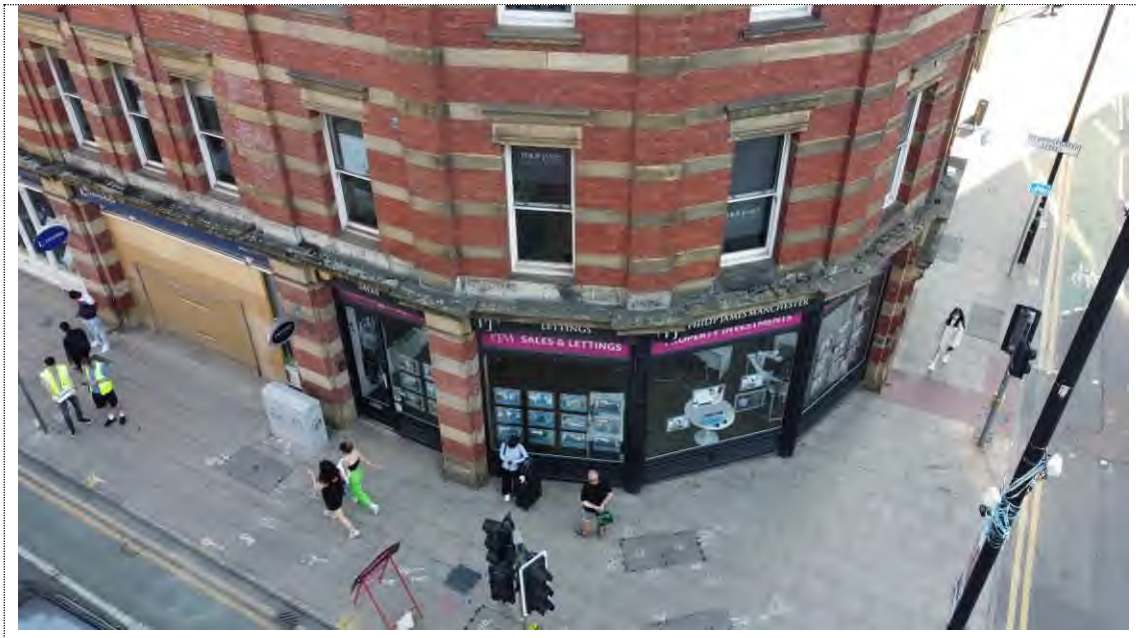
Photograph:	58
Description:	Redress spalling stone to a sound surface. Cut out defective stone and replace new matching stone. (West facing)



Photograph:	59
Description:	Redress spalling stone to a sound surface. Cut out defective stone and replace new matching stone. (West facing)



Photograph:	60
Description:	Redress spalling stone to a sound surface. Cut out defective stone and replace new matching stone. (West facing)



Photograph:	61
Description:	Redress spalling stone to a sound surface. (South-West facing)



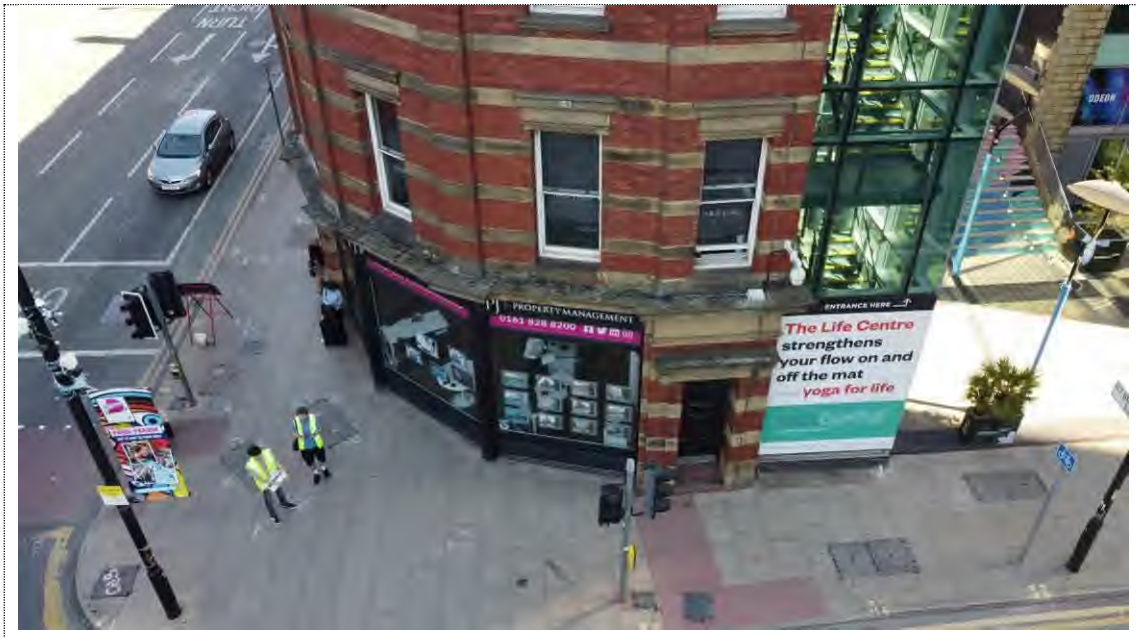
Photograph:	62
Description:	Redress spalling stone to a sound surface. Cut out defective stone and replace new matching stone. (South-West facing)



Photograph:	63
Description:	Redress spalling stone to a sound surface. Cut out defective stone and replace new matching stone. (South-West facing)



Photograph:	64
Description:	Redress spalling stone to a sound surface. (South-West facing)



Photograph:	65
Description:	Redress spalling stone to a sound surface. (South facing)



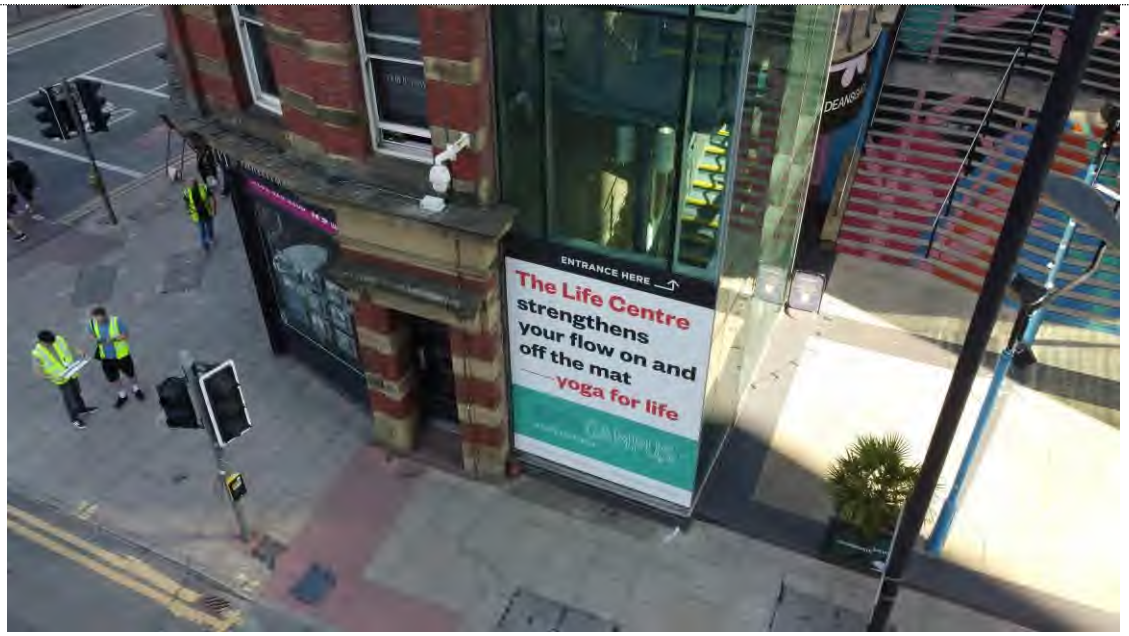
Photograph:	66
Description:	Redress spalling stone to a sound surface. (South facing)



Photograph:	67
Description:	Redress spalling stone to a sound surface. (South facing)



Photograph:	68
Description:	Redress spalling stone to a sound surface. (South facing)



Photograph:	69
Description:	Redress spalling stone to a sound surface. (South facing)



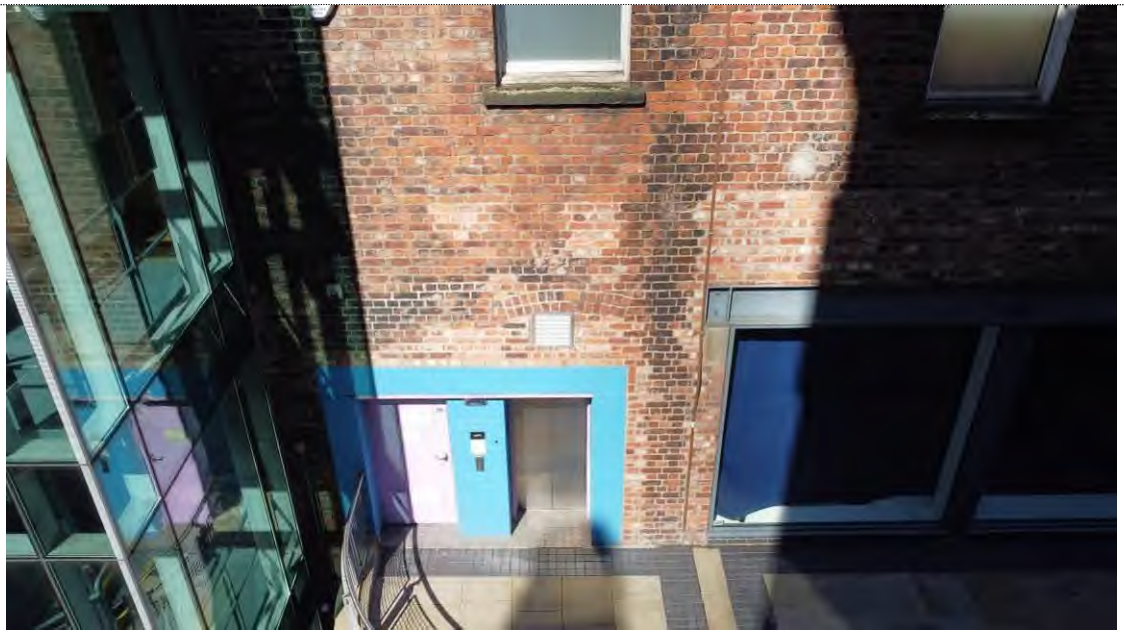
Photograph:	70
Description:	Redress spalling stone to a sound surface. (South facing)



Photograph:	71
Description:	Redress spalling stone to a sound surface. (South facing)



Photograph:	72
Description:	Doff clean all areas of brickwork and stonework. Rake out defective and open joints of the brickwork and repoint. (East facing)



Photograph:	73
Description:	Doff clean all areas of brickwork and stonework. Rake out defective and open joints of the brickwork and repoint. (East facing)



Photograph:	74
Description:	Doff clean all areas of brickwork and stonework. Rake out defective and open joints of the brickwork and repoint. (East facing)



Photograph:	75
Description:	Doff clean all areas of brickwork and stonework. Rake out defective and open joints of the brickwork and repoint. (East facing)



Photograph:	76
Description:	Doff clean all areas of brickwork and stonework. Rake out defective and open joints of the brickwork and repoint. (East facing)



Photograph:	77
Description:	Minor repointing to brickwork. (East facing)



Photograph:	78
Description:	Doff clean all areas of brickwork and stonework. Rake out defective and open joints of the brickwork and repoint. (East facing)



Photograph:	79
Description:	Doff clean all areas of brickwork and stonework. Rake out defective and open joints of the brickwork and repoint. (East facing)



Photograph:	80
Description:	Doff clean all areas of brickwork and stonework. Rake out defective and open joints of the brickwork and repoint. (East facing)



Photograph:	81
Description:	Doff clean all areas of brickwork and stonework. Rake out defective and open joints of the brickwork and repoint. (East facing)



Photograph:	82
Description:	Doff clean all areas of brickwork and stonework. Rake out defective and open joints of the brickwork and repoint. (East facing)



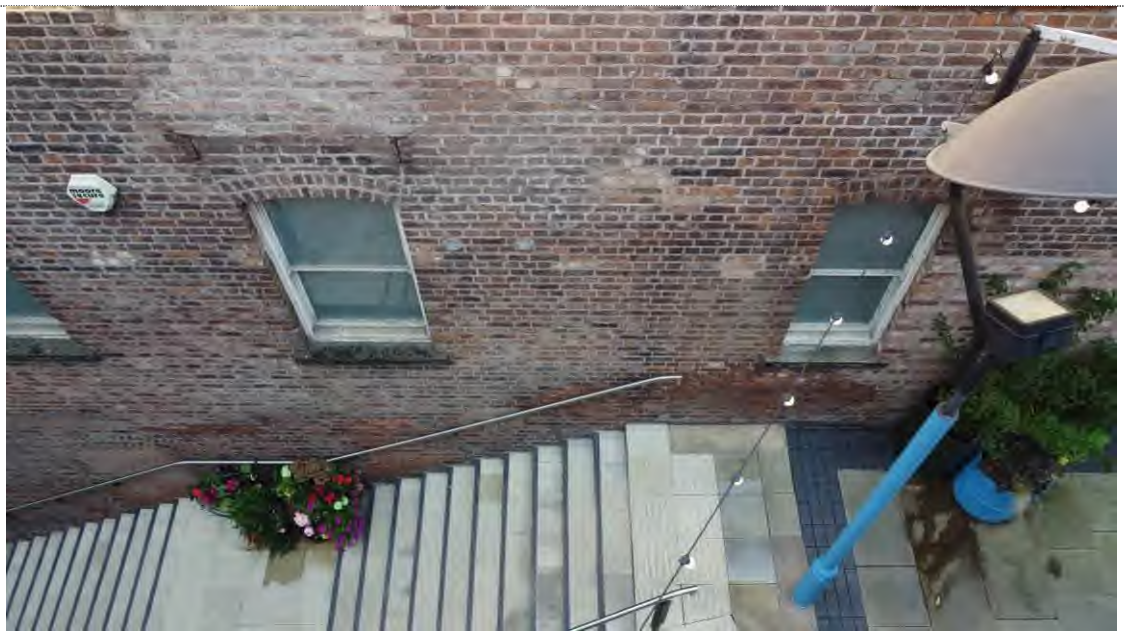
Photograph:	83
Description:	Doff clean all areas of brickwork and stonework. Rake out defective and open joints of the brickwork and repoint. (East facing)



Photograph:	84
Description:	Doff clean all areas of brickwork and stonework. Rake out defective and open joints of the brickwork and repoint. (East facing)



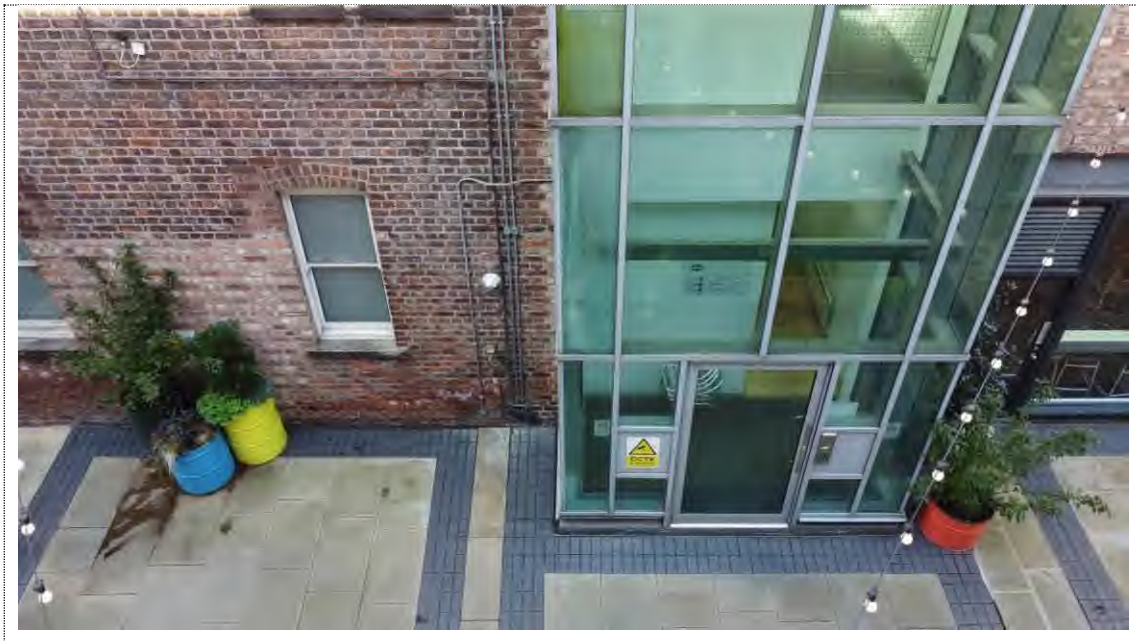
Photograph:	85
Description:	Doff clean all areas of brickwork and stonework. Rake out defective and open joints of the brickwork and repoint. (East facing)



Photograph:	86
Description:	Doff clean all areas of brickwork and stonework. Rake out defective and open joints of the brickwork and repoint. (East facing)



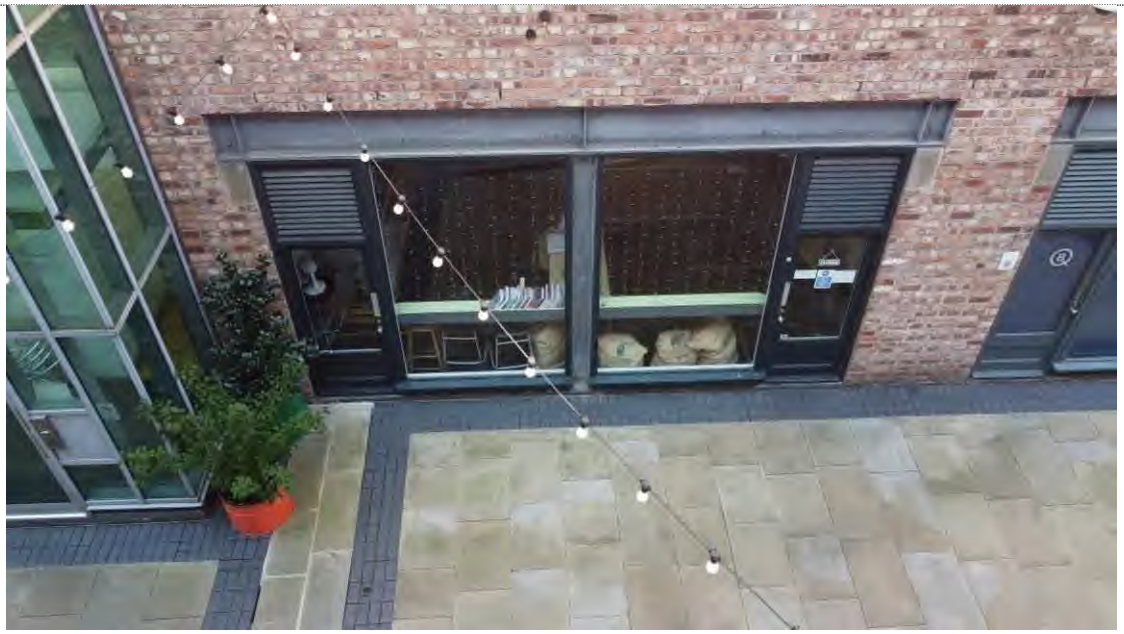
Photograph:	87
Description:	Doff clean all areas of brickwork and stonework. Rake out defective and open joints of the brickwork and repoint. (East facing)



Photograph:	88
Description:	Doff clean all areas of brickwork and stonework. Rake out defective and open joints of the brickwork and repoint. (East facing)



Photograph:	89
Description:	Doff clean all areas of brickwork and stonework. Rake out defective and open joints of the brickwork and repoint. (East facing)



Photograph:	90
Description:	Doff clean all areas of brickwork and stonework. Rake out defective and open joints of the brickwork and repoint. (East facing)



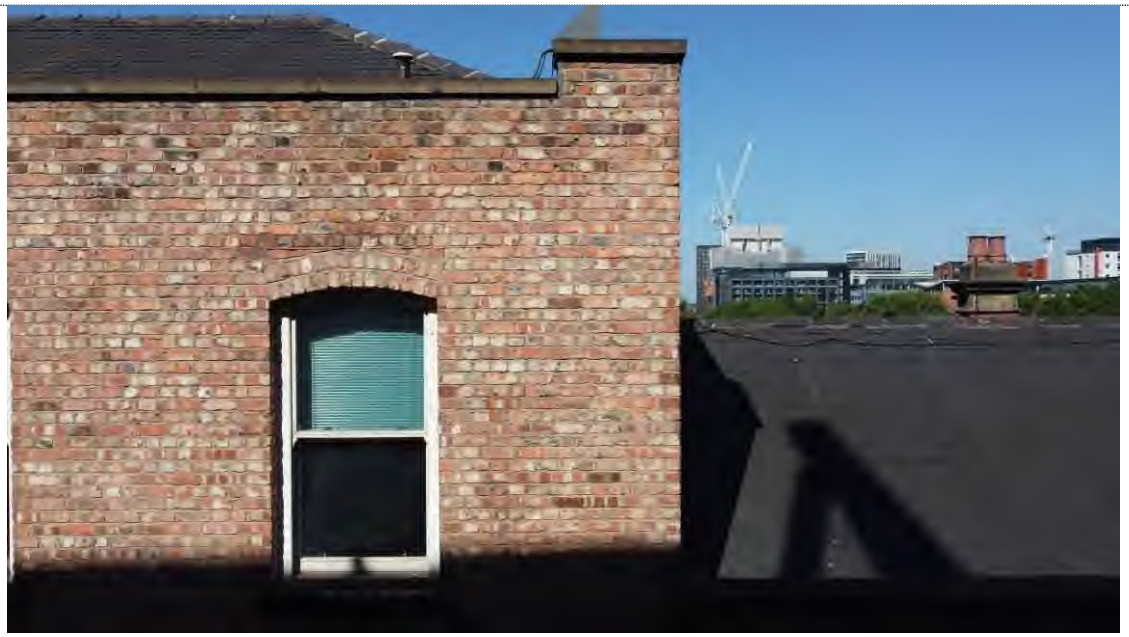
Photograph:	91
Description:	Doff clean all areas of brickwork and stonework. Rake out defective and open joints of the brickwork and repoint. (East facing)



Photograph:	92
Description:	Doff clean all areas of brickwork and stonework. Rake out defective and open joints of the brickwork and repoint. (East facing)



Photograph:	93
Description:	Doff clean all areas of brickwork and stonework. Rake out defective and open joints of the brickwork and repoint. (East facing)



Photograph:	94
Description:	Doff clean all areas of brickwork and stonework. Rake out defective and open joints of the brickwork and repoint. (East facing)



Photograph:	95
Description:	Doff clean all areas of brickwork and stonework. Rake out defective and open joints of the brickwork and repoint. (East facing)



Photograph:	96
Description:	Doff clean all areas of brickwork and stonework. Rake out defective and open joints of the brickwork and repoint. (East facing)



Photograph:	97
Description:	Doff clean all areas of brickwork and stonework. Rake out defective and open joints of the brickwork and repoint. (East facing)



Photograph:	98
Description:	Doff clean all areas of brickwork and stonework. Rake out defective and open joints of the brickwork and repoint. (East facing)



Photograph:	99
Description:	Doff clean all areas of brickwork and stonework. Rake out defective and open joints of the brickwork and repoint. (East facing)



