

Technical Submittal Proposal
Project: Peeler Yard
Heritage Conservation and Repair Work and initial scoping.

Scope: External façade, chimney, cast iron columns, and associated brickwork repairs

1. Introduction

This initial technical submittal sets out the proposed methodology for conservation, stabilisation, and repair works to the external façades, chimney, cast iron columns, and associated brickwork at Peeler Yard.

The works are designed to safeguard the historic fabric, preserve architectural significance, and deliver a durable repair strategy in accordance with:

- BS 7913:2013 – Guide to the Conservation of Historic Buildings
- Historic England Guidance
- CDM 2015 and current H&S legislation

The approach follows heritage best practice principles of minimum intervention, like-for-like repair, reversibility, and full documentation of all interventions.

Note: This report is an initial outline plan and will be developed with detailed method statements and further technical documents prior to commencement, this report acts as an initial statement of conditions and proposal.

Heritage Survey Methodology

Before cleaning works are completed a photo condition will be completed and following all steam cleaning works the building will be surveyed using the following parameters

- Survey techniques used: Visual inspection, close-up scaffold survey, & non-destructive testing (where relevant).
- Reference standards: BS 7913:2013, Historic England guidance, ICOMOS principles

3. Condition Assessment

Document existing defects systematically for each building element:

- **Masonry (brick/stone):**
 - Weathering, spalling, cracking, bulging, erosion, missing units.
 - Mortar condition (loss, cementitious repairs, inappropriate repointing).
- **Chimney:**
 - Brickwork integrity, leaning/settlement, open joints, vegetation.

- **Cast Iron Columns:**
 - Cracks, corrosion, failed joints, paint/finish condition.
- **External façades:**
 - Previous repairs, inappropriate materials, biological growth, staining.
- **Internal walls/courtyard:**
 - Structural failures, damp, brick loss.

4. Heritage Significance

- Identify original fabric vs later alterations.
- Highlight features of high heritage value (e.g., mouldings, cornices, decorative plinths).
- Note areas where preservation takes priority over repair/replacement.

5. Proposed Interventions (Preliminary)

- **Repair strategy** for each element (retain/repair/replace).
- **Like-for-like materials:** handmade brick, lime mortar, natural stone, heritage-grade coatings.
- **Minimum intervention principle:** repair before replacement.
- **Reversibility:** specify where new works can be undone without damage.

6. Photographic Record

- Full elevation photos before cleaning.
- Close-up condition photos of defects, cracks, plant growth, failed pointing, cast iron corrosion, etc.
- Reference numbers linked to drawings/schedules.

7. Drawings & Mark-Ups

- Annotated elevations (showing repair locations, replacement areas, indents, pointing areas).
- Cross-reference to schedule of quantities.

8. Schedules

- Defect Schedule: tabulated list of defects with location, description, and severity.
- Repair Schedule: proposed intervention, material, method.
- Provisional Quantities: brick/stone replacements, pointing m², cast iron repairs

9. Heritage Controls

- Benchmark samples required.
- Conservation officer consultation points.
- Requirements for documentation before, during, and after works.

10. Health, Safety & Environment

- Access and scaffold requirements.
- Risks from fragile masonry, ironwork, or chimney.
- Environmental controls (dust, vibration, water run-off from cleaning).

2. Conservation Philosophy & General Approach

- **Minimum Intervention:** Works will address only essential repair and stabilisation.
- **Like-for-Like Materials:** Handmade brick, natural stone, and lime mortar will be used to match existing in colour, texture, and composition.
- **Reversibility:** New interventions will be designed to be reversible wherever possible.
- **Documentation:** Photographic and written records will be maintained before, during, and after all works.
- **Specialist Trades:** All works will be undertaken by accredited heritage masons, metalworkers, and conservation contractors.
- **Post-Cleaning Repair Planning:** Following cleaning, a detailed repair schedule will be developed and agreed with the Conservation Officer.
- **Material Reuse:** Leftover stone retained from earlier development phases will be reused to recreate indents where possible.

