

1 Key Plan
Scale: 1:500

- 1 Sandstone erosion - close inspection required.
- 2 Holes left by redundant fixings - mortar fill in accordance with specification.
- 3 Gaps in brickwork. Close inspection required to inform replacement with matching material.
- 4 Missing pointing between frieze panels. Reinstate in accordance with specification.
- 5 Redundant plant equipment carefully remove and make good fabric in accordance with specification.
- 6 Eroded sandstone coping. Close inspection required. Replacement matching stone inserts may be required to prevent further deterioration.
- 7 Rusting lintels Clean off and repaint in accordance with specification.
- 8 Biological growth to be removed from roof level.
- 9 Coping water staining. May require repointing. Close inspection required.
- 10 Previous repairs to sandstone. Poorly matched aesthetic and presumed composition, but no evidence repairs are causing damage to surrounding historic fabric. Add to building maintenance plan for regular monitoring.
- 11 Biological growth to stone to be cleaned in accordance with specification.
- 12 Water staining may be caused by missing pointing. Close inspection required to inform repair strategy.
- 13 Signs of cracking. Further inspection required on site.
- 14 Redundant cables/lights/alarm box. Carefully remove
- 15 Residue from former sign to be cleaned off sandstone. Method pending site trials.
- 16 Non-original paintwork to be carefully removed.

0 1 2 3 4 5m

1:100 @A3



BACK PICCADILLY

Note: These elevations are indicative and not based on a full measured survey

All notes based on pavement level inspection only. Close inspection required following receipt of Listed Building Consent to inform final scope of repair works package.

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

Note: Floor Levels are Approximate

Flashings to be renewed as required

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DIMENSIONS TO BE CHECKED ON SITE

REV	NOTE	DRN	CHK
B 08/06/2026	External platform and ladder removed.	RD	AB
A 21/05/2026	36 B.Picc elevation updated.	RD	AB

St Margarets (App. 2), Manchester

For Charlotte Street Estates

Back Picc. Elevation - Repairs & Conditions

PROJECT REF.	2093
DRWG NO.	P(226)
REVISION	B
SCALE	1:100 @ A3
DATE 1st	Aug 25
DRAWN	GS

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

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