Photograph:	100
Description:	Doff clean all areas of brickwork and stonework. Rake out defective and open joints of the brickwork and repoint. (East facing)



Photograph:	101
Description:	Doff clean all areas of brickwork and stonework. Rake out defective and open joints of the brickwork and repoint. (East facing)



Photograph:	102
Description:	Doff clean all areas of brickwork and stonework. Rake out defective and open joints of the brickwork and repoint. (East facing)



Photograph:	103
Description:	Doff clean all areas of brickwork and stonework. Rake out defective and open joints of the brickwork and repoint. (East facing)



Photograph:	104
Description:	Doff clean all areas of brickwork and stonework. Rake out defective and open joints of the brickwork and repoint. (East facing)



Photograph:	105
Description:	Doff clean all areas of brickwork and stonework. Rake out defective and open joints of the brickwork and repoint. (East facing)



Photograph:	106
Description:	Doff clean all areas of brickwork and stonework. Rake out defective and open joints of the brickwork and repoint. (East facing)



Photograph:	107
Description:	Doff clean all areas of brickwork and stonework. Rake out defective and open joints of the brickwork and repoint. (East facing)



Photograph:	108
Description:	Doff clean all areas of brickwork and stonework. Rake out defective and open joints of the brickwork and repoint. (East facing)



Photograph:	109
Description:	Doff clean all areas of brickwork and stonework. Rake out defective and open joints of the brickwork and repoint. (East facing)



Photograph:	110
Description:	Doff clean all areas of brickwork and stonework. Rake out defective and open joints of the brickwork and repoint. (East facing)



Photograph:	111
Description:	Doff clean all areas of brickwork and stonework. Rake out defective and open joints of the brickwork and repoint. Damaged flashing. (East facing)



Photograph:	112
Description:	Doff clean all areas of brickwork and stonework. Rake out defective and open joints of the brickwork and repoint. (East facing)



Photograph:	113
Description:	Doff clean all areas of brickwork and stonework. Rake out defective and open joints of the brickwork and repoint. (East facing)



Photograph:	114
Description:	Doff clean all areas of brickwork and stonework. Rake out defective and open joints of the brickwork and repoint. (East facing)



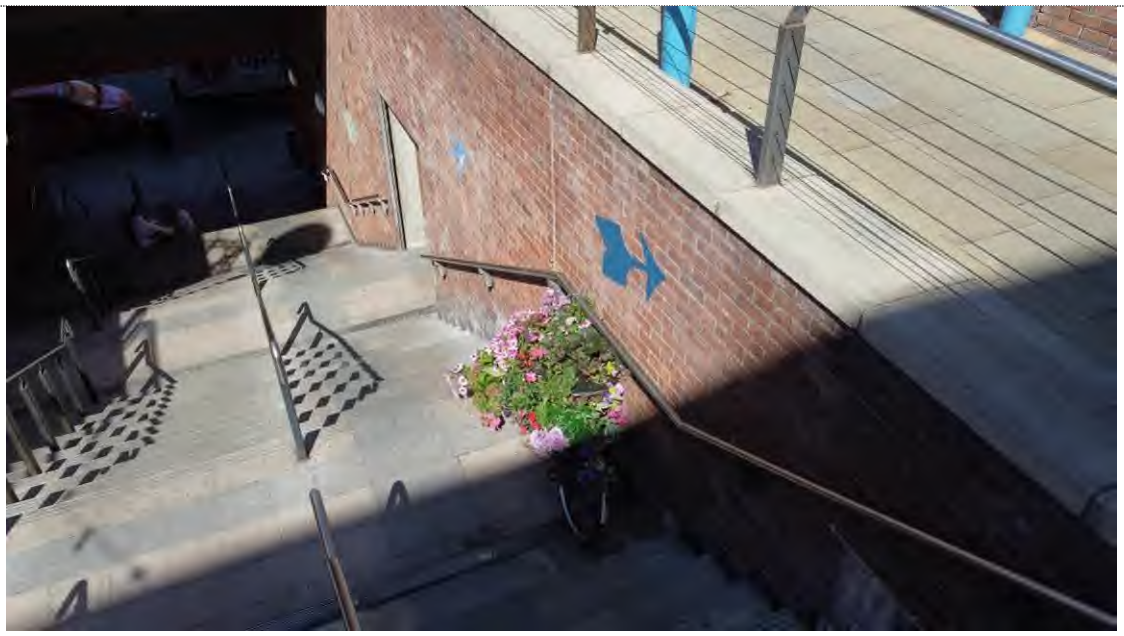
Photograph:	115
Description:	Doff clean all areas of brickwork and stonework. Rake out defective and open joints of the brickwork and repoint. (East facing)



Photograph:	116
Description:	Doff clean all areas of brickwork and stonework. Rake out defective and open joints of the brickwork and repoint. (East facing)



Photograph:	117
Description:	Doff clean all areas of brickwork and stonework. Rake out defective and open joints of the brickwork and repoint. (East facing)



Photograph:	118
Description:	Doff clean all areas brickwork and stonework.



Photograph:	119
Description:	Doff clean all areas of brickwork and stonework.



Photograph:	120
Description:	Doff clean all areas of brickwork and stonework,



Photograph:	121
Description:	Doff clean all areas of brickwork and stonework.



Photograph:	122
Description:	Doff clean all areas of brickwork and stonework.



Photograph:	123
Description:	Doff clean all area of brickwork and stonework.



Photograph:	124
Description:	Doff clean all areas of brickwork and stonework.



Photograph:	125
Description:	Doff clean all areas of brickwork and stonework. (North facing elevation)



Photograph:	126
Description:	Doff clean all areas of brickwork and stonework. (North facing elevation)



Photograph:	127
Description:	Doff clean all areas of brickwork and stonework. (North facing elevation)



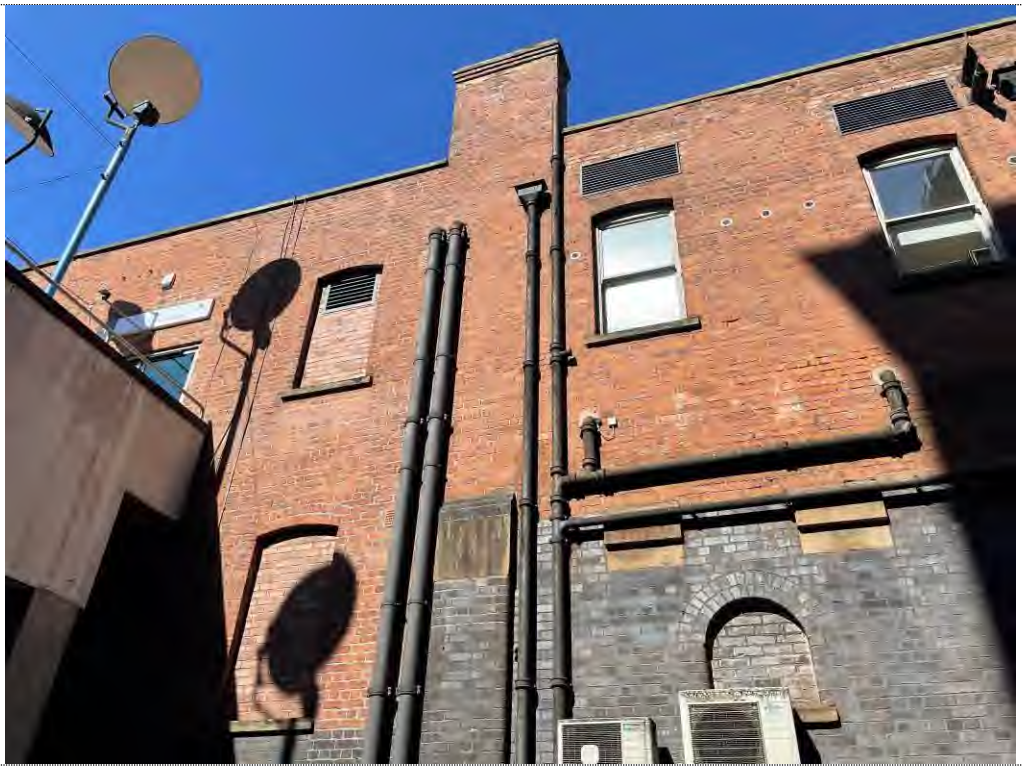
Photograph:	128
Description:	Doff clean all areas of brickwork and stonework. Rake out defective and open joints of the brickwork and repoint. (East facing elevation)



Photograph:	129
Description:	Doff clean all areas of brickwork and stonework. Rake out defective and open joints of brickwork and repoint. (East facing elevation)



Photograph:	130
Description:	Doff clean all areas of brickwork and stonework. Rake out defective and open joints of the brickwork and repoint. (East facing elevation)



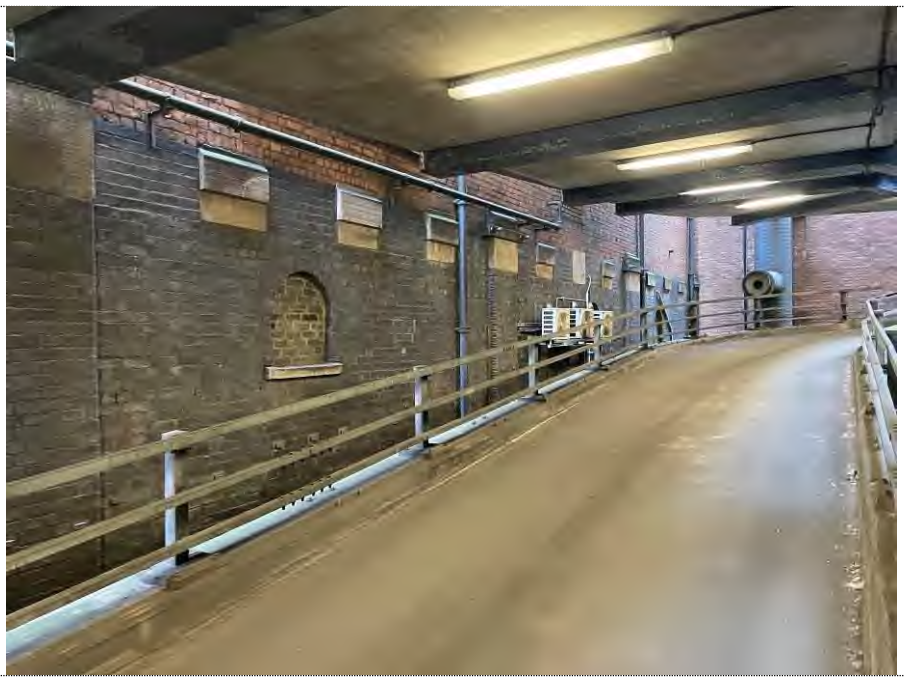
Photograph:	131
Description:	Doff clean all areas of brickwork and stonework. Rake out defective and open joints of the brickwork and repoint. (East facing elevation)



Photograph:	132
Description:	Doff clean all areas of brickwork and stonework. Rake out defective and open joints of the brickwork and repoint. (East facing elevation)



Photograph:	133
Description:	Doff clean all areas of brickwork and stonework. Rake out defective and open joints of the brickwork and repoint. (East facing elevation)



Photograph:	134
Description:	General view of the rear elevation. Doff clean all areas of brickwork and stonework. (East facing elevation)



Photograph:	135
Description:	Doff clean all areas of brickwork and stonework. (East facing elevation)



Photograph:	136
Description:	Doff clean all areas of brickwork and stonework. (East facing elevation)



Photograph:	137
Description:	Glazed shopfronts generally in good condition. (North facing elevation)



Photograph:	138
Description:	Glazed shopfronts generally in good condition. (East facing elevation)



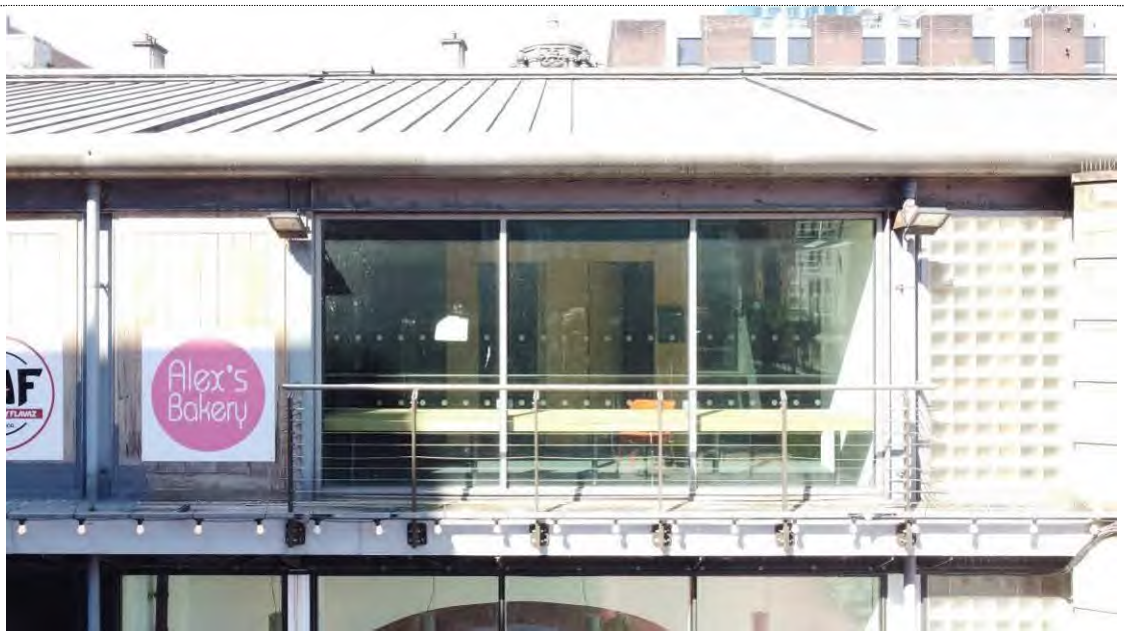
Photograph:	139
Description:	Glazed shopfronts generally in good condition. (East facing elevation)



Photograph:	140
Description:	Glazed shopfronts generally in good condition. (East facing elevation)



Photograph:	141
Description:	Glazed shopfronts generally in good condition. (East facing elevation)



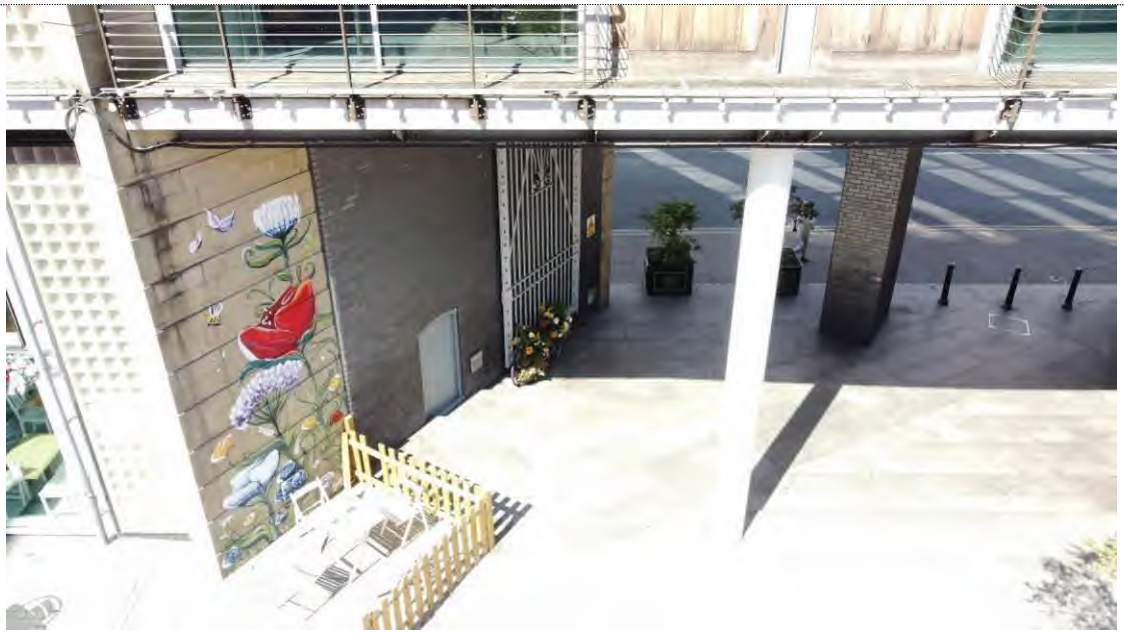
Photograph:	142
Description:	Glazed shopfronts generally in good condition. (East facing elevation)



Photograph:	143
Description:	Glazed shopfronts generally in good condition. (East facing elevation)



Photograph:	144
Description:	Glazed shopfront generally in good condition. (East facing elevation)



Photograph:	145
Description:	Steel work generally in good condition. (East facing elevation)



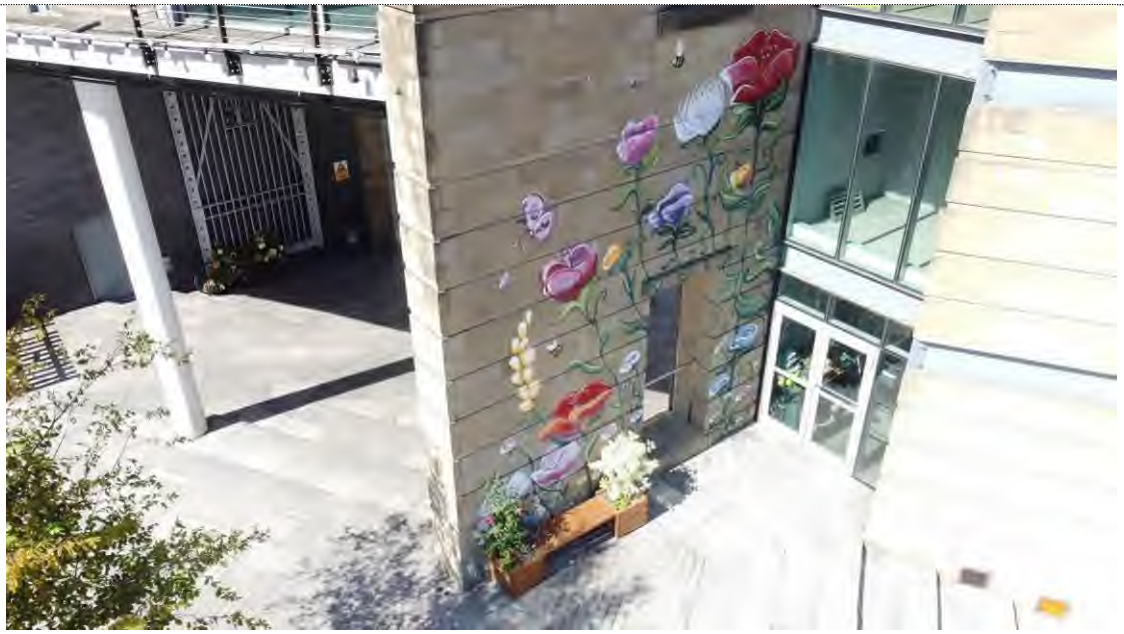
Photograph:	146
Description:	Staining to timber cladding. (East facing elevation)



Photograph:	147
Description:	Staining to timber cladding (East facing elevation)



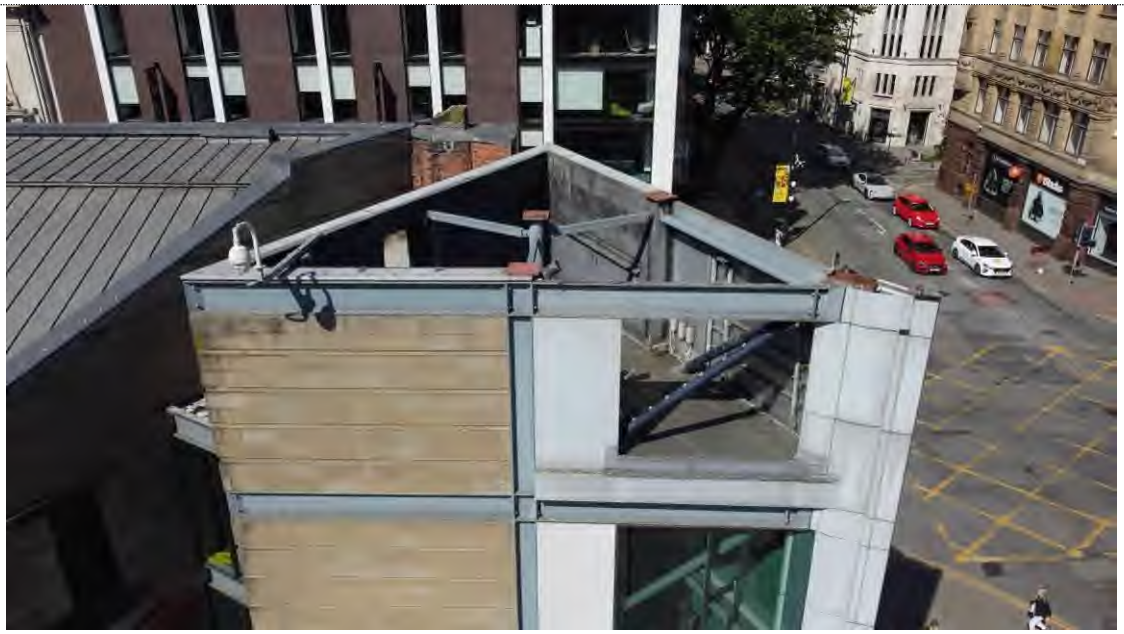
Photograph:	148
Description:	Staining to timber cladding. (East facing elevation)



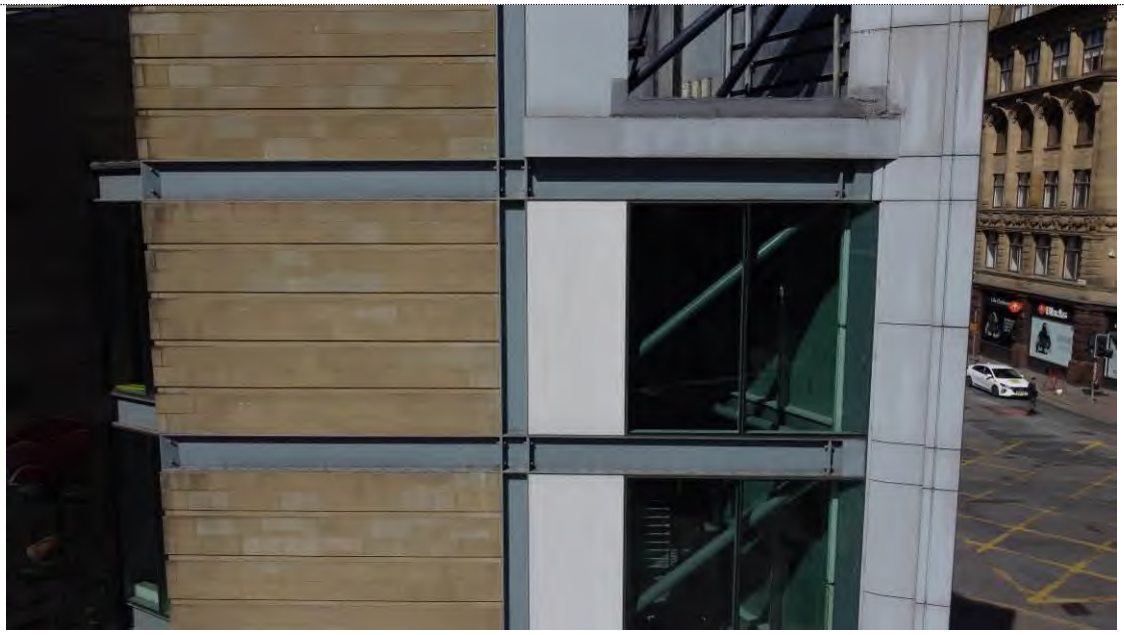
Photograph:	149
Description:	Doff clean all areas of brickwork and stonework. (East facing elevation)