3. Planned Scope of Works

Outlines the planned activities, responsibilities, and deliverables required for the successful completion of the project within a heritage context. It defines the nature and extent of the works to be undertaken, with a particular focus on the conservation, restoration, and sensitive adaptation of historic fabric. The key objectives are to preserve the character and significance of the site while ensuring works are carried out to recognised heritage standards and best practices. The purpose of this document is to provide clarity for all parties involved, ensuring that expectations, timelines, and quality requirements are clearly established and agreed upon before commencement, and that all interventions respect the cultural, historical, and architectural value of the asset.

3.1 Cross Keys Elevation



Planned location of new window



Repairs to be completed, using Lime Mortar



Removal of plant growth and treat



- New Window Opening 1: Repairs to be completed in lime mortar and matching brick work, sequence noted below.
- Vegetation Removal: Plant growth excised and treated.
- Steam Cleaning: Low-pressure superheated water cleaning to façade.
- Survey Works: Confirm repair locations and details.
- Complete works not yet completed but started.
- Planned Works:
 - Brick replacements (162 no.) around window opening.
 - Stonework repairs and 1 no. stone indent replacement.
 - Stone pointing (26 lm).
 - Stone repairs works to be completed.

Temporary & Structural Works:

- Preparation of stone/brickwork to receive temporary works.
- Install PFCs at stonework level (rear of wall).
- Install 6 no. steel box lintels (200x200x5.0 SHS) with welded plates, 150 mm minimum bearing, galvanised or stainless steel.
- Install Naylor ER8 concrete lintels (140 x 215 mm), 150 mm minimum bearing.
- Remove brickwork within window openings (3-brick depth); salvage where possible.
- Quoin up brickwork to reveals; infill to suit lintels.
- Supply and install 3 no. new stone units for GF plinth infill, including banker masonry.
- Plinth with torus and bell moulding; ashlar with scotia moulding; plinth finish S6S.

3.2 Goulden Street Elevation



- Full Steam Cleaning: 1 item – low-pressure superheated water cleaning to remove surface soiling. Stonework Repairs: 1 item – localised repairs in matching natural stone.
- Indent Replacements: 2 no. – defective stone units cut out and replaced with matching indents to cornice.
- Stone Pointing: 1 item – raking out defective joints and and or complete open joints in lime mortar
- Internal Brickwork (Courtyard Wall): 25 m² – rebuilding in handmade brickwork laid in lime mortar to repair the internal wall of the building.



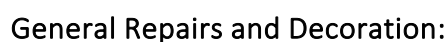
- Alteration Works – Cast Iron Columns: 2 no. – cleaning, repair, and reinstatement following structural assessment

3.3 Chadderton Street Elevation

- Steam cleaning, stonework repairs, vegetation removal.
- Internal Courtyard Wall (15 m²): Brick rebuilding to internal face
- Indent Replacements: 2 no. – defective stone units missing replaced with matching indents.
- Cosmetic repairs as needed to be reviewed following cleaning.



The cast iron columns are currently in secure storage and are prepared for conservation and repair works. All existing column details, including dimensional measurements and condition records, have been fully documented. Alterations and repairs will be undertaken to ensure the structural capacity of the columns is preserved whilst retaining their historic and architectural character. All interventions will follow recognised heritage best practice, using minimum intervention and reversible repair methods wherever possible.



- Cast iron (CI) columns to be repaired and decorated with primer coatings as specified.
- Works include both localised (L) and specialist (S) repair types.
- All columns to be primed and prepared for final decoration.
- Repair Types:
- Localised Repairs (L): Extensive repair works involving stabilisation, filling, and protective coatings.
- Specialist Repairs (S): Targeted conservation treatments for specific defects (e.g. fractures, joint failures).
- Decoration Only: Application of protective primer where no repair is required.

- Quantities & Distribution:
- CI Columns – Localised Repair & Decoration (L): 10 no. (approx.)
- CI Columns – Specialist Repair & Decoration (S): 4 no. (approx.)
- CI Columns – Decoration Only (Primer): 5 no.