Photograph:	150
Description:	Doff clean all areas of brickwork and stonework (East facing elevation)



Photograph:	151
Description:	Doff clean all areas of brickwork and stonework. (East facing elevation)



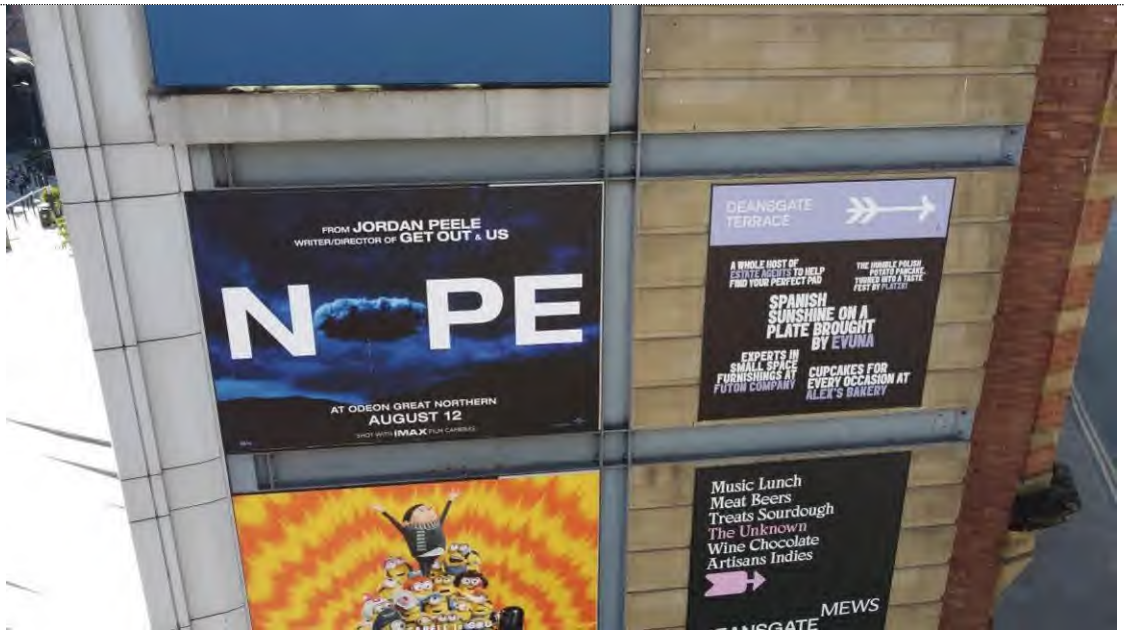
Photograph:	152
Description:	Doff clean all areas of brickwork and stonework. (East facing elevation)



Photograph:	153
Description:	Doff clean all areas of brickwork and stonework. (East facing elevation)



Photograph:	154
Description:	Doff clean all areas of brickwork and stonework. (South-west facing elevation)



Photograph:	155
Description:	Doff clean all areas of brickwork and stonework. (South-west facing elevation)



Photograph:	156
Description:	Doff clean all areas of brickwork and stonework. (South-west facing elevation)

A - DEANSGATE TERRACES ROOF



Photograph:	157
Description:	General view of the roof. (North facing side)



Photograph:	158
Description:	General view of the roof. visible corrosion stains. (North facing side)



Photograph:	159
Description:	General view of the roof and equipment.



Photograph:	160
Description:	General view of the roof.



Photograph:	161
Description:	General view of the roof. Visible weathering to equipment.



Photograph:	162
Description:	General view of the roof. Visible discolouration to select roof slates.



Photograph:	163
Description:	Damaged and worn slates. Slipped slates/ridge tiles.



Photograph:	164
Description:	General view of the roof. Visible discolouration and weathering to roof slates.



Photograph:	165
Description:	General view of the roof.



Photograph:	166
Description:	General view of the roof. Visible algae growth.



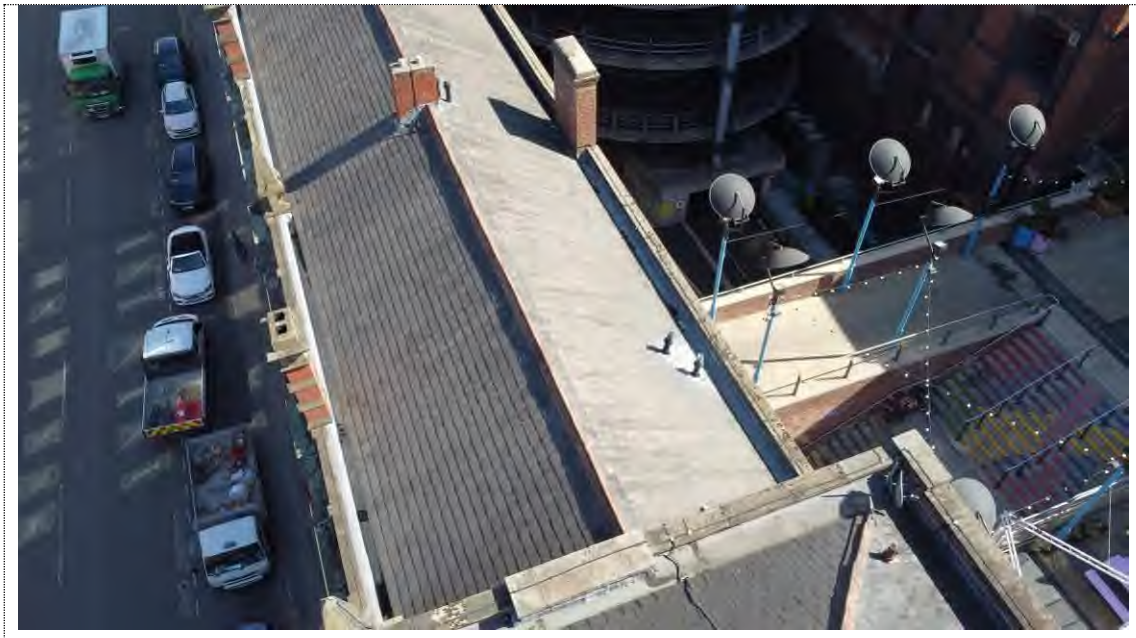
Photograph:	167
Description:	General view of the roof.



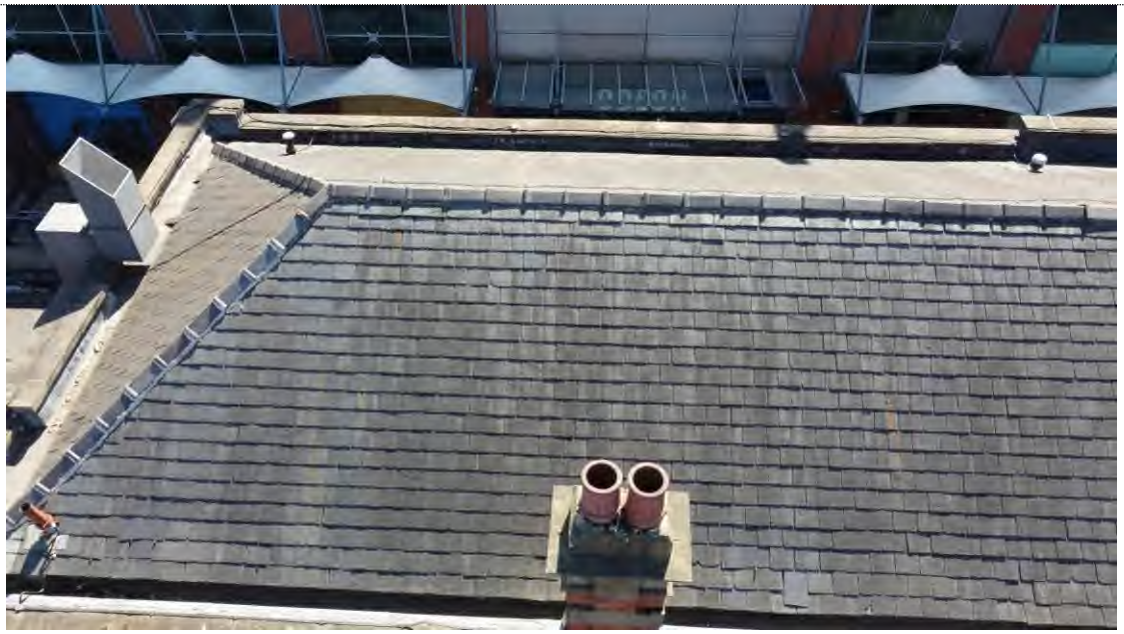
Photograph:	168
Description:	General view of the roof. Evidence of replacement ridge tiles.



Photograph:	169
Description:	General view of the roof.



Photograph:	170
Description:	General view of the roof.



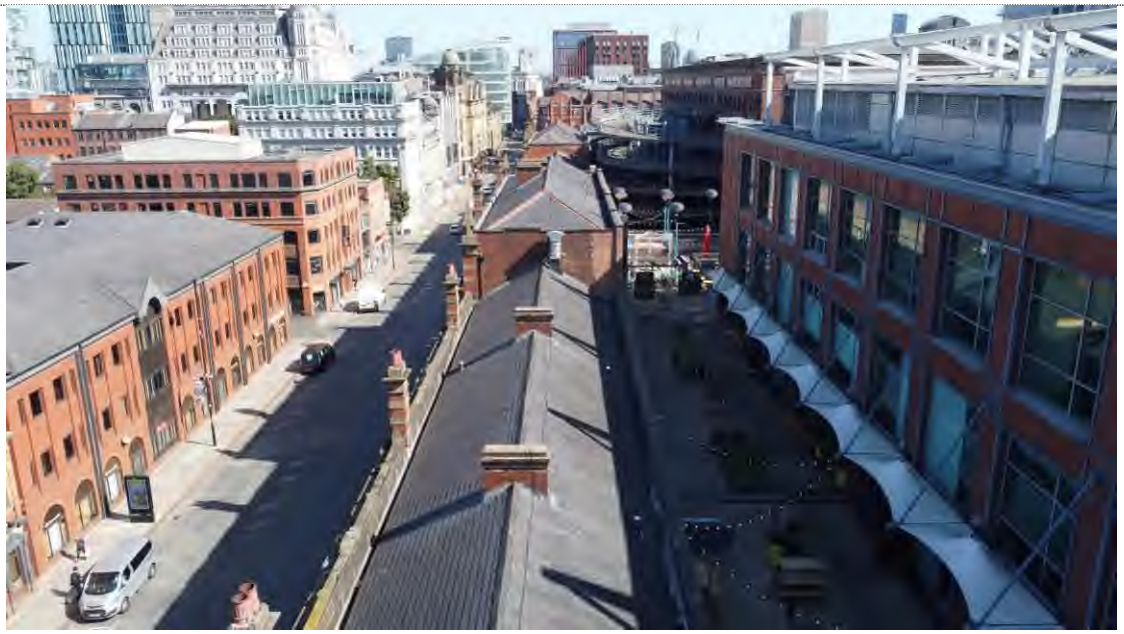
Photograph:	171
Description:	Evidence of staining to roof slates.



Photograph:	172
Description:	General view of the roof. Evidence of newer ridge tiles.



Photograph:	173
Description:	General view of the roof. Evidence of newer ridge tiles. Evidence of damage and weathering to roof slates.



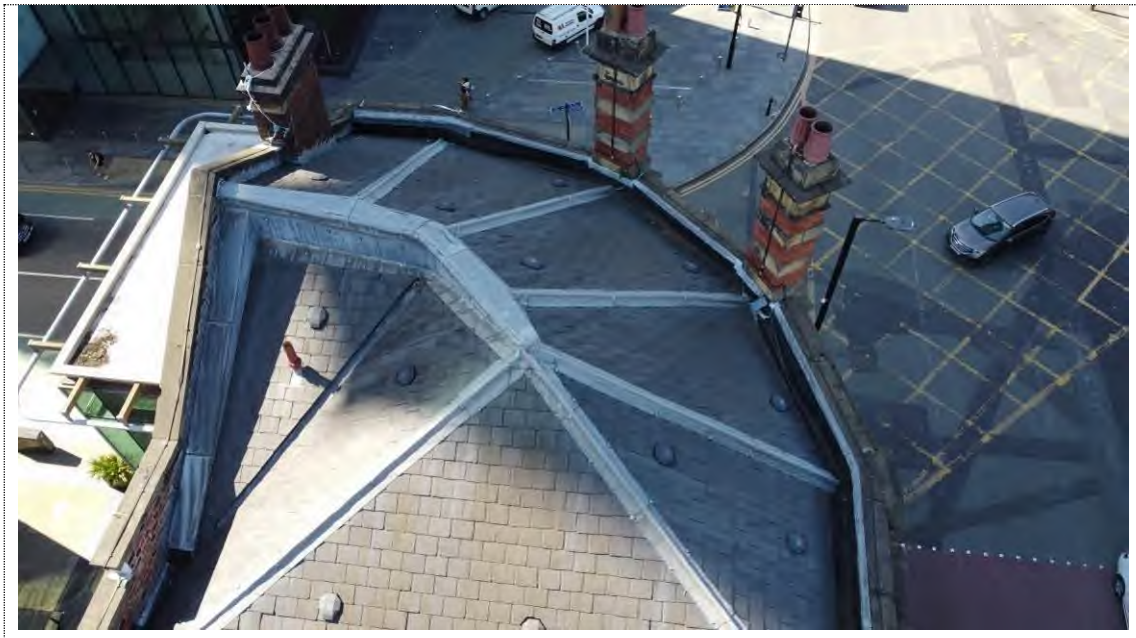
Photograph:	174
Description:	General view of the roof.



Photograph:	175
Description:	General view of the roof. Evidence of newer ridge tiles and weathering to roof slates.



Photograph:	176
Description:	General view of the roof. Evidence of staining and weathering to roof tiles.



Photograph:	177
Description:	General view of the roof.



Photograph:	178
Description:	General view of the roof.



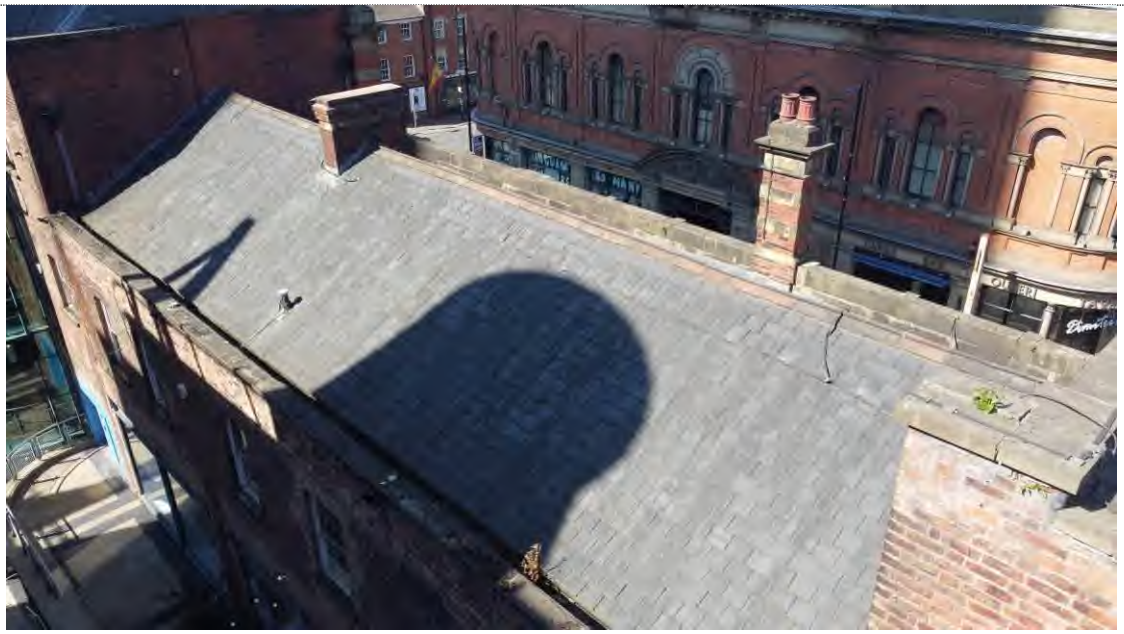
Photograph:	179
Description:	General view of the roof. Evidence of ponding water.



Photograph:	180
Description:	General view of the roof. Evidence of weathering and newer ridge tiles.



Photograph:	181
Description:	General view of the roof. Evidence of damaged roof slates and newer ridge tiles.



Photograph:	182
Description:	General view of the roof.



Photograph:	183
Description:	General view of the roof. Evidence of slipping to roof slates and weathering/staining.



Photograph:	184
Description:	General view of the roof. Evidence of weathering.



Photograph:	185
Description:	Evidence of damage to ridge tiles.



Photograph:	186
Description:	General view of the roof. Evidence of staining to roof slates.



Photograph:	187
Description:	General view of the roof. Evidence of staining to roof slates.



Photograph:	188
Description:	General view of the roof. Evidence of staining to roof slates.



Photograph:	189
Description:	General view of the roof. Evidence of staining to roof slates.



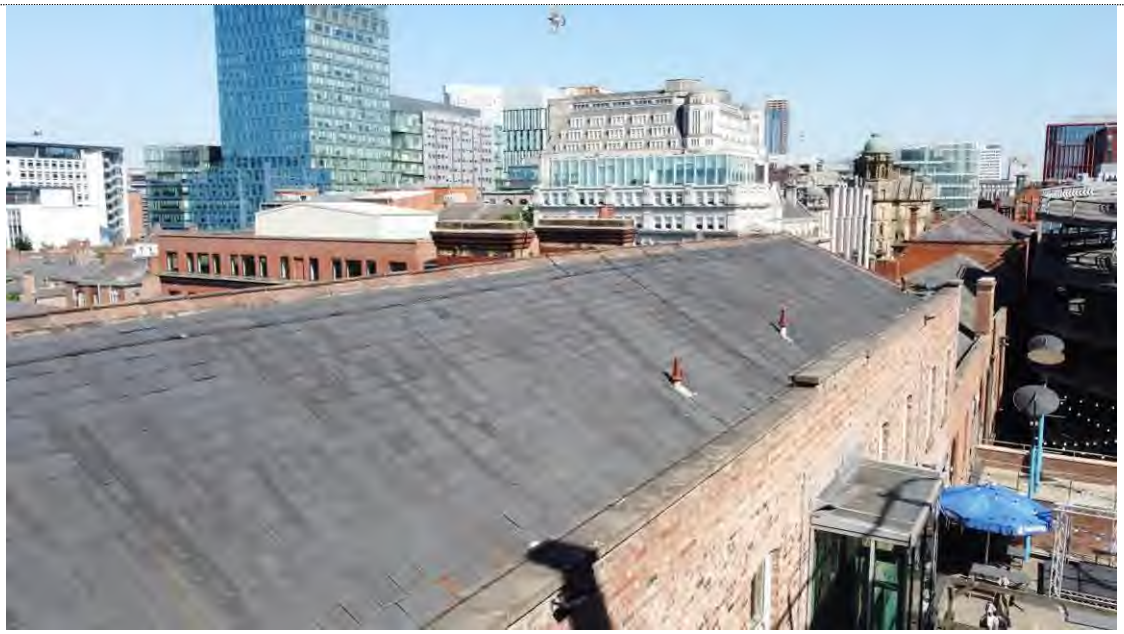
Photograph:	190
Description:	General view of the roof. Evidence of weathering and shifting to roof slates.



Photograph:	191
Description:	General view of the roof. Evidence of weathering to roof slates.



Photograph:	192
Description:	Missing and loose roof slates.



Photograph:	193
Description:	General view of the roof. Evidence of staining and shifting to roof slates.



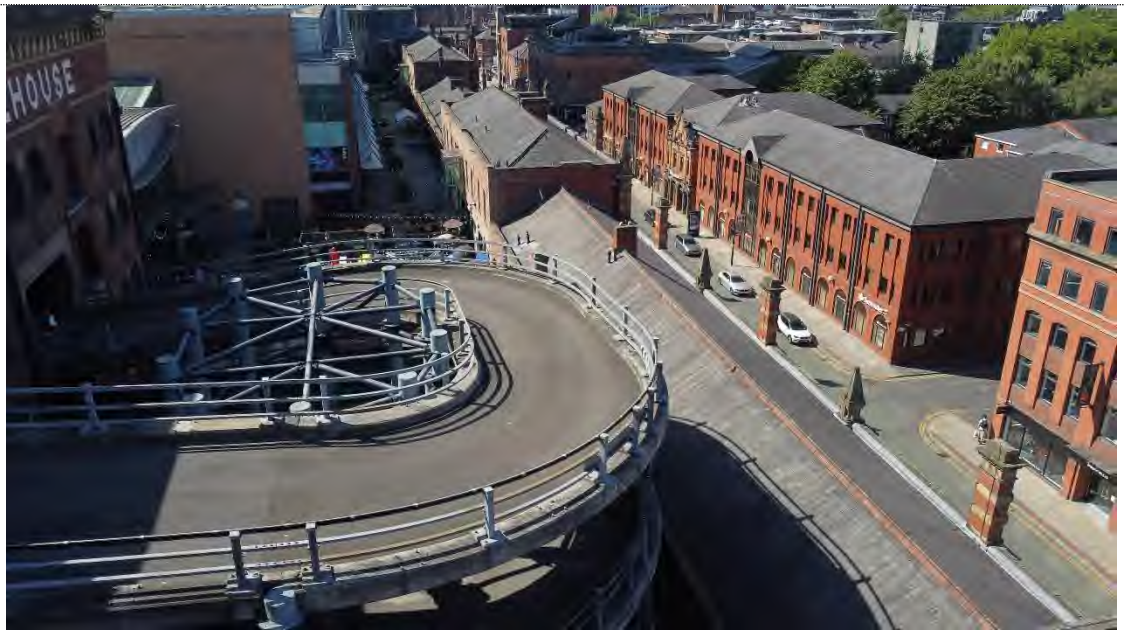
Photograph:	194
Description:	General view of the roof. Evidence of staining and weathering to roof slates.



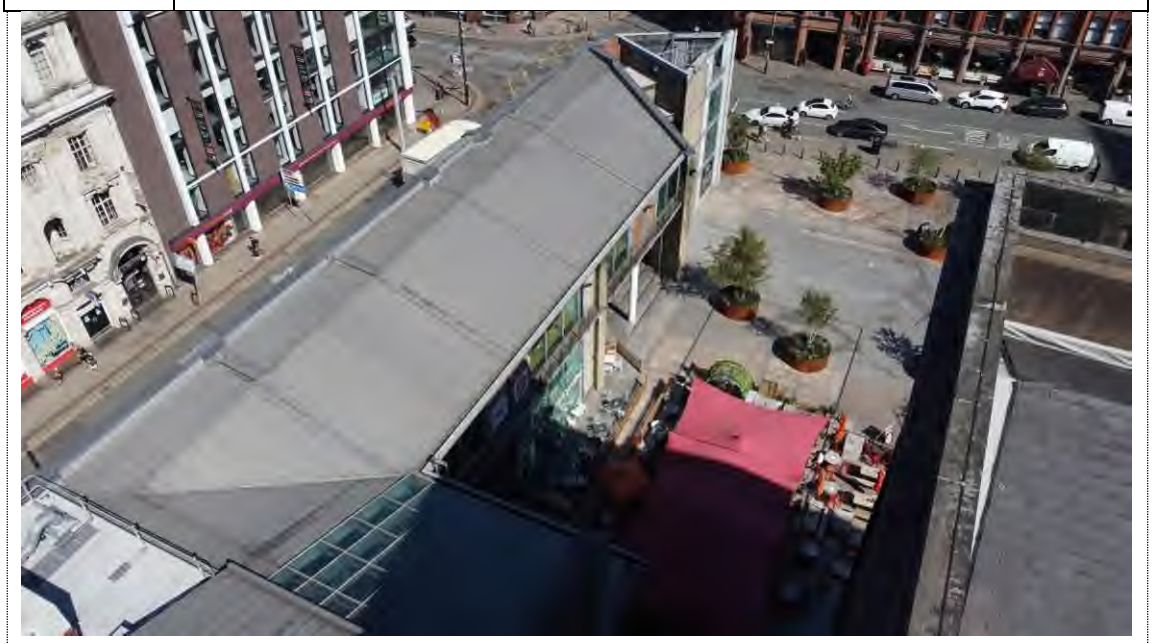
Photograph:	195
Description:	General view of the roof. Evidence of weathering to roof slates.



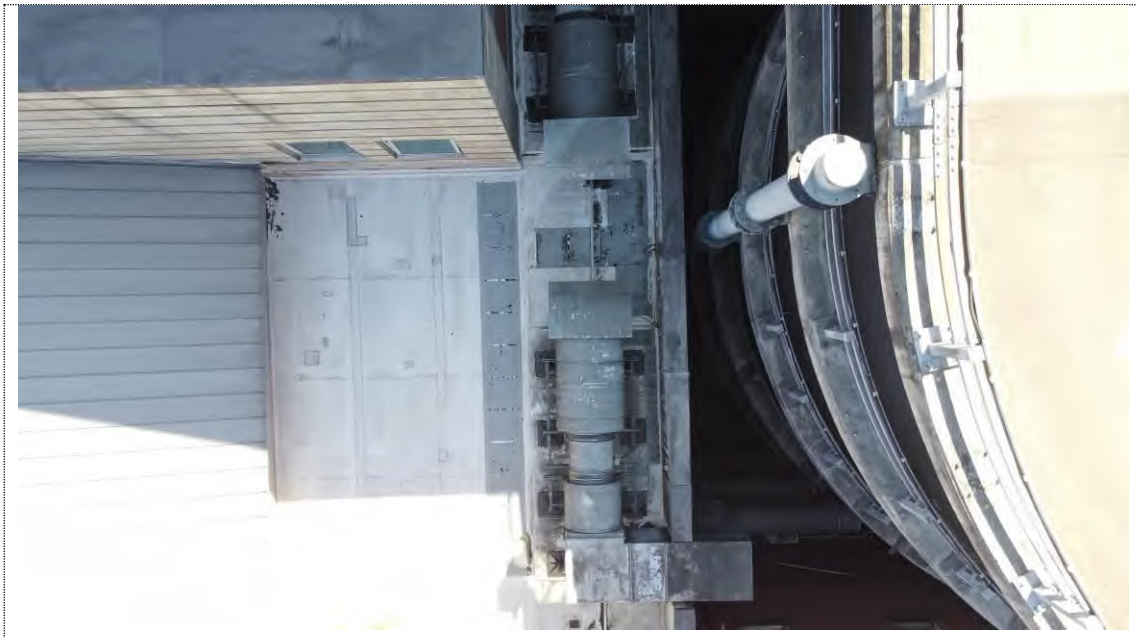
Photograph:	196
Description:	General view of the roof. Evidence of weathering to roof slates.



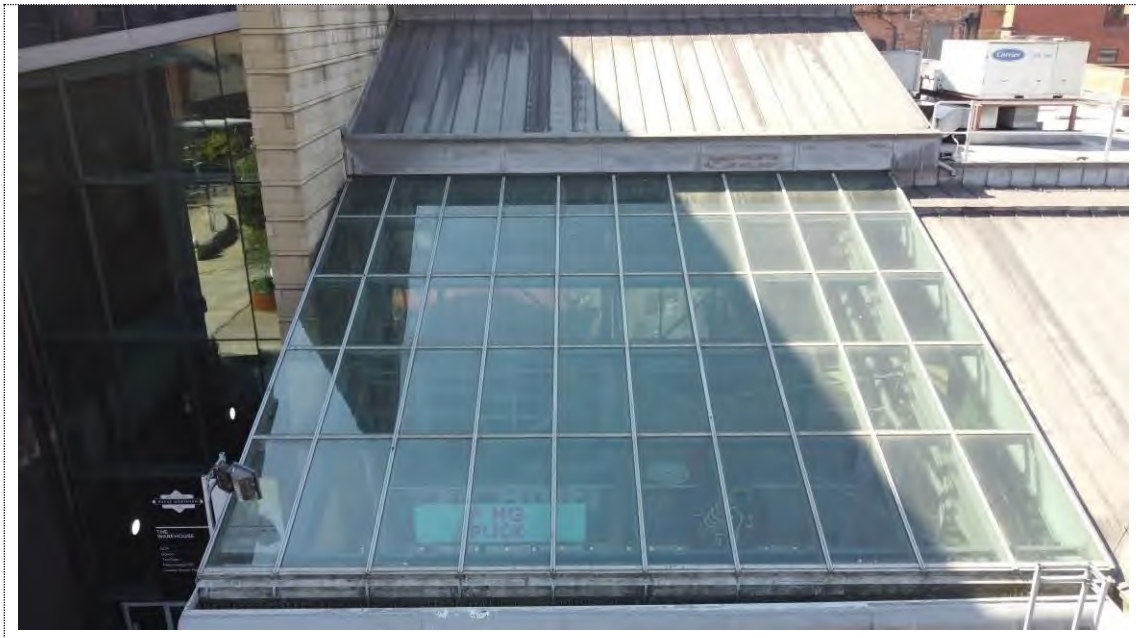
Photograph:	197
Description:	General view of the roof. Evidence of weathering to roof slates.



Photograph:	198
Description:	General view of the roof. Evidence of weathering and stains to roof panels.



Photograph:	199
Description:	General view of roof equipment.



Photograph:	200
Description:	General view of glazed canopy



Photograph:	201
Description:	Evidence of weathering to roof panels.



Photograph:	202
Description:	Evidence of weathering and algae growth to canopy.

B - GREAT NORTHERN WAREHOUSE



Photograph:	1
Description:	Redress spalling stone to a sound surface. (West facing elevation)



Photograph:	2
Description:	Redress spalling stone to a sound surface. (West facing elevation)



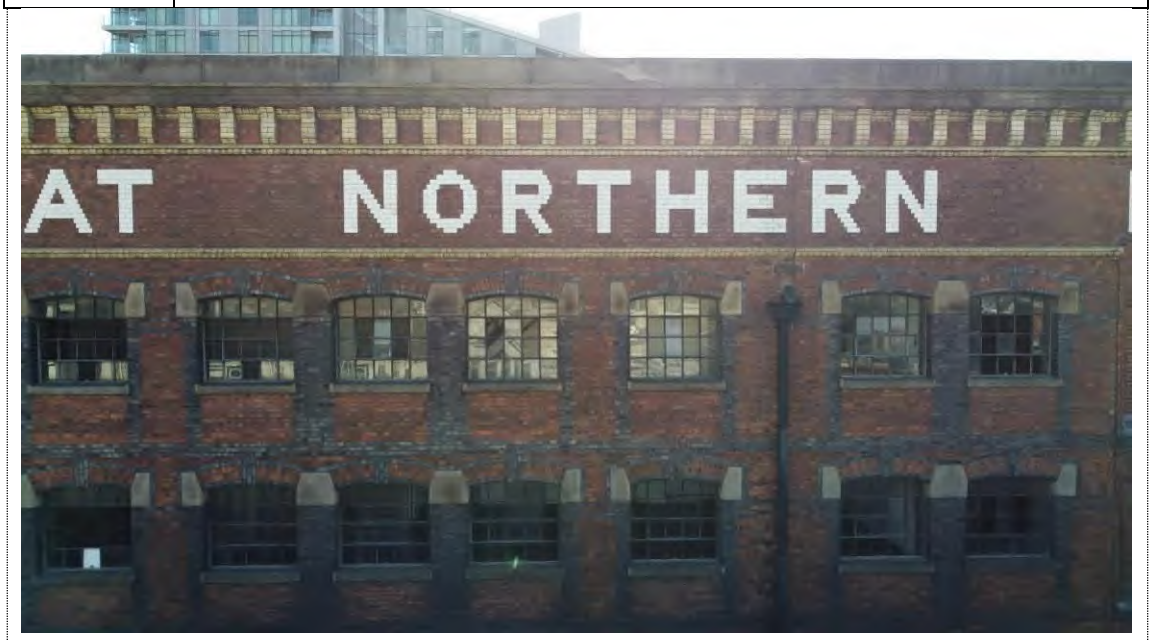
Photograph:	3
Description:	Redress spalling stone to a sound surface. (West facing elevation)



Photograph:	4
Description:	Redress spalling stone to a sound surface. (West facing elevation)



Photograph:	5
Description:	General view of the west facing elevation.



Photograph:	6
Description:	General view of the west facing elevation.



Photograph:	7
Description:	Redress spalling stone to a sound surface. (West facing elevation)



Photograph:	8
Description:	Redress spalling stone to a sound surface. (West facing elevation)



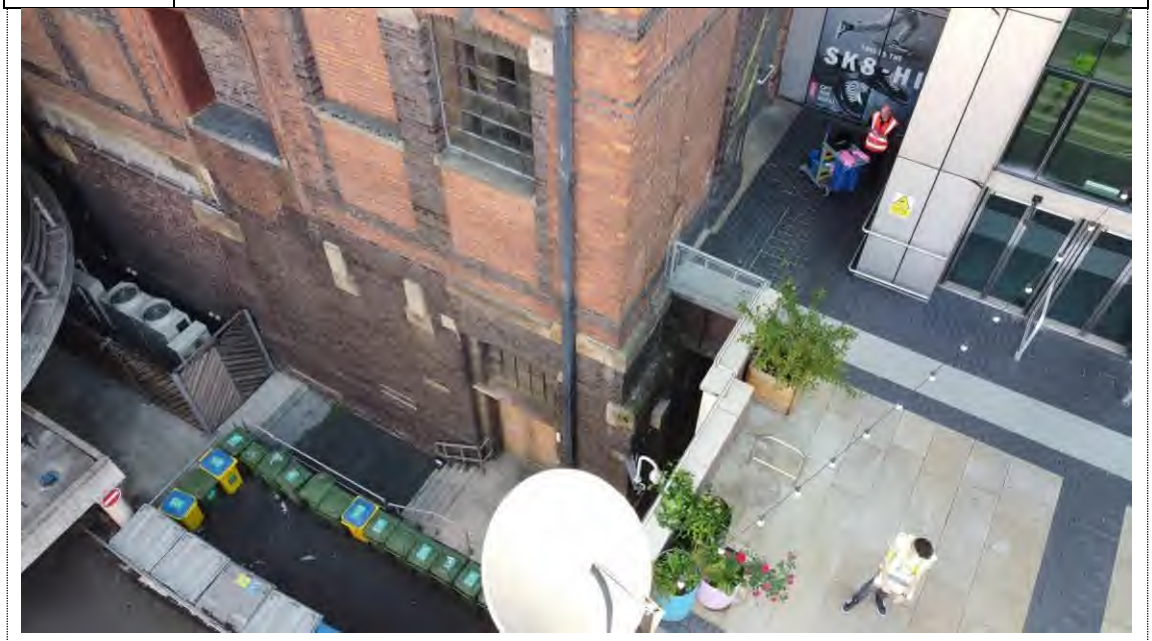
Photograph:	9
Description:	Redress spalling stone to a sound surface. (West facing elevation)



Photograph:	10
Description:	Redress spalling stone to a sound surface. (West facing elevation)



Photograph:	11
Description:	General view of spiral access road.



Photograph:	12
Description:	Redress spalling stone to a sound surface. (West facing elevation)



Photograph:	13
Description:	Redress spalling stone to a sound surface. (West facing elevation)



Photograph:	14
Description:	Redress spalling stone to a sound surface. Foliage growth on stonework. (West facing elevation)



Photograph:	15
Description:	Redress spalling stone to a sound surface. (West facing elevation)



Photograph:	16
Description:	Redress spalling stone to a sound surface. (West facing elevation)



Photograph:	17
Description:	Redress spalling stone to a sound surface. (West facing elevation)



Photograph:	18
Description:	Redress spalling stone to a sound surface. (West facing elevation)



Photograph:	19
Description:	Redress spalling stone to a sound surface. (West facing elevation)



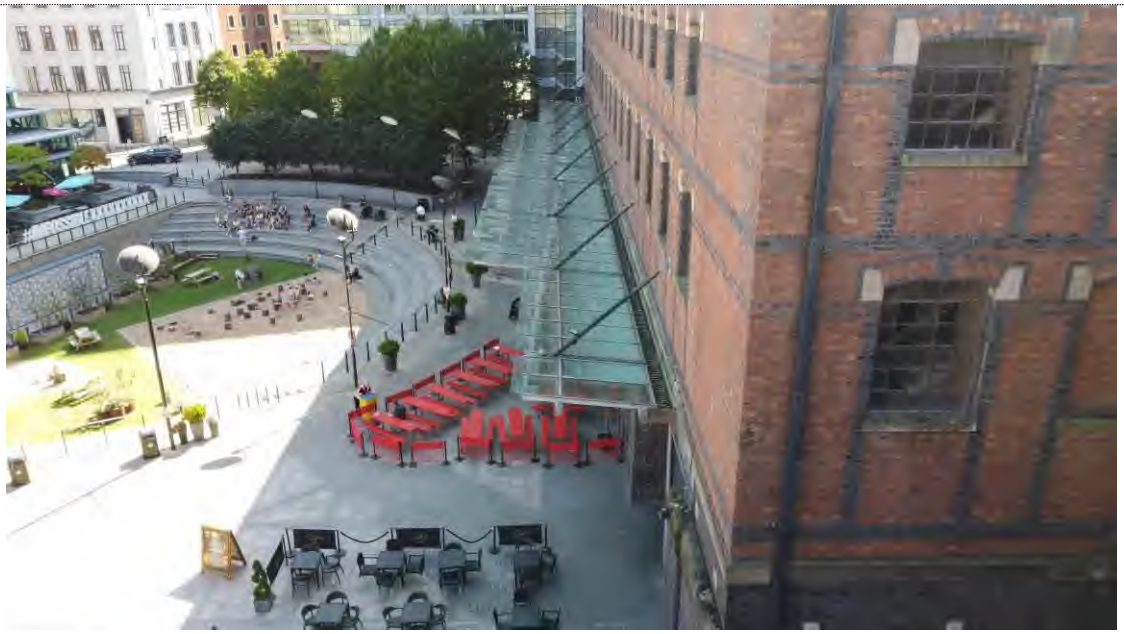
Photograph:	20
Description:	Redress spalling stone to a sound surface. (West facing elevation)



Photograph:	21
Description:	Redress spalling stone to a sound surface. (West facing elevation)



Photograph:	22
Description:	General view of the west facing elevation.



Photograph:	23
Description:	General view of the north facing elevation.



Photograph:	24
Description:	Redress spalling stone to a sound surface. Evidence of salt damage to brickwork.



Photograph:	25
Description:	General clean and replace of defective brickwork. (North facing elevation)



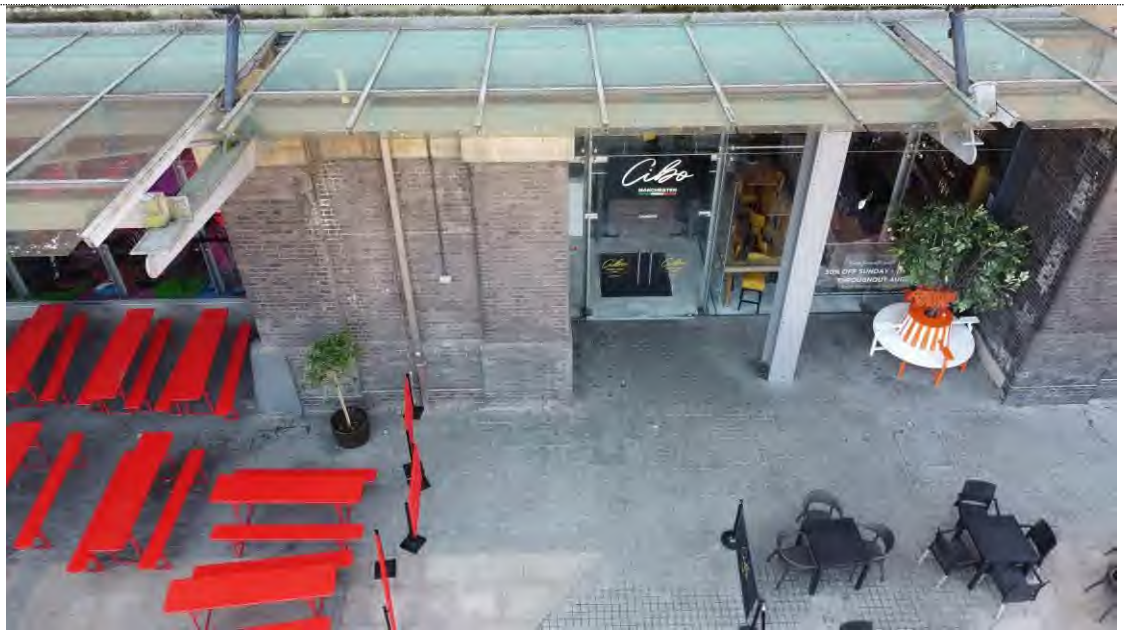
Photograph:	26
Description:	General clean and replace of defective brickwork. (North facing elevation)



Photograph:	27
Description:	General clean and replace of defective brickwork and stonework. (North facing elevation)



Photograph:	28
Description:	General clean and replace of defective brickwork and stonework. (North facing elevation)



Photograph:	29
Description:	General clean and replace of defective brickwork and stonework. (North facing elevation)



Photograph:	30
Description:	Doff clean all areas of brickwork and stonework. (North facing elevation)



Photograph:	31
Description:	General clean and replace of defective brickwork and stonework. (North facing elevation)



Photograph:	32
Description:	General clean and replace of defective brickwork and stonework. (North facing elevation)



Photograph:	33
Description:	General clean and replace of defective brickwork and stonework. (North facing elevation)



Photograph:	34
Description:	General clean and replace of defective brickwork and stonework. (North facing elevation)



Photograph:	35
Description:	General clean and replace of defective brickwork and stonework. (North facing elevation)



Photograph:	36
Description:	General clean and replace of defective brickwork and stonework. (North facing elevation)



Photograph:	37
Description:	General clean and replace of defective brickwork. Evidence of salt damage to brickwork. (North facing elevation)



Photograph:	38
Description:	General clean and replace of defective brickwork. (North facing elevation)



Photograph:	39
Description:	General clean and replace of defective brickwork. Aglae growth to stonework. (North facing elevation)



Photograph:	40
Description:	Algae growth to stonework. General view of the canopy.



Photograph:	41
Description:	General view of the canopy.



Photograph:	42
Description:	General clean and replace of defective brickwork. (North facing elevation)



Photograph:	43
Description:	General clean and replace of defective brickwork. (North facing elevation)



Photograph:	44
Description:	General clean and replace of defective brickwork and stonework. (North facing elevation)



Photograph:	45
Description:	General clean and replace of defective brickwork and stonework. (North facing elevation)



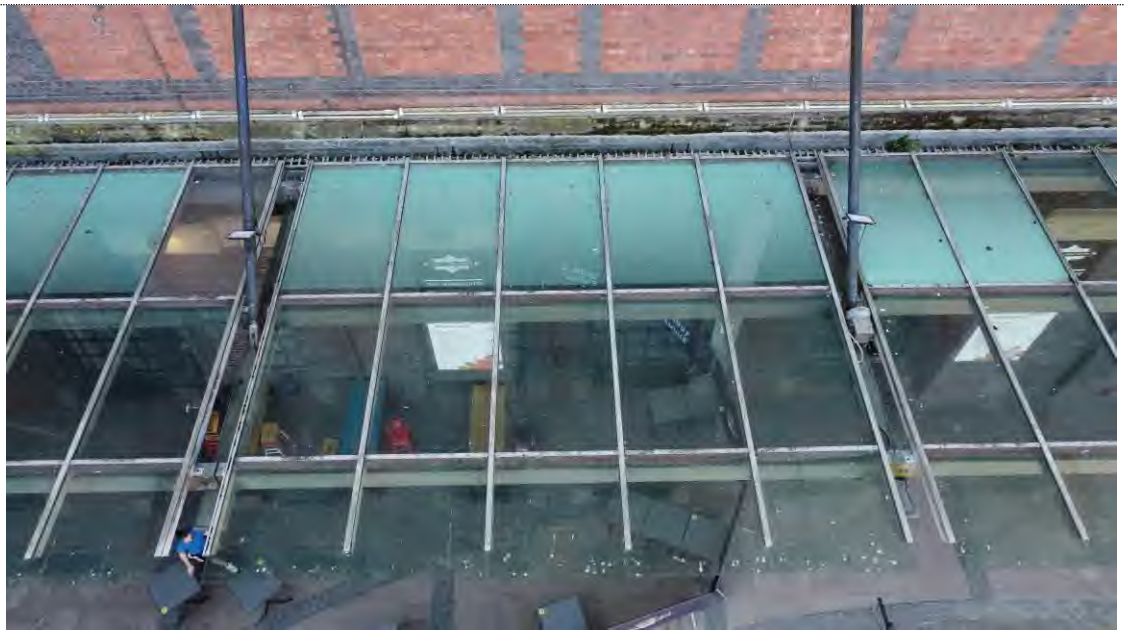
Photograph:	46
Description:	General clean and replace of defective brickwork and stonework. (North facing elevation)



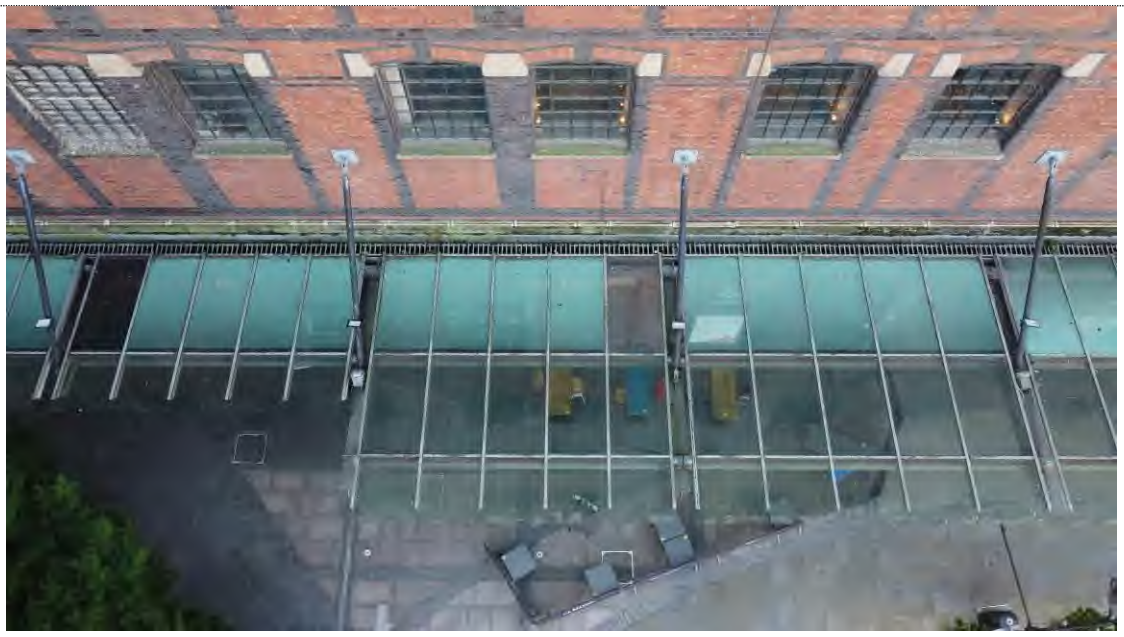
Photograph:	47
Description:	General clean and replace of defective brickwork. (North facing elevation)