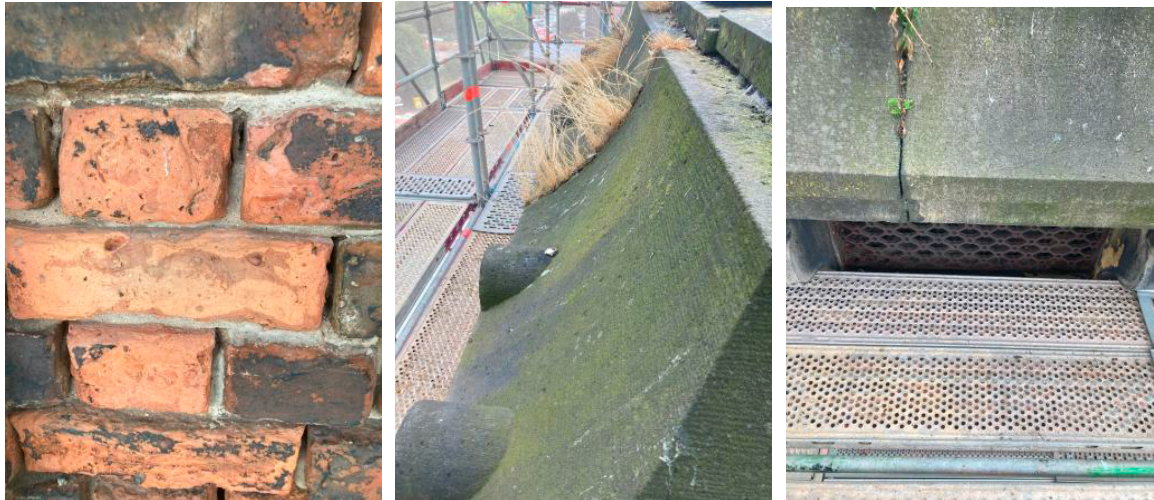
3.5 Chimney



New brick work will need to be rebuilt, survey works planned, following cleaning of the brick work.



Defective brick work will need to be consolidated and or replaced, survey works planned to identify the location of these bricks.



Missing pointing to be replaced with Lime pointing, samples to be offered to MCC conservation officer.

Typical Scope planned

- Steam Cleaning (350 m²).
- Full defective survey of works to be agreed

Assumed works:

- Brick Replacements (750 nr provisional).
- Stonework indents (60 nr provisional).
- Lime Brick Pointing (350 m²).
- Lime Stone Pointing (100 lm).
- Cast Iron Repairs (Provisional Sum).

5. Heritage Controls & QA

Communication Protocol: State that regular progress meetings with the Conservation Officer and Client will be held.

Benchmark Samples: To be prepared for brickwork, pointing, stone repairs, and ironwork.

Technical submittal: To be submitted and approved prior to commencement.

Survey of works: To be issued following the cleaning works to the chimney

Materials Storage: Protected laydown areas; salvaged materials palletised, labelled, and re-used where viable.

Protection: Correx, hessian, foam wedges, timber chocks to protect retained masonry.

Documentation: Daily logs, photographic records, and conservation officer sign-off required.

5. Health, Safety & Environmental Controls

PPE: FFP3 masks, air-fed hoods, gloves, goggles.

Dust/Vibration: Hand tools prioritised; M-class extraction for mechanical tools.

Asbestos (if discovered): Removal by licensed contractor under CAR 2012.

Environmental Protection: Scaffold sheeting to control dust/noise; waste to licensed facility.

RAMS: To be submitted and approved prior to commencement.

6. Programme & Sequencing

Chimney Works: [...] weeks

External Walls: [.....] weeks

Columns: [.....] weeks

Sequence to prioritise stabilisation of at-risk structures (chimney, cast iron) before façade and general repairs.

7. Conclusion

This submittal outlines a conservation led, technically robust methodology for the repair of façades, chimney, and cast-iron elements. By adhering to heritage best practice, employing like-for-like materials, and integrating specialist craftsmanship, the works will stabilise and preserve the historic character while ensuring long-term durability and safety.