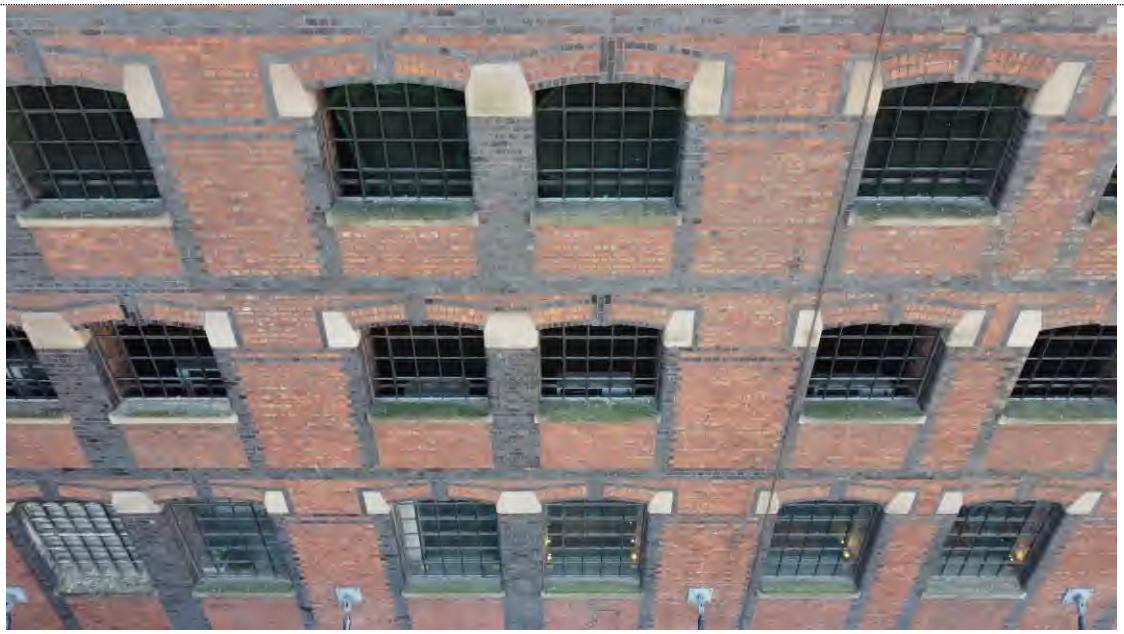
Photograph:	48
Description:	General clean and replace of defective brickwork and stonework. (North facing elevation)



Photograph:	49
Description:	General clean and replace of defective brickwork and stonework. (North facing elevation)



Photograph:	50
Description:	General view of the canopy.



Photograph:	51
Description:	General clean and replace of defective brickwork and stonework. (North facing elevation)



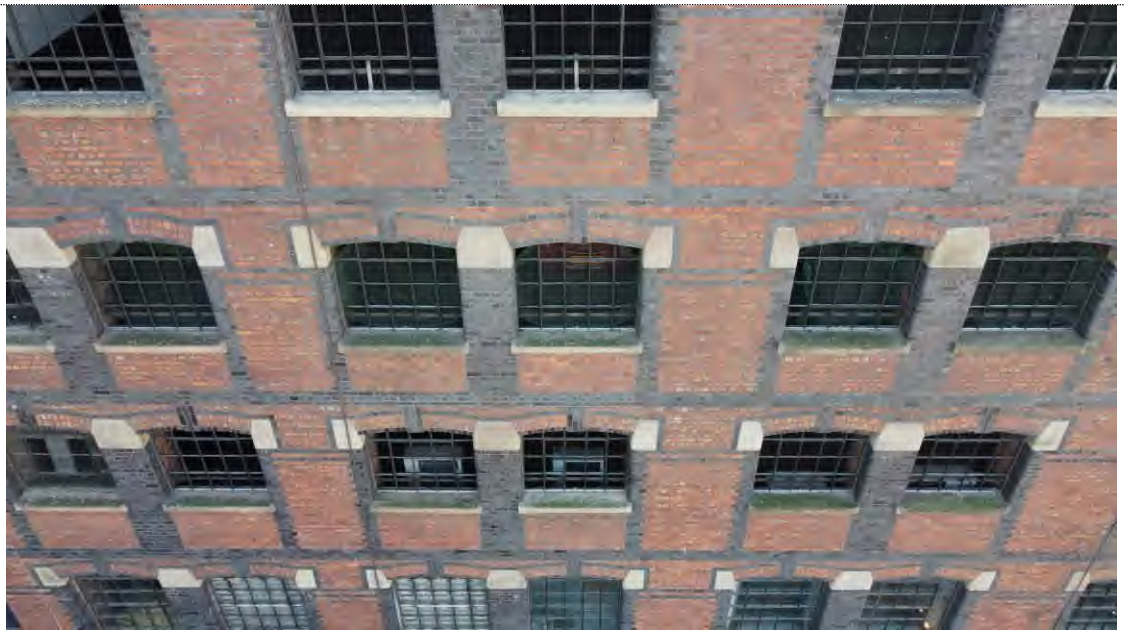
Photograph:	52
Description:	General clean and replace of defective brickwork and stonework. (North facing elevation)



Photograph:	53
Description:	General clean and replace of defective brickwork and stonework. (North facing elevation)



Photograph:	54
Description:	General clean and replace of defective brickwork and stonework. (North facing elevation)



Photograph:	55
Description:	General clean and replace of defective brickwork and stonework. (North facing elevation)



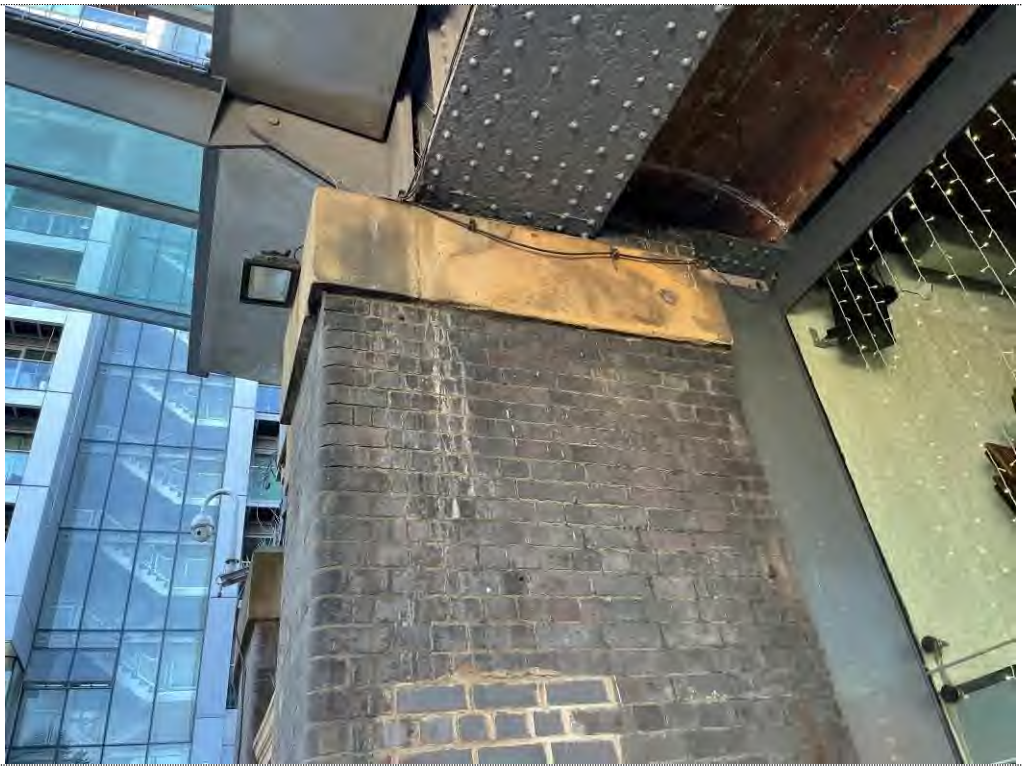
Photograph:	56
Description:	General clean and replace of defective brickwork and stonework. (North facing elevation)



Photograph:	57
Description:	General clean and replace of defective brickwork and stonework. (North facing elevation)



Photograph:	58
Description:	General view of the north facing elevation. Doff clean all areas of brickwork and stonework.



Photograph:	59
Description:	General view of the stonework and steelwork. Evidence of brick replacement.



Photograph:	60
Description:	Evidence of brick replacement and salt damage. Doff clean all areas of brickwork and stonework.



Photograph:	61
Description:	General view of the canopy.



Photograph:	62
Description:	General view of the north facing elevation.



Photograph:	63
Description:	General view of the west facing elevation



Photograph:	64
Description:	General view of the west facing elevation



Photograph:	65
Description:	General clean and replace of defective brickwork and stonework, underneath neighbouring structure. (South facing)



Photograph:	66
Description:	General clean and replace of defective brickwork and stonework, underneath neighbouring structure. Evidence of salt damage to brickwork. (South facing)



Photograph:	67
Description:	General clean and replace of defective brickwork and stonework, underneath neighbouring structure. Evidence of salt damage to brickwork. (South facing)



Photograph:	68
Description:	General clean and replace of defective brickwork and stonework, underneath neighbouring structure. (South facing)



Photograph:	69
Description:	General clean and replace of defective brickwork and stonework, underneath neighbouring structure. Impact damage to brickwork. (South facing)



Photograph:	70
Description:	General clean and replace of defective brickwork and stonework, underneath neighbouring structure. (South facing)



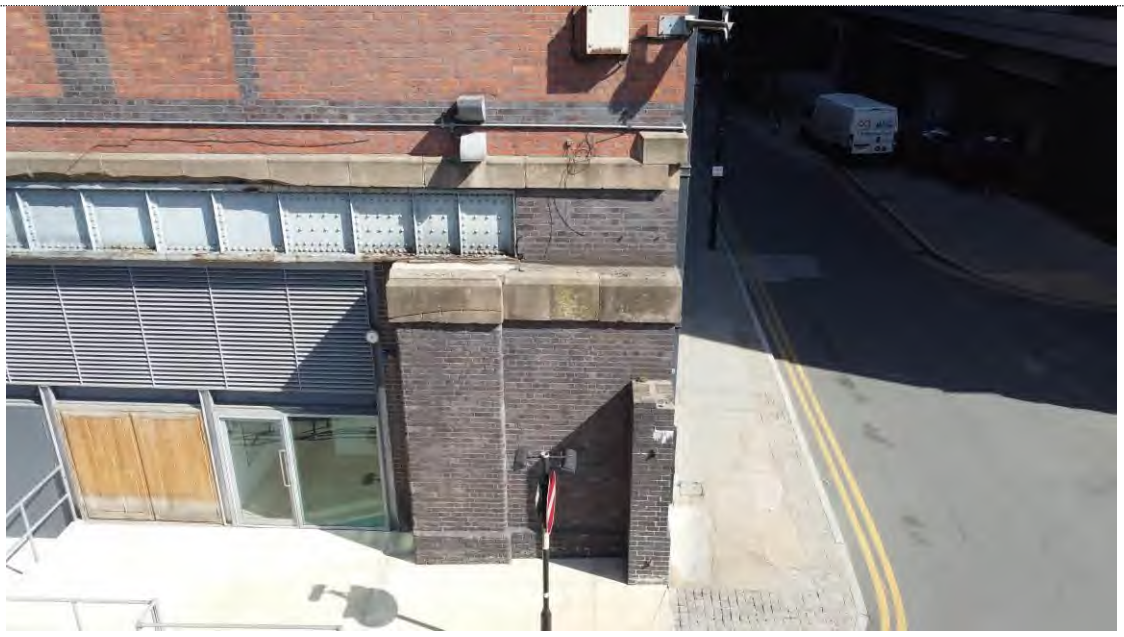
Photograph:	71
Description:	General clean and replace of defective brickwork and stonework. Evidence of corrosion to steels. (South facing)



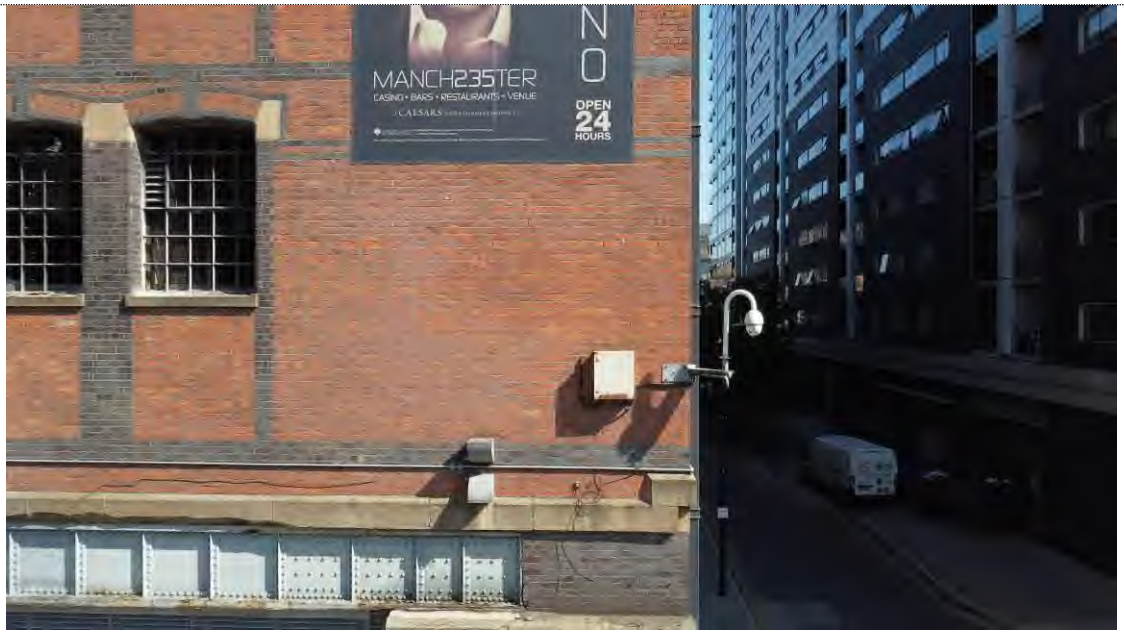
Photograph:	72
Description:	General clean and replace of defective brickwork and stonework. Evidence of corrosion to steels. (South facing)



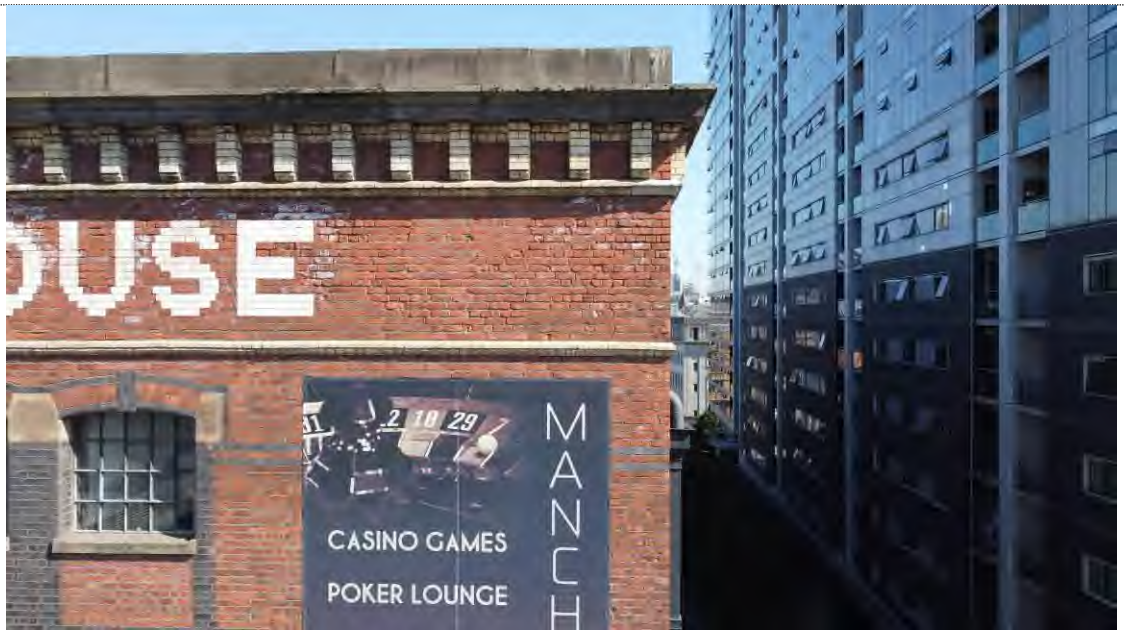
Photograph:	73
Description:	General clean and replace of defective brickwork and stonework. Evidence of corrosion to steels. (South facing)



Photograph:	74
Description:	General clean and replace of defective brickwork and stonework. (South facing)



Photograph:	75
Description:	General clean and replace of defective brickwork and stonework. (South facing)



Photograph:	76
Description:	General clean and replace of defective brickwork and stonework. (South facing)



Photograph:	77
Description:	General clean and replace of defective brickwork and stonework. Evidence of salt damage. (South facing)



Photograph:	78
Description:	General clean and replace of defective brickwork and stonework. (South facing)



Photograph:	79
Description:	General clean and replace of defective brickwork and stonework. (South facing)



Photograph:	80
Description:	General clean and replace of defective brickwork and stonework. (South facing)



Photograph:	81
Description:	General clean and replace of defective brickwork and stonework. Vegetation growth. (South facing)



Photograph:	82
Description:	General clean and replace of defective brickwork and stonework. Vegetation growth. (South facing)



Photograph:	83
Description:	General clean and replace of defective brickwork and stonework. Vegetation growth. (South facing)



Photograph:	84
Description:	General clean and replace of defective brickwork and stonework. Vegetation growth. (South facing)



Photograph:	85
Description:	General view of the south facing elevation.



Photograph:	86
Description:	General clean and replace of defective brickwork and stonework. (South facing)



Photograph:	87
Description:	General clean and replace of defective brickwork and stonework. (South facing)



Photograph:	88
Description:	General clean and replace of defective brickwork and stonework. (South facing)



Photograph:	89
Description:	General clean and repointing of defective brickwork. (East facing)



Photograph:	90
Description:	General clean and repointing of defective brickwork. (East facing)



Photograph:	91
Description:	General clean and repointing of defective brickwork. Evidence of salt damage. (East facing)



Photograph:	92
Description:	General clean and repointing of defective brickwork. Algae growth to stonework. (East facing)



Photograph:	93
Description:	General clean and repointing of defective brickwork. (East facing)



Photograph:	94
Description:	General clean and repointing of defective brickwork. (East facing)



Photograph:	95
Description:	General clean and repointing of defective brickwork. (East facing)



Photograph:	96
Description:	General clean and repointing of defective brickwork and stonework. (East facing)



Photograph:	97
Description:	General view of the east facing elevation.



Photograph:	98
Description:	General clean and repointing of defective brickwork. (East facing)



Photograph:	99
Description:	General clean and repointing of defective brickwork. (East facing)



Photograph:	100
Description:	General clean and repointing of defective brickwork. (East facing)



Photograph:	101
Description:	General clean and repointing of defective brickwork. Vegetation growth. (East facing)



Photograph:	102
Description:	General clean and repointing of defective brickwork. (East facing)



Photograph:	103
Description:	General clean and repointing of defective brickwork. Evidence of salt damage. (East facing)



Photograph:	104
Description:	General clean and repointing of defective brickwork. Evidence of salt damage. (East facing)



Photograph:	105
Description:	General clean and repointing of defective brickwork and stonework. (East facing)



Photograph:	106
Description:	General view of the east facing elevation.



Photograph:	107
Description:	General view of the east facing elevation



Photograph:	108
Description:	General clean and repointing of defective brickwork. (East facing)



Photograph:	109
Description:	General clean and repointing of defective brickwork. Algae growth to stonework. (East facing)



Photograph:	110
Description:	General clean and repointing of defective brickwork. Vegetation growth to stonework. (East facing)



Photograph:	111
Description:	General view of the south facing elevation.



Photograph:	112
Description:	General view of the south facing elevation.



Photograph:	113
Description:	General clean and repointing of defective brickwork. Vegetation growth to stonework. (East facing)



Photograph:	114
Description:	General view of the east facing elevation.



Photograph:	115
Description:	General view of the east facing elevation



Photograph:	116
Description:	General view of the east facing elevation.



Photograph:	117
Description:	General view of the east facing elevation.



Photograph:	118
Description:	General view of the east facing elevation. Evidence of salt damage.



Photograph:	119
Description:	General clean and repointing of defective brickwork and stonework. (East facing)



Photograph:	120
Description:	General clean and replace of defective brickwork. (East facing)

B - GREAT NORTHERN WAREHOUSE ROOF



Photograph:	121
Description:	General view of the roof.



Photograph:	122
Description:	Slipped and broken roof slates.



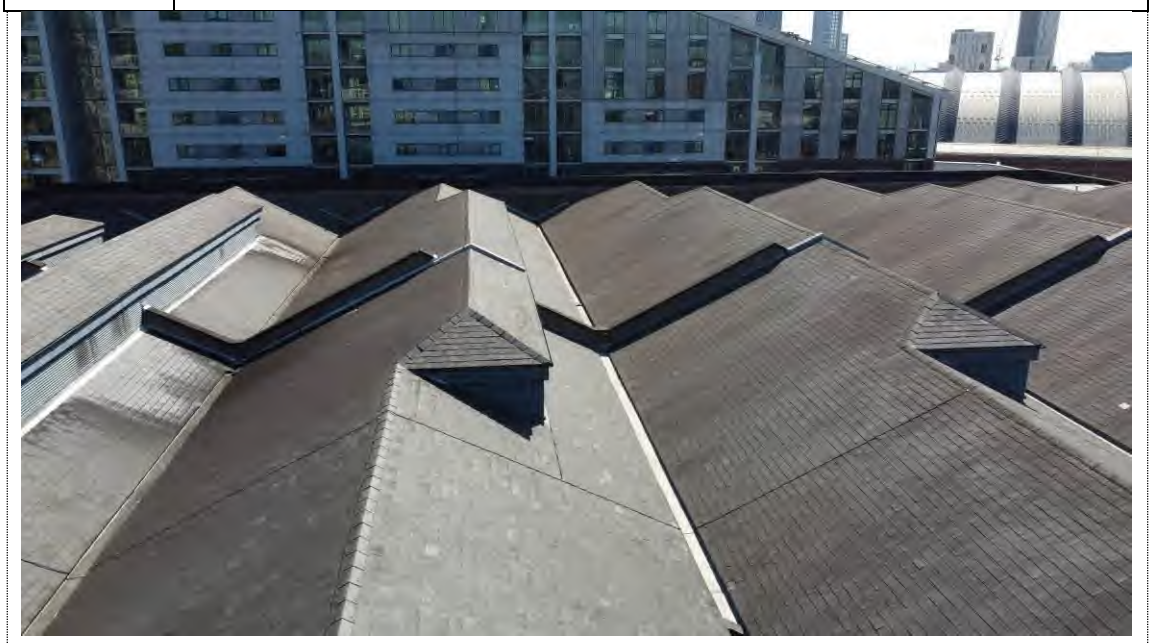
Photograph:	123
Description:	Slipped and missing roof slates. Evidence of extensive damage to roof slates.



Photograph:	124
Description:	General view of the roof.



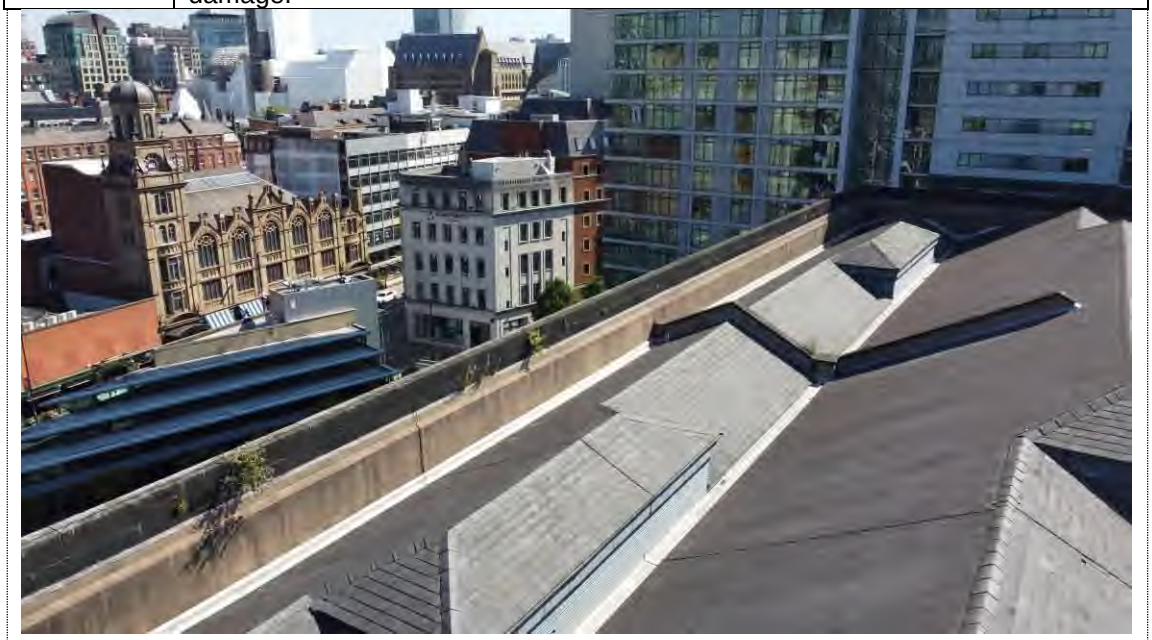
Photograph:	125
Description:	General view of the roof.



Photograph:	126
Description:	General view of the roof.



Photograph:	127
Description:	General view of the roof. Slipped slates in roof gully. Evidence of water damage.



Photograph:	128
Description:	Vegetation growth in the stonework.



Photograph:	129
Description:	Loose and cracked roof slates.



Photograph:	130
Description:	Flat roof, evidence of ponding water. Broken sections of roof slates.



Photograph:	131
Description:	Slipped slates in the roof gully. Evidence of water damage at ventilation exhaust



Photograph:	132
Description:	Algae growth. Broken and missing roof slates.



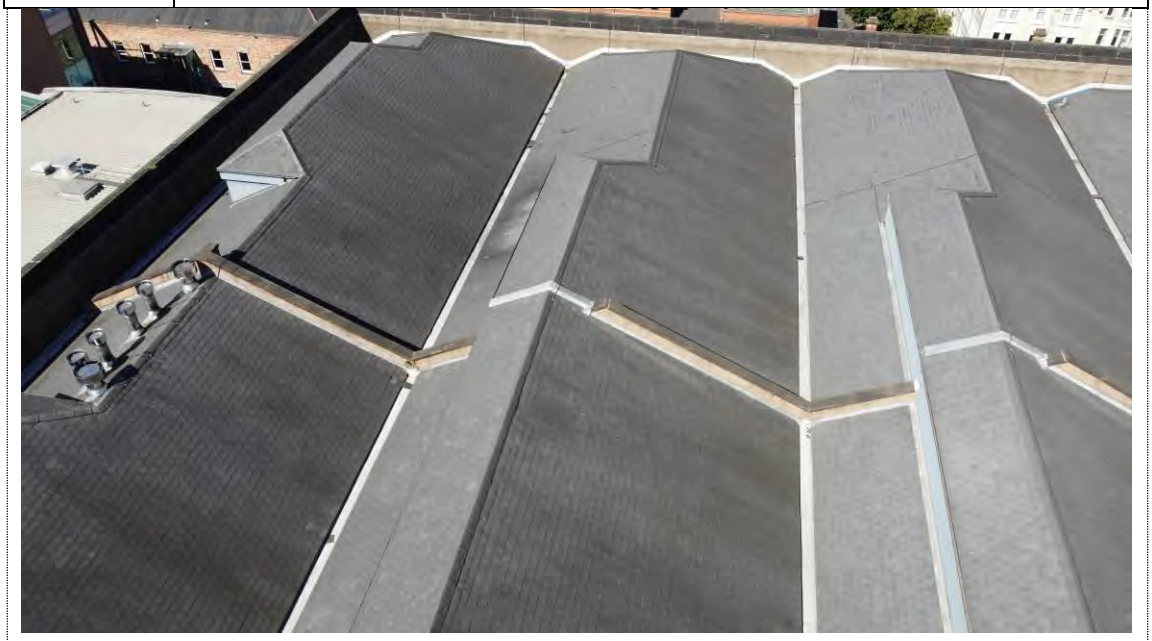
Photograph:	133
Description:	Vegetation growth on the stonework. Slipped and broken roof slates.



Photograph:	134
Description:	Vegetation growth and algae growth in the stonework.



Photograph:	135
Description:	Vegetation growth and algae growth on the stonework.



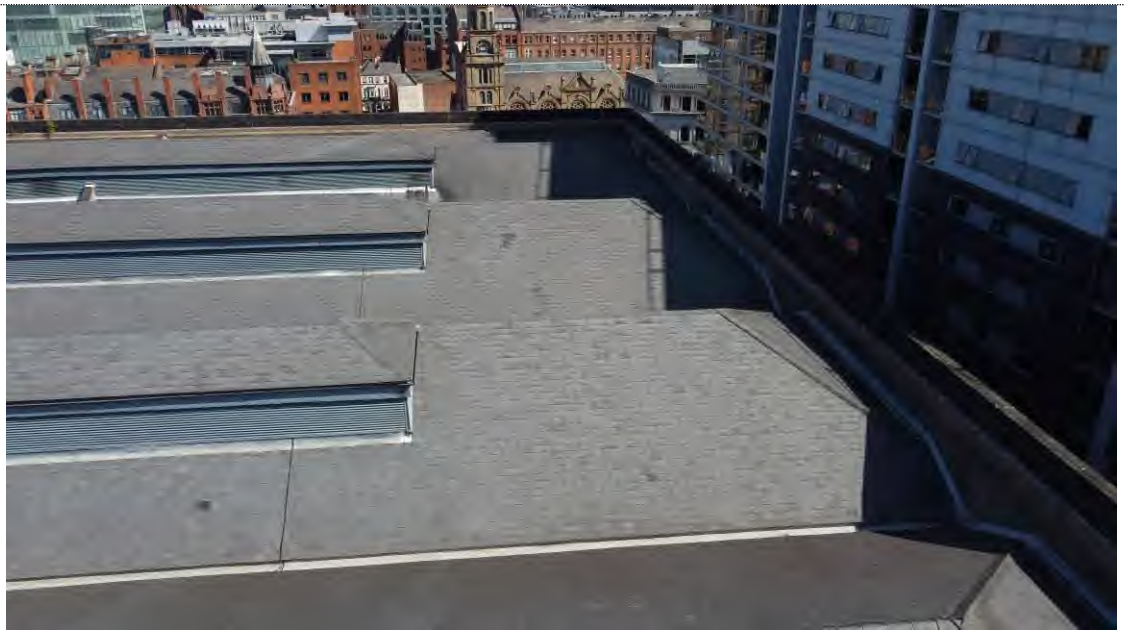
Photograph:	136
Description:	General view of the roof.



Photograph:	137
Description:	General view of the roof. Slipped and missing roof slates.



Photograph:	138
Description:	Evidence of replacement roof slates and water damage. Corrosion stainage.



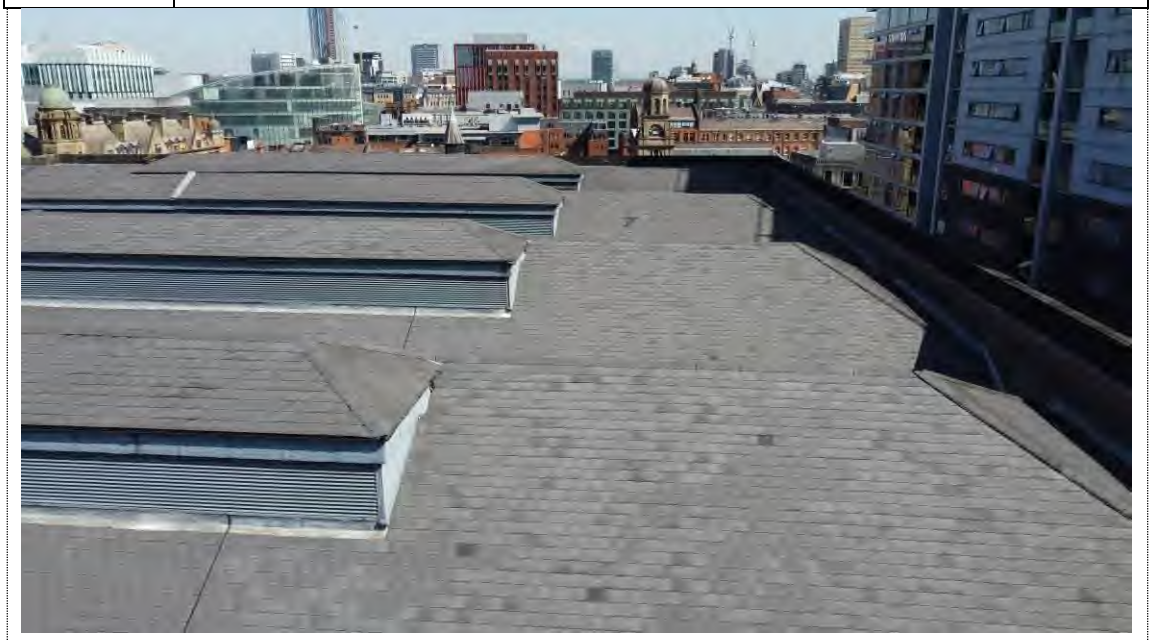
Photograph:	139
Description:	General view of the roof. Evidence of replacement roof slates. Loose and cracked roof slates



Photograph:	140
Description:	General view of the roof. Missing roof slates exposing void beneath.



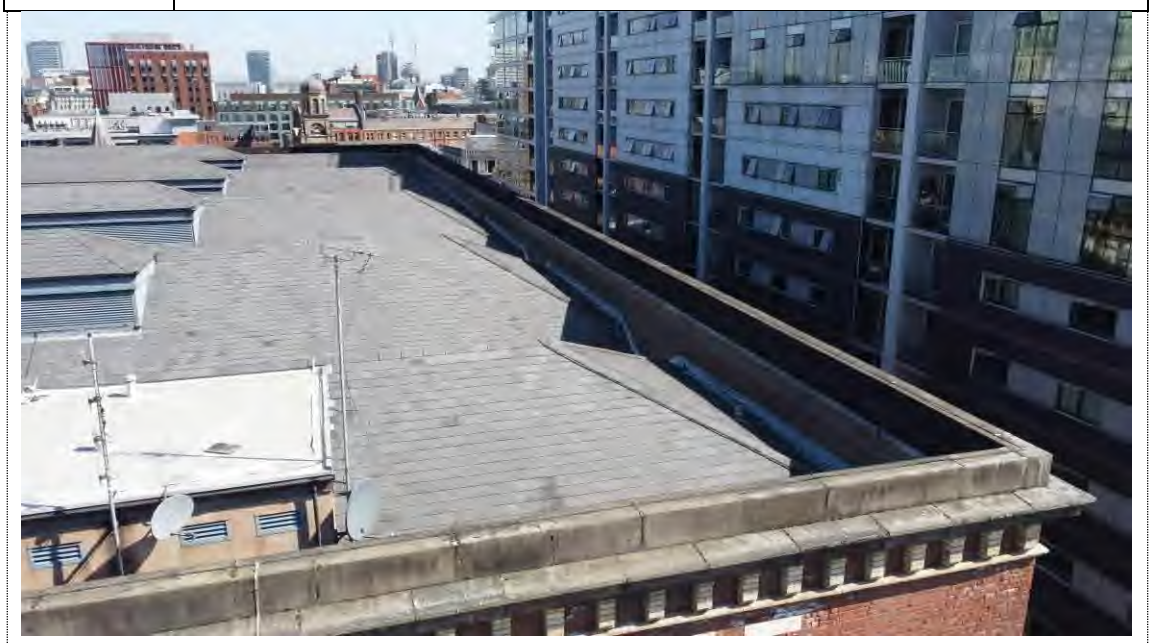
Photograph:	141
Description:	Missing and slipped roof slates. Cracked roof slates.



Photograph:	142
Description:	General view of the roof.



Photograph:	143
Description:	Vegetation growth. Slipped and missing roof slates. Spalling stonework.



Photograph:	144
Description:	Slipped and broken roof slates. Spalling stonework.

Copyright & Usage Notice

This drawing remains the the property & copyright of Christians Environmental Ltd until payment in full is received.

Any use of this drawing before payment is received unless by prior agreement will be deemed as misuse & will be pursued as necessary.

General Notice

This drawing to be read in conjunction with all other relevantinformation whether produced by Christians Environmental Ltd or by others. Any inconsistencies to be notified to the company immediately.

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE

Cube Ref No. A1 - A8 & A157 - A161



KEY:

- Cutout defective stone work and replace new matching stone
- Redress Spalling Stone to a sound surface
- Make good minor losses using specialist repair mortar that has been colour matched
- Unspecified
- Repoint Defective Joints
- Treat CI Straps
- Remove Graffiti

rev	date	description	by
A	July 2017	Elevation Plan	CEL-KG

Aura Ltd
181 Wellington Road North
Stockport
Cheshire
SK4 2PB

t: +44 (0) 1614429850
e: enquiries@aurahrd.com
w: www.aurahrd.co.uk

client
Aura Conservation

project
Deansgate Front

drawing title
Elevation Plan

scale	drawn	date
NOT TO SCALE	CEL-KG	July 2017

drawing number TS-ELEV-001

rev A

Cube Ref No. A9 - A16 & A162 - A165



Copyright & Usage Notice

This drawing remains the the property & copyright of Christians Environmental Ltd until payment in full is received.

Any use of this drawing before payment is received unless by prior agreement will be deemed as misuse & will be pursued as necessary.

General Notice

This drawing to be read in conjunction with all other relevantinformation whether produced by Christians Environmental Ltd or by others. Any inconsistencies to be notified to the company immediately.

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE

KEY:

- Cutout defective stone work and replace new matching stone
- Redress Spalling Stone to a sound surface
- Make good minor losses using specialist repair mortar that has been colour matched
- Unspecified
- Repoint Defective Joints
- Treat CI Straps
- Remove Graffiti

rev	date	description	by
A	July 2017	Elevation Plan	CEL-KG

Aura Ltd
181 Wellington Road North
Stockport
Cheshire
SK4 2PB

t: +44 (0) 1614429850
e: enquiries@auraltd.com
w: www.auraltd.co.uk

client
Aura Conservation

project
Deansgate Front

drawing title
Elevation Plan

scale	drawn	date
NOT TO SCALE	CEL-KG	July 2017

drawing number	rev
TS-ELEV-002	A

Copyright & Usage Notice

This drawing remains the the property & copyright of Christians Environmental Ltd until payment in full is received.

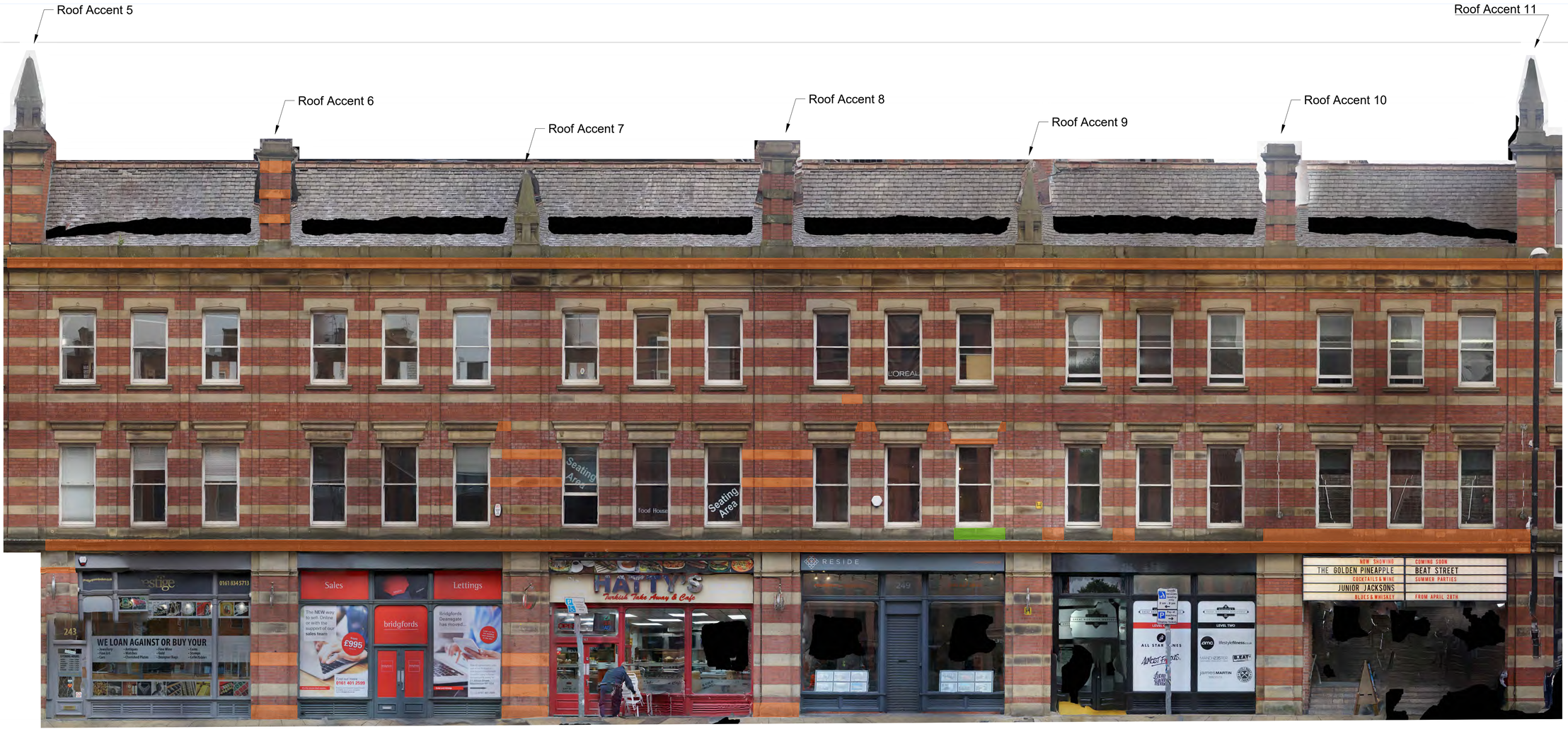
Any use of this drawing before payment is received unless by prior agreement will be deemed as misuse & will be pursued as necessary.

General Notice

This drawing to be read in conjunction with all other relevantinformation whether produced by Christians Environmental Ltd or by others. Any inconsistencies to be notified to the company immediately.

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE

Cube Ref No. A16 - A26 & A165 - A167 & A170



KEY:

- Cutout defective stone work and replace new matching stone
- Redress Spalling Stone to a sound surface
- Make good minor losses using specialist repair mortar that has been colour matched
- Unspecified
- Repoint Defective Joints
- Treat CI Straps
- Remove Graffiti

rev	date	description	by
A	July 2017	Elevation Plan	CEL-KG

Aura Ltd
181 Wellington Road North
Stockport
Cheshire
SK4 2PB

t: +44 (0) 1614429850
e: enquiries@aurahfd.com
w: www.aurahfd.co.uk

client
Aura Conservation

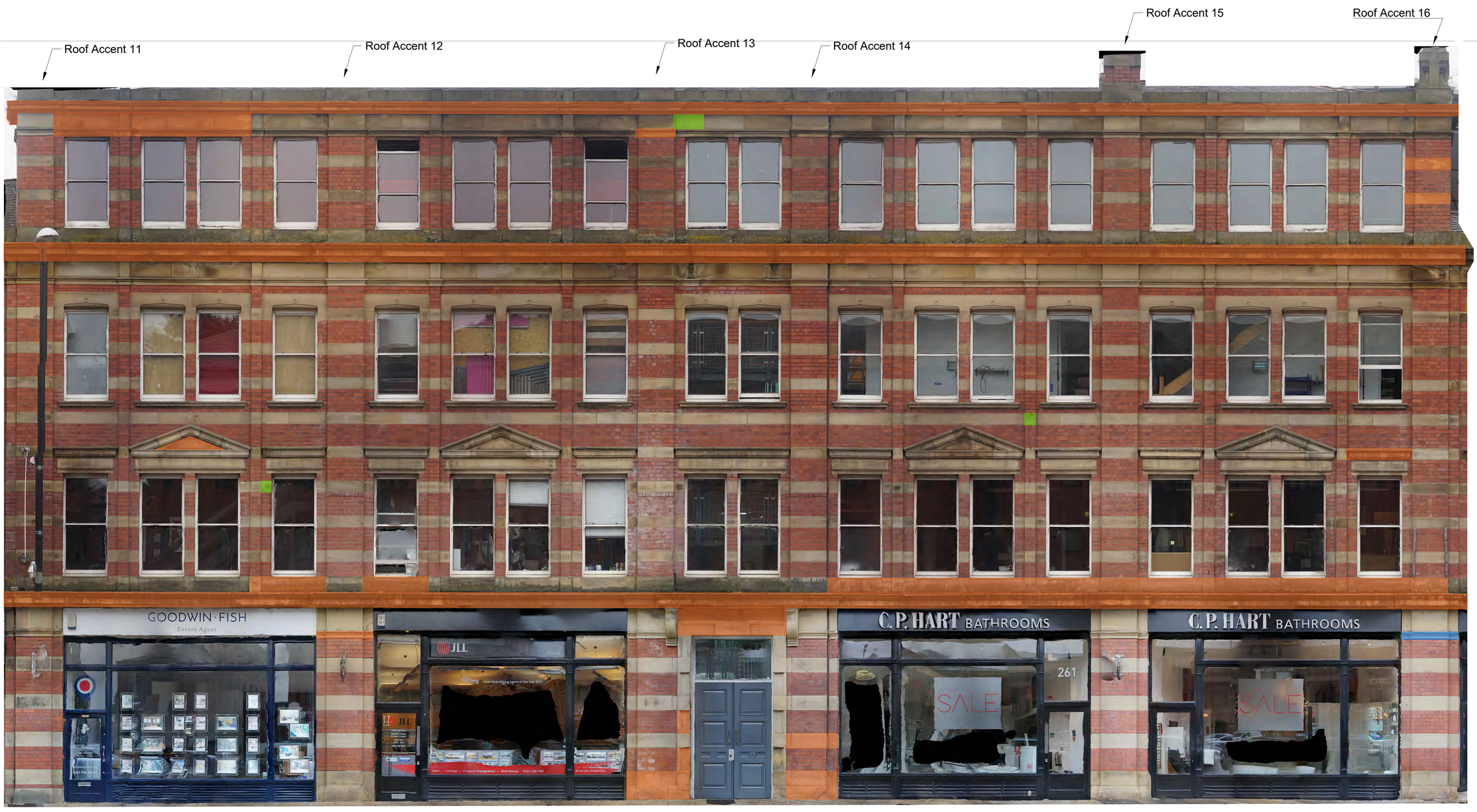
project
Deansgate Front

drawing title
Elevation Plan

scale	drawn	date
NOT TO SCALE	CEL-KG	July 2017

drawing number	rev
TS-ELEV-003	A

Cube Ref No. A26 - A36 & A168 - A170



Copyright & Usage Notice

This drawing remains the the property & copyright of Christians Environmental Ltd until payment in full is received.

Any use of this drawing before payment is received unless by prior agreement will be deemed as misuse & will be pursued as necessary.

General Notice

This drawing to be read in conjunction with all other relevantinformation whether produced by Christians Environmental Ltd or by others. Any inconsistencies to be notified to the company immediately.

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE

KEY:

- Cutout defective stone work and replace new matching stone
- Redress Spalling Stone to a sound surface
- Make good minor losses using specialist repair mortar that has been colour matched
- Unspecified
- Repoint Defective Joints
- Treat CI Straps
- Remove Graffiti

rev	date	description	by
A	July 2017	Elevation Plan	CEL-KG

Aura Ltd
191 Wellington Road North
Stockport
Cheshire
SK4 2PB

t: +44 (0) 1614429850
e: enquiries@aurahtd.com
w: www.aurahtd.co.uk

client
Aura Conservation

project
Deansgate Front

drawing title
Elevation Plan

scale	drawn	date
NOT TO SCALE	CEL-KG	July 2017

drawing number	rev
TS-ELEV-004	A

Cube Ref No. A36 - A45 & A172 - A174



Copyright & Usage Notice

This drawing remains the the property & copyright of Christians Environmental Ltd until payment in full is received.

Any use of this drawing before payment is received unless by prior agreement will be deemed as misuse & will be pursued as necessary.

General Notice

This drawing to be read in conjunction with all other relevantinformation whether produced by Christians Environmental Ltd or by others. Any inconsistencies to be notified to the company immediately.

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE

KEY:

- Cutout defective stone work and replace new matching stone
- Redress Spalling Stone to a sound surface
- Make good minor losses using specialist repair mortar that has been colour matched
- Unspecified
- Repoint Defective Joints
- Treat CI Straps
- Remove Graffiti

rev	date	description	by
A	July 2017	Elevation Plan	CEL-KG

Aura Ltd
181 Wellington Road North
Stockport
Cheshire
SK4 2PB

t: +44 (0) 1614428850
e: enquiries@aurahtd.com
w: www.aurahtd.co.uk

client
Aura Conservation

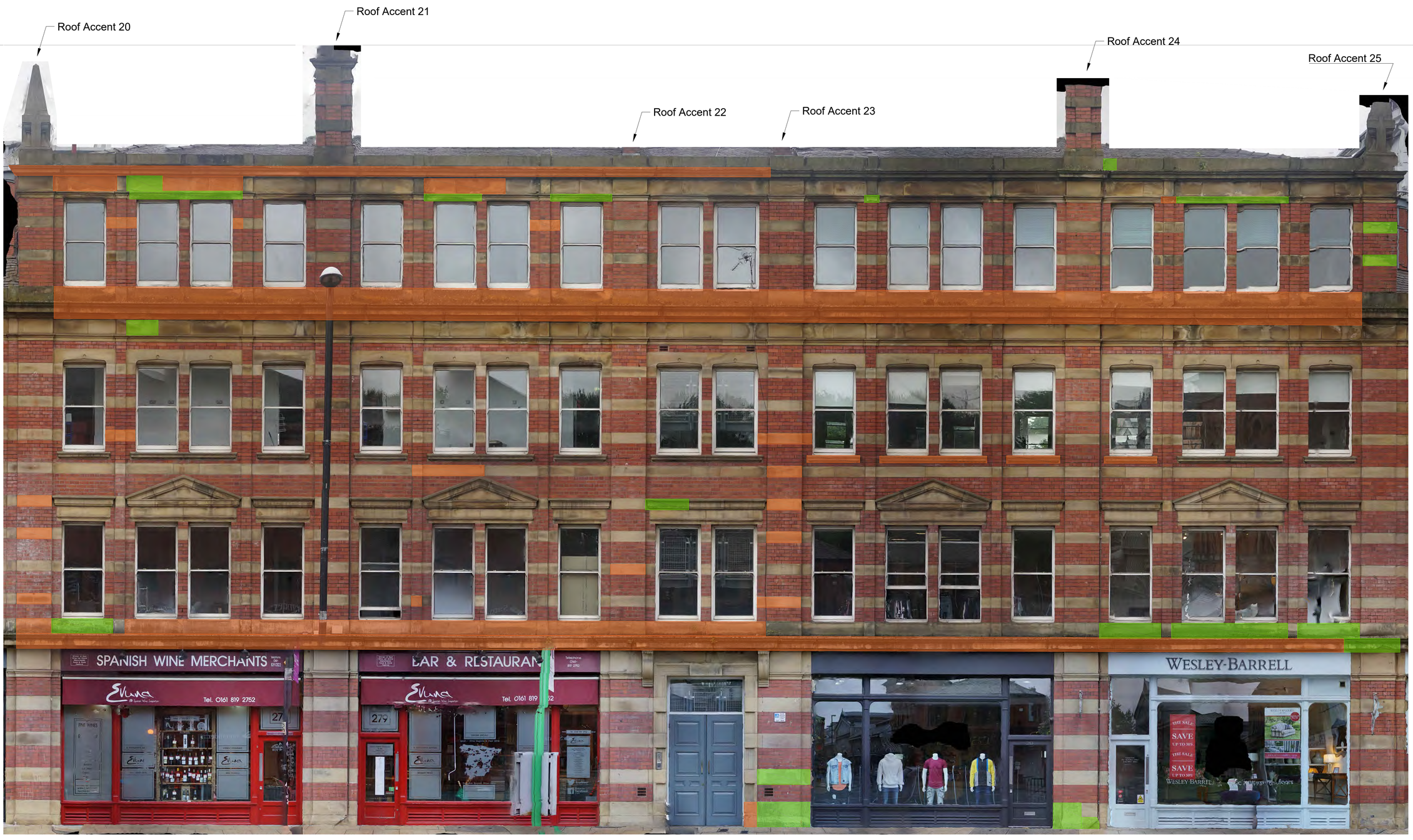
project
Deansgate Front

drawing title
Elevation Plan

scale	drawn	date
NOT TO SCALE	CEL-KG	July 2017

drawing number	rev
TS-ELEV-005	A

Cube Ref No. A45 - A55 & A171 - A173



Copyright & Usage Notice

This drawing remains the the property & copyright of Christians Environmental Ltd until payment in full is received.

Any use of this drawing before payment is received unless by prior agreement will be deemed as misuse & will be pursued as necessary.

General Notice

This drawing to be read in conjunction with all other relevantinformation whether produced by Christians Environmental Ltd or by others. Any inconsistencies to be notified to the company immediately.

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE

KEY:

- Cutout defective stone work and replace new matching stone
- Redress Spalling Stone to a sound surface
- Make good minor losses using specialist repair mortar that has been colour matched
- Unspecified
- Repoint Defective Joints
- Treat CI Straps
- Remove Graffiti

rev	date	description	by
A	July 2017	Elevation Plan	CEL-KG

Aura Ltd
191 Wellington Road North
Stockport
Cheshire
SK4 2PB

t: +44 (0) 1614429850
e: enquiries@aurahtd.com
w: www.aurahtd.co.uk

client
Aura Conservation

project
Deansgate Front

drawing title
Elevation Plan

scale	drawn	date
NOT TO SCALE	CEL-KG	July 2017

drawing number
TS-ELEV-006

rev
A

Cube Ref No. A55 - A61 & A177 - A179



Copyright & Usage Notice

This drawing remains the the property & copyright of Christians Environmental Ltd until payment in full is received.

Any use of this drawing before payment is received unless by prior agreement will be deemed as misuse & will be pursued as necessary.

General Notice

This drawing to be read in conjunction with all other relevantinformation whether produced by Christians Environmental Ltd or by others. Any inconsistencies to be notified to the company immediately.

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE

KEY:

- Cutout defective stone work and replace new matching stone
- Redress Spalling Stone to a sound surface
- Make good minor losses using specialist repair mortar that has been colour matched
- Unspecified
- Repoint Defective Joints
- Treat CI Straps
- Remove Graffiti

rev	date	description	by
A	July 2017	Elevation Plan	CEL-KG

Aura Ltd
181 Wellington Road North
Stockport
Cheshire
SK4 2PB

t: +44 (0) 1614429850
e: enquiries@aurahrd.com
w: www.aurahrd.co.uk

client
Aura Conservation

project
Deansgate Front

drawing title
Elevation Plan

scale	drawn	date
NOT TO SCALE	CEL-KG	July 2017

drawing number
TS-ELEV-007

rev
A

Cube Ref No. A61 - A71 & A177 - A179



Copyright & Usage Notice

This drawing remains the the property & copyright of Christians Environmental Ltd until payment in full is received.

Any use of this drawing before payment is received unless by prior agreement will be deemed as misuse & will be pursued as necessary.

General Notice

This drawing to be read in conjunction with all other relevantinformation whether produced by Christians Environmental Ltd or by others. Any inconsistencies to be notified to the company immediately.

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE

KEY:

- Cutout defective stone work and replace new matching stone
- Redress Spalling Stone to a sound surface
- Make good minor losses using specialist repair mortar that has been colour matched
- Unspecified
- Repoint Defective Joints
- Treat CI Straps
- Remove Graffiti

rev	date	description	by
A	July 2017	Elevation Plan	CEL-KG

Aura Ltd
181 Wellington Road North
Stockport
Cheshire
SK4 2PB

t: +44 (0) 1614429850
e: enquiries@aurahtd.com
w: www.aurahtd.co.uk

client
Aura Conservation

project
Deansgate Front

drawing title
Elevation Plan

scale	drawn	date
NOT TO SCALE	CEL-KG	July 2017

drawing number	rev
TS-ELEV-009	A

Cube Ref No. A71 - A81 & A179 - A182



Doff Clean all areas of brickwork and stonework.

Rake out defective and open joints of the brickwork and repoint.

Areas of previously repaired brickwork have been carried out with different bricks. These repaired areas are quite obtrusive

Copyright & Usage Notice

This drawing remains the the property & copyright of Christians Environmental Ltd until payment in full is received.

Any use of this drawing before payment is received unless by prior agreement will be deemed as misuse & will be pursued as necessary.

General Notice

This drawing to be read in conjunction with all other relevantinformation whether produced by Christians Environmental Ltd or by others. Any inconsistencies to be notified to the company immediately.

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE

rev	date	description	by
A	July 2017	Elevation Plan	CEL-KG

Aura Ltd
181 Wellington Road North
Stockport
Cheshire
SK4 2PB

t: +44 (0) 1614429850
e: enquiries@aurahtd.com
w: www.aurahtd.co.uk

client
Aura Conservation

project
Deansgate Rear

drawing title
Elevation Plan

scale	drawn	date
NOT TO SCALE	CEL-KG	July 2017

drawing number	rev
DR-ELEV-001	A

Copyright & Usage Notice

This drawing remains the the property & copyright of Christians Environmental Ltd until payment in full is received.

Any use of this drawing before payment is received unless by prior agreement will be deemed as misuse & will be pursued as necessary.

General Notice

This drawing to be read in conjunction with all other relevantinformation whether produced by Christians Environmental Ltd or by others. Any inconsistencies to be notified to the company immediately.

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE

Cube Ref No. A81 - A88 & A179 - A184



Doff Clean all areas of brickwork and stonework.

Rake out defective and open joints of the brickwork and repoint.

Areas of previously repaired brickwork have been carried out with different bricks. These repaired areas are quite obtrusive

rev	date	description	by
A	July 2017	Elevation Plan	CEL-KG

Aura Ltd
181 Wellington Road North
Stockport
Cheshire
SK4 2PB

t: +44 (0) 1614429850
e: enquiries@aurahtd.com
w: www.aurahtd.co.uk

client
Aura Conservation

project
Deansgate Rear

drawing title
Elevation Plan

scale	drawn	date
NOT TO SCALE	CEL-KG	July 2017

drawing number DR-ELEV-002

rev A

Cube Ref No. A88 - A94 & A182 - A184



Doff Clean all areas of brickwork and stonework.

Rake out defective and open joints of the brickwork and repoint.

Areas of previously repaired brickwork have been carried out with different bricks. These repaired areas are quite obtrusive

Copyright & Usage Notice

This drawing remains the the property & copyright of Christians Environmental Ltd until payment in full is received.

Any use of this drawing before payment is received unless by prior agreement will be deemed as misuse & will be pursued as necessary.

General Notice

This drawing to be read in conjunction with all other relevantinformation whether produced by Christians Environmental Ltd or by others. Any inconsistencies to be notified to the company immediately.

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE

rev	date	description	by
A	July 2017	Elevation Plan	CEL-KG

Aura Ltd
181 Wellington Road North
Stockport
Cheshire
SK4 2PB

t: +44 (0) 1614429850
e: enquiries@aurahtd.com
w: www.aura966.co.uk

client
Aura Conservation

project
Deansgate Rear

drawing title
Elevation Plan

scale	drawn	date
NOT TO SCALE	CEL-KG	July 2017

drawing number	rev
DR-ELEV-003	A

Copyright & Usage Notice

This drawing remains the the property & copyright of Christians Environmental Ltd until payment in full is received.

Any use of this drawing before payment is received unless by prior agreement will be deemed as misuse & will be pursued as necessary.

General Notice

This drawing to be read in conjunction with all other relevantinformation whether produced by Christians Environmental Ltd or by others. Any inconsistencies to be notified to the company immediately.

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE

Cube Ref No. A94 - A98 & A185 - A191



Doff Clean all areas of brickwork and stonework.

Rake out defective and open joints of the brickwork and repoint.

Areas of previously repaired brickwork have been carried out with different bricks. These repaired areas are quite obtrusive

rev	date	description	by
A	July 2017	Elevation Plan	CEL-KG

Aura Ltd
181 Wellington Road North
Stockport
Cheshire
SK4 2PB

t. +44 (0) 1614429850
e. enquiries@aurahtd.com
w. www.aurahtd.co.uk

client
Aura Conservation

project
Deansgate Rear

drawing title
Elevation Plan

scale	drawn	date
NOT TO SCALE	CEL-KG	July 2017

drawing number	rev
DR-ELEV-004	A

Copyright & Usage Notice

This drawing remains the the property & copyright of Christians Environmental Ltd until payment in full is received.

Any use of this drawing before payment is received unless by prior agreement will be deemed as misuse & will be pursued as necessary.

General Notice

This drawing to be read in conjunction with all other relevantinformation whether produced by Christians Environmental Ltd or by others. Any inconsistencies to be notified to the company immediately.

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE

Cube Ref No. A99 - A103 & A192 - A196



Doff Clean all areas of brickwork and stonework.

Rake out defective and open joints of the brickwork and repoint.

Areas of previously repaired brickwork have been carried out with different bricks. These repaired areas are quite obtrusive

rev	date	description	by
A	July 2017	Elevation Plan	CEL-KG

Aura Ltd
181 Wellington Road North
Stockport
Cheshire
SK4 2PB

t: +44 (0) 1614429850
e: enquiries@aurahrd.com
w: www.aurahrd.co.uk

client
Aura Conservation

project
Deansgate Rear

drawing title
Elevation Plan

scale	drawn	date
NOT TO SCALE	CEL-KG	July 2017

drawing number	rev
DR-ELEV-005	A

Copyright & Usage Notice

This drawing remains the the property & copyright of Christians Environmental Ltd until payment in full is received.

Any use of this drawing before payment is received unless by prior agreement will be deemed as misuse & will be pursued as necessary.

General Notice

This drawing to be read in conjunction with all other relevantinformation whether produced by Christians Environmental Ltd or by others. Any inconsistencies to be notified to the company immediately.

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE

Cube Ref No. A103 - A112 & A192 - A196





Doff Clean all areas of brickwork and stonework.

Rake out defective and open joints of the brickwork and repoint.

Areas of previously repaired brickwork have been carried out with different bricks. These repaired areas are quite obtrusive

rev	date	description	by
A	July 2017	Elevation Plan	CEL-KG

Aura Ltd
181 Wellington Road North
Stockport
Cheshire
SK4 2PB

t: +44 (0) 1614429850
e: enquiries@aurahtd.com
w: www.aurahtd.co.uk

client
Aura Conservation

project
Deansgate Rear

drawing title
Elevation Plan

scale	drawn	date
NOT TO SCALE	CEL-KG	July 2017

drawing number	rev
DR-ELEV-006	A

Copyright & Usage Notice

This drawing remains the the property & copyright of Christians Environmental Ltd until payment in full is received.

Any use of this drawing before payment is received unless by prior agreement will be deemed as misuse & will be pursued as necessary.

General Notice

This drawing to be read in conjunction with all other relevantinformation whether produced by Christians Environmental Ltd or by others. Any inconsistencies to be notified to the company immediately.

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE

Cube Ref No. A112 - A116 & A192 - A197





Doff Clean all areas of brickwork and stonework.

Rake out defective and open joints of the brickwork and repoint.

Areas of previously repaired brickwork have been carried out with different bricks. These repaired areas are quite obtrusive

rev	date	description	by
A	July 2017	Elevation Plan	CEL-KG

Aura Ltd
181 Wellington Road North
Stockport
Cheshire
SK4 2PB

t: +44 (0) 1614429850
e: enquiries@aurahtd.com
w: www.aurahtd.co.uk

client
Aura Conservation

project
Deansgate Rear

drawing title
Elevation Plan

scale	drawn	date
NOT TO SCALE	CEL-KG	July 2017

drawing number DR-ELEV-007

rev A

Copyright & Usage Notice

This drawing remains the the property & copyright of Christians Environmental Ltd until payment in full is received.

Any use of this drawing before payment is received unless by prior agreement will be deemed as misuse & will be pursued as necessary.

General Notice

This drawing to be read in conjunction with all other relevantinformation whether produced by Christians Environmental Ltd or by others. Any inconsistencies to be notified to the company immediately.

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE

Cube Ref No. A88 - A94 & A182 - A184



Doff Clean all areas of brickwork and stonework.

Rake out defective and open joints of the brickwork and repoint.

Areas of previously repaired brickwork have been carried out with different bricks. These repaired areas are quite obtrusive

rev	date	description	by
A	July 2017	Elevation Plan	CEL-KG

Aura Ltd
181 Wellington Road North
Stockport
Cheshire
SK4 2PB

t: +44 (0) 1614429850
e: enquiries@aurahtd.com
w: www.aurahtd.co.uk

client
Aura Conservation

project
Deansgate Rear

drawing title
Elevation Plan

scale	drawn	date
NOT TO SCALE	CEL-KG	July 2017

drawing number DR-ELEV-008

rev A

Cube Ref No. A132 - A134 & A197



Doff Clean all areas of brickwork and stonework.

Rake out defective and open joints of the brickwork and repoint.

Areas of previously repaired brickwork have been carried out with different bricks. These repaired areas are quite obtrusive

Copyright & Usage Notice

This drawing remains the the property & copyright of Christians Environmental Ltd until payment in full is received.

Any use of this drawing before payment is received unless by prior agreement will be deemed as misuse & will be pursued as necessary.

General Notice

This drawing to be read in conjunction with all other relevantinformation whether produced by Christians Environmental Ltd or by others. Any inconsistencies to be notified to the company immediately.

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE

rev	date	description	by
A	July 2017	Elevation Plan	CEL-KG

Aura Ltd
181 Wellington Road North
Stockport
Cheshire
SK4 2PB

t: +44 (0) 1614429850
e: enquiries@aura900.com
w: www.aura900.co.uk

client
Aura Conservation

project
Deansgate Rear

drawing title
Elevation Plan

scale	drawn	date
NOT TO SCALE	CEL-KG	July 2017

drawing number	rev
DR-ELEV-009	A

Copyright & Usage Notice

This drawing remains the the property & copyright of Christians Environmental Ltd until payment in full is received.

Any use of this drawing before payment is received unless by prior agreement will be deemed as misuse & will be pursued as necessary.

General Notice

This drawing to be read in conjunction with all other relevantinformation whether produced by Christians Environmental Ltd or by others. Any inconsistencies to be notified to the company immediately.

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE

Cube Ref No. A134 - A136 & A197



Doff Clean all areas of brickwork and stonework.

Rake out defective and open joints of the brickwork and repoint.

Areas of previously repaired brickwork have been carried out with different bricks. These repaired areas are quite obtrusive

rev	date	description	by
A	July 2017	Elevation Plan	CEL-KG

Aura Ltd
181 Wellington Road North
Stockport
Cheshire
SK4 2PB

t: +44 (0) 1614429850
e: enquiries@aura008.com
w: www.aura008.co.uk

client
Aura Conservation

project
Deansgate Rear

drawing title
Elevation Plan

scale	drawn	date
NOT TO SCALE	CEL-KG	July 2017

drawing number
DR-ELEV-010

rev
A

Cube Ref No. B89 - B120 & B121 - B144



Remove vegetation.
Rake out all joints of the parapet and cornice.
Apply biocide.
Repoint all joints of the cornice and parapet.
Repoint isolated areas of defective brickwork.

Doff/ Thermatech clean all areas of brick and stonework.

Copyright & Usage Notice

This drawing remains the the property & copyright of Christians Environmental Ltd until payment in full is received.

Any use of this drawing before payment is received unless by prior agreement will be deemed as misuse & will be pursued as necessary.

General Notice

This drawing to be read in conjunction with all other relevantinformation whether produced by Christians Environmental Ltd or by others. Any inconsistencies to be notified to the company immediately.

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE

KEY:

- Cutout defective stone work and replace new matching stone
- Redress Spalling Stone to a sound surface
- Make good minor losses using specialist repair mortar that has been colour matched
- Unspecified
- Repoint Defective Joints
- Treat CI Straps
- Remove Graffiti

rev	date	description	by
A	July 2017	Elevation Plan	CEL-KG

Aura Ltd
181 Wellington Road North
Stockport
Cheshire
SK4 2PB

t: +44 (0) 1614429850
e: enquiries@aurahtd.com
w: www.aurahtd.co.uk

client
Aura Conservation

project
Great Northern Warehouse East

drawing title
Elevation Plan

scale	drawn	date
NOT TO SCALE	CEL-KG	July 2017

drawing number	rev
TS-ELEV-001	A

Cube Ref No. B89 - B120 & B121 - B144



Copyright & Usage Notice

This drawing remains the the property & copyright of Christans Environmental Ltd until payment in full is received.

Any use of this drawing before payment is received unless by prior agreement will be deemed as misuse & will be pursued as necessary.

General Notice

This drawing to be read in conjunction with all other relevantinformation whether produced by Christans Environmental Ltd or by others. Any inconsistencies to be notified to the company immediately.

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE

KEY:

- Cutout defective stone work and replace new matching stone
- Redress Spalling Stone to a sound surface
- Make good minor losses using specialist repair mortar that has been colour matched
- Unspecified
- Repoint Defective Joints
- Treat CI Straps
- Remove Graffiti

Remove vegetation.
Rake out all joints of the parapet and cornice.
Apply biocide.
Repoint all joints of the cornice and parapet.
Repoint isolated areas of defective brickwork.

Doff/ Thermatech clean all areas of brick and stonework.

rev	date	description	by
A	July 2017	Elevation Plan	CEL-KG

Aura Ltd
181 Wellington Road North
Stockport
Cheshire
SK4 2PB

t: +44 (0) 1614429850
e: enquiries@aurahfd.com
w: www.aurahfd.co.uk

client
Aura Conservation

project
Great Northern Warehouse East

drawing title
Elevation Plan

scale	drawn	date
NOT TO SCALE	CEL-KG	July 2017

drawing number	rev
TS-ELEV-002	A

Cube Ref No. B89 - B120 & B121 - B144



Remove vegetation.
Rake out all joints of the parapet and cornice.
Apply biocide.
Repoint all joints of the cornice and parapet.
Repoint isolated areas of defective brickwork.

Doff/ Thermatech clean all areas of brick and stonework.

Copyright & Usage Notice

This drawing remains the the property & copyright of Christians Environmental Ltd until payment in full is received.

Any use of this drawing before payment is received unless by prior agreement will be deemed as misuse & will be pursued as necessary.

General Notice

This drawing to be read in conjunction with all other relevantinformation whether produced by Christians Environmental Ltd or by others. Any inconsistencies to be notified to the company immediately.

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE

KEY:

- Cutout defective stone work and replace new matching stone
- Redress Spalling Stone to a sound surface
- Make good minor losses using specialist repair mortar that has been colour matched
- Unspecified
- Repoint Defective Joints
- Treat CI Straps
- Remove Graffiti

rev	date	description	by
A	July 2017	Elevation Plan	CEL-KG

Aura Ltd
181 Wellington Road North
Stockport
Cheshire
SK4 2PB

t: +44 (0) 1614429850
e: enquiries@aura900.com
w: www.aura900.co.uk

client
Aura Conservation

project
Great Northern Warehouse East

drawing title
Elevation Plan

scale	drawn	date
NOT TO SCALE	CEL-KG	July 2017

drawing number
TS-ELEV-003

rev
A



Cube Ref No.
B23 - B62
B121 - B144

Remove all vegetation & plant growth.

Rake out joints of the parapet & cornice.

Apply Biocide.

Cut out isolated defective bricks & replace with salvaged or reclaimed bricks to match originals.

Doff/Thermatech clean all surfaces of brick and stonework.

Copyright & Usage Notice

This drawing remains the the property & copyright of Christians Environmental Ltd until payment in full is received.

Any use of this drawing before payment is received unless by prior agreement will be deemed as misuse & will be pursued as necessary.

General Notice

This drawing to be read in conjunction with all other relevantinformation whether produced by Christians Environmental Ltd or by others. Any inconsistencies to be notified to the company immediately.

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE

KEY:

- Cutout defective stone work and replace new matching stone
- Redress Spalling Stone to a sound surface
- Make good minor losses using specialist repair mortar that has been colour matched
- Unspecified
- Repoint Defective Joints
- Treat CI Straps
- Remove Graffiti

rev	date	description	by
A	July 2017	Elevation Plan	CEL-KG

Aura Ltd
181 Wellington Road North
Stockport
Cheshire
SK4 2PB

t: +44 (0) 1614429850
e: enquiries@aurahtd.com
w: www.aurahtd.co.uk

client
Aura Conservation

project
Great Northern Warehouse North

drawing title
Elevation Plan

scale	drawn	date
NOT TO SCALE	CEL-KG	July 2017

drawing number	rev
TS-ELEV-001	A



Cube Ref No.
B23 - B62
B121 - B144

Remove all vegetation & plant growth.

Rake out joints of the parapet & cornice.

Apply Biocide.

Cut out isolated defective bricks & replace with salvaged or reclaimed bricks to match originals.

Doff/Thermatech clean all surfaces of brick and stonework.

Copyright & Usage Notice

This drawing remains the the property & copyright of Christians Environmental Ltd until payment in full is received.

Any use of this drawing before payment is received unless by prior agreement will be deemed as misuse & will be pursued as necessary.

General Notice

This drawing to be read in conjunction with all other relevantinformation whether produced by Christians Environmental Ltd or by others. Any inconsistencies to be notified to the company immediately.

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE

KEY:

- Cutout defective stone work and replace new matching stone
- Redress Spalling Stone to a sound surface
- Make good minor losses using specialist repair mortar that has been colour matched
- Unspecified
- Repoint Defective Joints
- Treat CI Straps
- Remove Graffiti

rev	date	description	by
A	July 2017	Elevation Plan	CEL-KG

Aura Ltd
181 Wellington Road North
Stockport
Cheshire
SK4 2PB

t: +44 (0) 1614429850
e: enquiries@aurahtd.com
w: www.aurahtd.co.uk

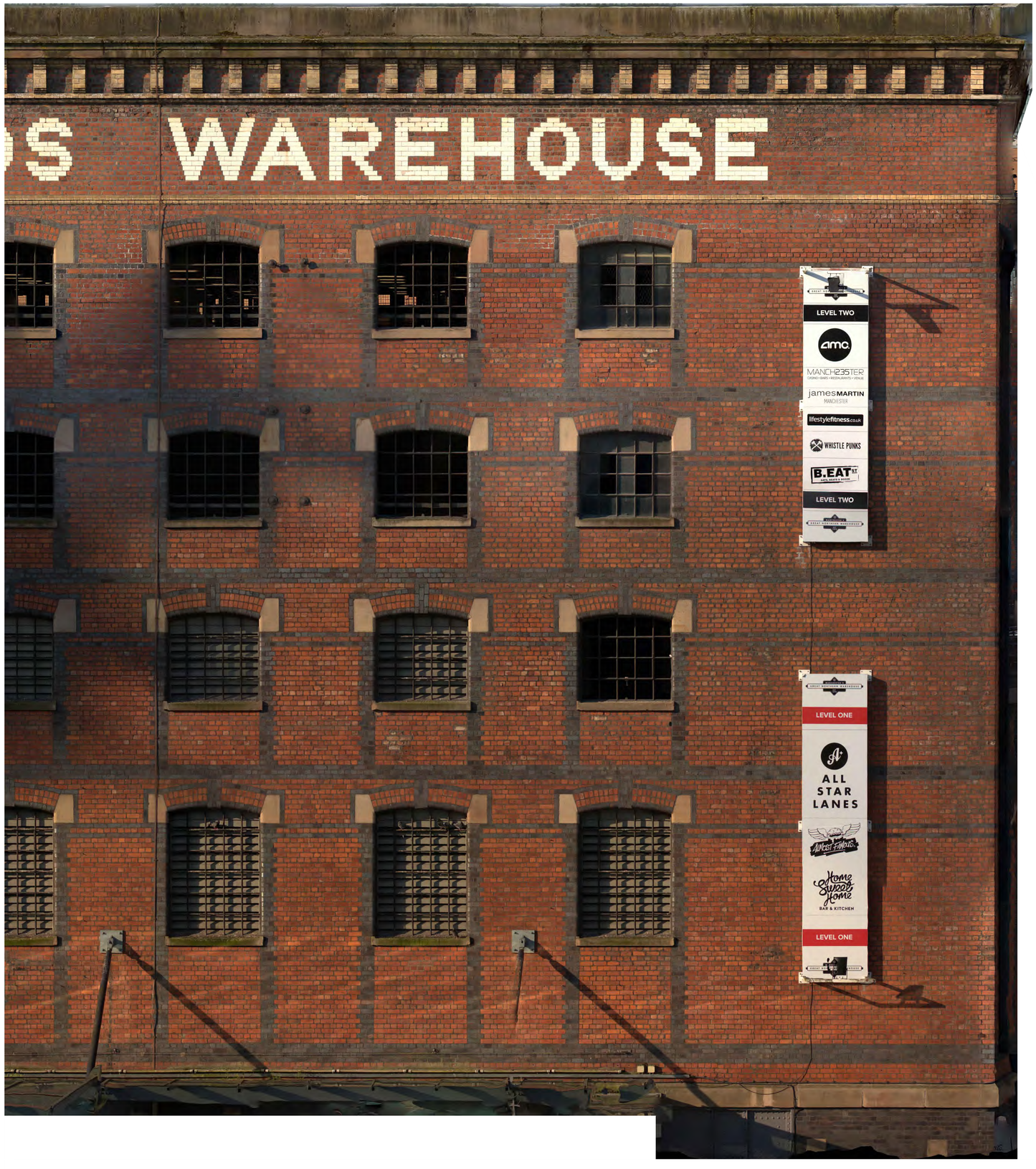
client
Aura Conservation

project
Great Northern Warehouse North

drawing title
Elevation Plan

scale	drawn	date
NOT TO SCALE	CEL-KG	July 2017

drawing number	rev
TS-ELEV-002	A



Cube Ref No.
B23 - B62
B121 - B144

Copyright & Usage Notice

This drawing remains the the property & copyright of Christians Environmental Ltd until payment in full is received.

Any use of this drawing before payment is received unless by prior agreement will be deemed as misuse & will be pursued as necessary.

General Notice

This drawing to be read in conjunction with all other relevantinformation whether produced by Christians Environmental Ltd or by others. Any inconsistencies to be notified to the company immediately.

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE

Remove all vegetation & plant growth.

Rake out joints of the parapet & cornice.

Apply Biocide.

Cut out isolated defective bricks & replace with salvaged or reclaimed bricks to match originals.

Doff/Thermatech clean all surfaces of brick and stonework.

KEY:

- Cutout defective stone work and replace new matching stone
- Redress Spalling Stone to a sound surface
- Make good minor losses using specialist repair mortar that has been colour matched
- Unspecified
- Repoint Defective Joints
- Treat CI Straps
- Remove Graffiti

rev	date	description	by
A	July 2017	Elevation Plan	CEL-KG

Aura Ltd
181 Wellington Road North
Stockport
Cheshire
SK4 2PB

t: +44 (0) 1614429850
e: enquiries@aurald.com
w: www.aurald.co.uk

client
Aura Conservation

project
Great Northern Warehouse North

drawing title
Elevation Plan

scale	drawn	date
NOT TO SCALE	CEL-KG	July 2017

drawing number	rev
TS-ELEV-003	A

Cube Ref No. B65 - B88 & B121 - B144



Doff/Thermatech all brick and stonework
Remove vegetation rake out all joints of papapet and cornice.
Apply biocide.
Repoint all joints of parapet and cornice.
Cut out isolated defective bricks and replace with salvaged or reclaimed bricks to match originals.

Cut Out and replace fractured and defective stonework.

Copyright & Usage Notice

This drawing remains the the property & copyright of Christians Environmental Ltd until payment in full is received.

Any use of this drawing before payment is received unless by prior agreement will be deemed as misuse & will be pursued as necessary.

General Notice

This drawing to be read in conjunction with all other relevantinformation whether produced by Christians Environmental Ltd or by others. Any inconsistencies to be notified to the company immediately.

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE

- Cutout defective stone work and replace new matching stone
- Redress Spalling Stone to a sound surface
- Make good minor losses using specialist repair mortar that has been colour matched
- Unspecified
- Repoint Defective Joints
- Treat CI Straps
- Remove Graffiti

rev	date	description	by
A	July 2017	Elevation Plan	CEL-KG

Aura Ltd
181 Wellington Road North
Stockport
Cheshire
SK4 2PB

t: +44 (0) 1614429850
e: enquiries@aurahtd.com
w: www.aurahtd.co.uk

client
Aura Conservation

project
Great Northern Warehouse South

drawing title
Elevation Plan

scale	drawn	date
NOT TO SCALE	CEL-KG	July 2017

drawing number	rev
TS-ELEV-001	A



Cube Ref No.
B65 - B88
B121 - B144

Doff/Thermatech all brick and stonework
Remove vegetation rake out all joints of papapet and cornice.
Apply biocide.
Repoint all joints of parapet and cornice.
Cut out isolated defective bricks and replace with salvaged or reclaimed bricks to match originals.

Cut Out and replace fractured and defective stonework.

Copyright & Usage Notice

This drawing remains the the property & copyright of Christians Environmental Ltd until payment in full is received.

Any use of this drawing before payment is received unless by prior agreement will be deemed as misuse & will be pursued as necessary.

General Notice

This drawing to be read in conjunction with all other relevantinformation whether produced by Christians Environmental Ltd or by others. Any inconsistencies to be notified to the company immediately.

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE

- Cutout defective stone work and replace new matching stone
- Redress Spalling Stone to a sound surface
- Make good minor losses using specialist repair mortar that has been colour matched
- Unspecified
- Repoint Defective Joints
- Treat CI Straps
- Remove Graffiti

rev	date	description	by
A	July 2017	Elevation Plan	CEL-KG

Aura Ltd
181 Wellington Road North
Stockport
Cheshire
SK4 2PB

t: +44 (0) 1614429850
e: enquiries@aurahtd.com
w: www.aurahtd.co.uk

client
Aura Conservation

project
Great Northern Warehouse South

drawing title
Elevation Plan

scale	drawn	date
NOT TO SCALE	CEL-KG	July 2017

drawing number	rev
TS-ELEV-002	A



Cube Ref No.
B65 - B88
B121 - B144

Copyright & Usage Notice

This drawing remains the the property & copyright of Christians Environmental Ltd until payment in full is received.

Any use of this drawing before payment is received unless by prior agreement will be deemed as misuse & will be pursued as necessary.

General Notice

This drawing to be read in conjunction with all other relevantinformation whether produced by Christians Environmental Ltd or by others. Any inconsistencies to be notified to the company immediately.

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE

Doff/Thermatech all brick and stonework
Remove vegetation rake out all joints of papapet and cornice.
Apply biocide.
Repoint all joints of parapet and cornice.
Cut out isolated defective bricks and replace with salvaged or reclaimed bricks to match originals.

Cut Out and replace fractured and defective stonework.

- Cutout defective stone work and replace new matching stone
- Redress Spalling Stone to a sound surface
- Make good minor losses using specialist repair mortar that has been colour matched
- Unspecified
- Repoint Defective Joints
- Treat CI Straps
- Remove Graffiti

rev	date	description	by
A	July 2017	Elevation Plan	CEL-KG

Aura Ltd
181 Wellington Road North
Stockport
Cheshire
SK4 2PB

t: +44 (0) 1614429850
e: enquiries@aurahtd.com
w: www.aurahtd.co.uk

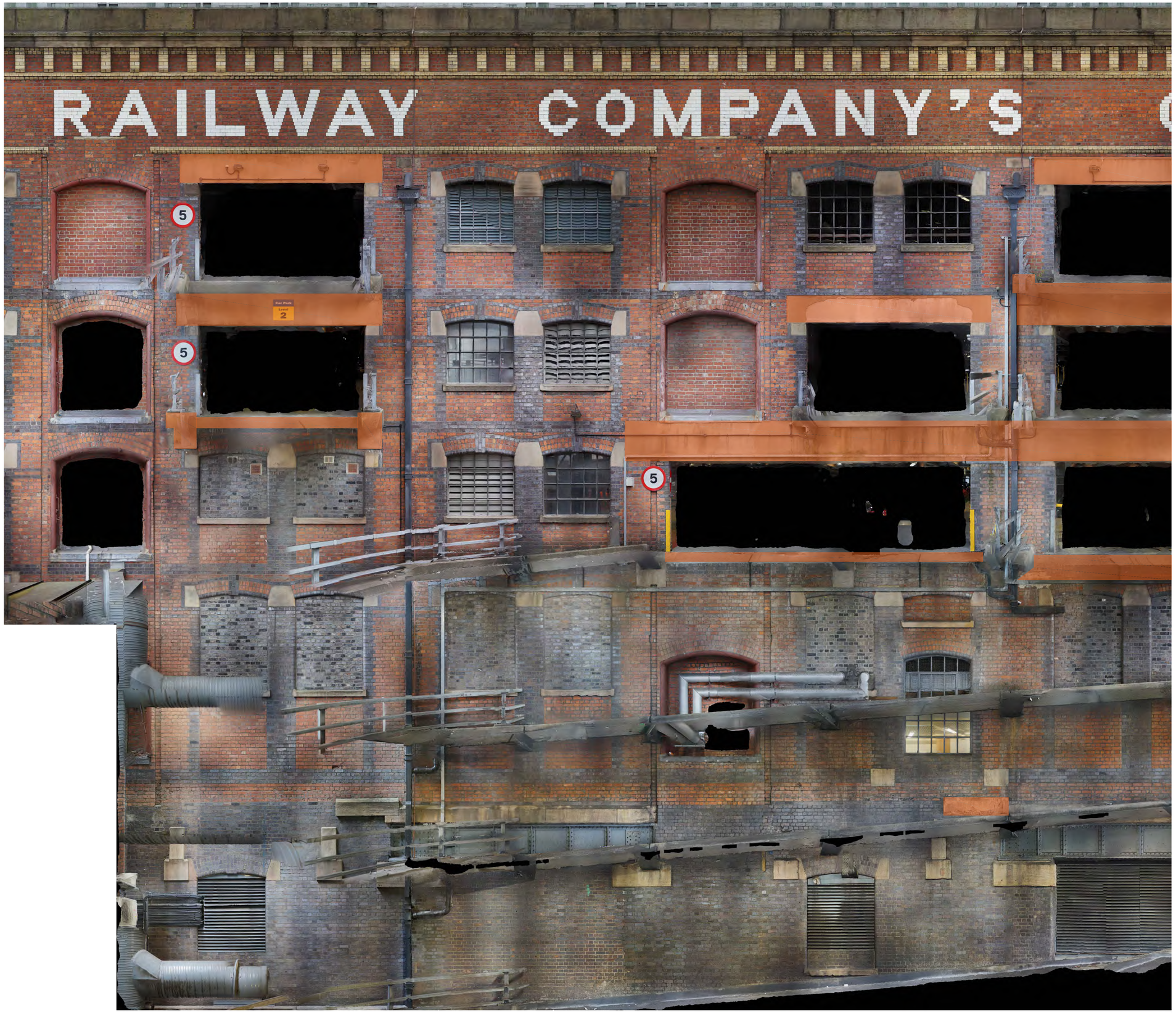
client
Aura Conservation

project
Great Northern Warehouse South

drawing title
Elevation Plan

scale	drawn	date
NOT TO SCALE	CEL-KG	July 2017

drawing number	rev
TS-ELEV-003	A



Cube Ref No. B1 - B22 B63 - B64 B121 - B144

Rake out all joints of the parapet and cornice.

Apply biocide.

Repoint all joint.

Cut out isolated defective bricks and replace with salvaged or reclaimed bricks to match the original.

Cut back and dress off all loose and defective concrete to sound face.

Doff/Thermotech clean all surfaces of brick and stonework

Copyright & Usage Notice

This drawing remains the the property & copyright of Christans Environmental Ltd until payment in full is received.

Any use of this drawing before payment is received unless by prior agreement will be deemed as misuse & will be pursued as necessary.

General Notice

This drawing to be read in conjunction with all other relevantinformation whether produced by Christans Environmental Ltd or by others. Any inconsistencies to be notified to the company immediately.

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE

KEY:

- Cutout defective stone work and replace new matching stone
- Redress Spalling Stone to a sound surface
- Make good minor losses using specialist repair mortar that has been colour matched
- Unspecified
- Repoint Defective Joints
- Treat CI Straps
- Remove Graffiti

rev	date	description	by
A	July 2017	Elevation Plan	CEL-KG

Aura Ltd
181 Wellington Road North
Stockport
Cheshire
SK4 2PB

t: +44 (0) 1614429850
e: enquiries@aurahtd.com
w: www.aurahtd.co.uk

client
Aura Conservation

project
Great Northern Warehouse West

drawing title
Elevation Plan

scale	drawn	date
NOT TO SCALE	CEL-KG	July 2017

drawing number
TS-ELEV-002

rev
A

Cube Ref No. B1 - B22 & B121 - B144



Doff clean all brick and stone Surfaces

Rakeout all joints of the parapet and cornice.

Apply biocide.

Repoint all joints.

Copyright & Usage Notice

This drawing remains the the property & copyright of Christians Environmental Ltd until payment in full is received.

Any use of this drawing before payment is received unless by prior agreement will be deemed as misuse & will be pursued as necessary.

General Notice

This drawing to be read in conjunction with all other relevantinformation whether produced by Christians Environmental Ltd or by others. Any inconsistencies to be notified to the company immediately.

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE

KEY:

- Cutout defective stone work and replace new matching stone
- Redress Spalling Stone to a sound surface
- Make good minor losses using specialist repair mortar that has been colour matched
- Unspecified
- Repoint Defective Joints
- Treat CI Straps
- Remove Graffiti

rev	date	description	by
A	July 2017	Elevation Plan	CEL-KG

Aura Ltd
181 Wellington Road North
Stockport
Cheshire
SK4 2PB

t: +44 (0) 1614429850
e: enquiries@aurahtd.com
w: www.aurahtd.co.uk

client
Aura Conservation

project
Great Northern Warehouse West

drawing title
Elevation Plan

scale	drawn	date
NOT TO SCALE	CEL-KG	July 2017

drawing number	rev
TS-ELEV-001	A



Cube Ref No.
B1 - B22 B63 - B64 B121 - B144

Remove all vegetation and plant growth.

Rake out all joints of the parapet and cornice.

Apply biocide.

Cut out isolated defective bricks and replace with salvaged or reclaimed brick to match the original

Cut back and dress off all loose and defective concrete to a solid face.
SE to advise on proposal.

Doff/Thermatech clean all of brick and stonework.

Copyright & Usage Notice

This drawing remains the the property & copyright of Christians Environmental Ltd until payment in full is received.

Any use of this drawing before payment is received unless by prior agreement will be deemed as misuse & will be pursued as necessary.

General Notice

This drawing to be read in conjunction with all other relevantinformation whether produced by Christians Environmental Ltd or by others. Any inconsistencies to be notified to the company immediately.

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE

- Cutout defective stone work and replace new matching stone
- Redress Spalling Stone to a sound surface
- Make good minor losses using specialist repair mortar that has been colour matched
- Unspecified
- Repoint Defective Joints
- Treat CI Straps
- Remove Graffiti

rev	date	description	by
A	July 2017	Elevation Plan	CEL-KG

Aura Ltd
181 Wellington Road North
Stockport
Cheshire
SK4 2PB

t: +44 (0) 1614429850
e: enquiries@aurahtd.com
w: www.aurahtd.co.uk

client
Aura Conservation

project
Great Northern Warehouse West

drawing title
Elevation Plan

scale	drawn	date
NOT TO SCALE	CEL-KG	July 2017

drawing number	rev
TS-ELEV-003	A

aura

Federation Stone Great Britain

Constructionline

smas WORKSAFE

Living Wage Employer