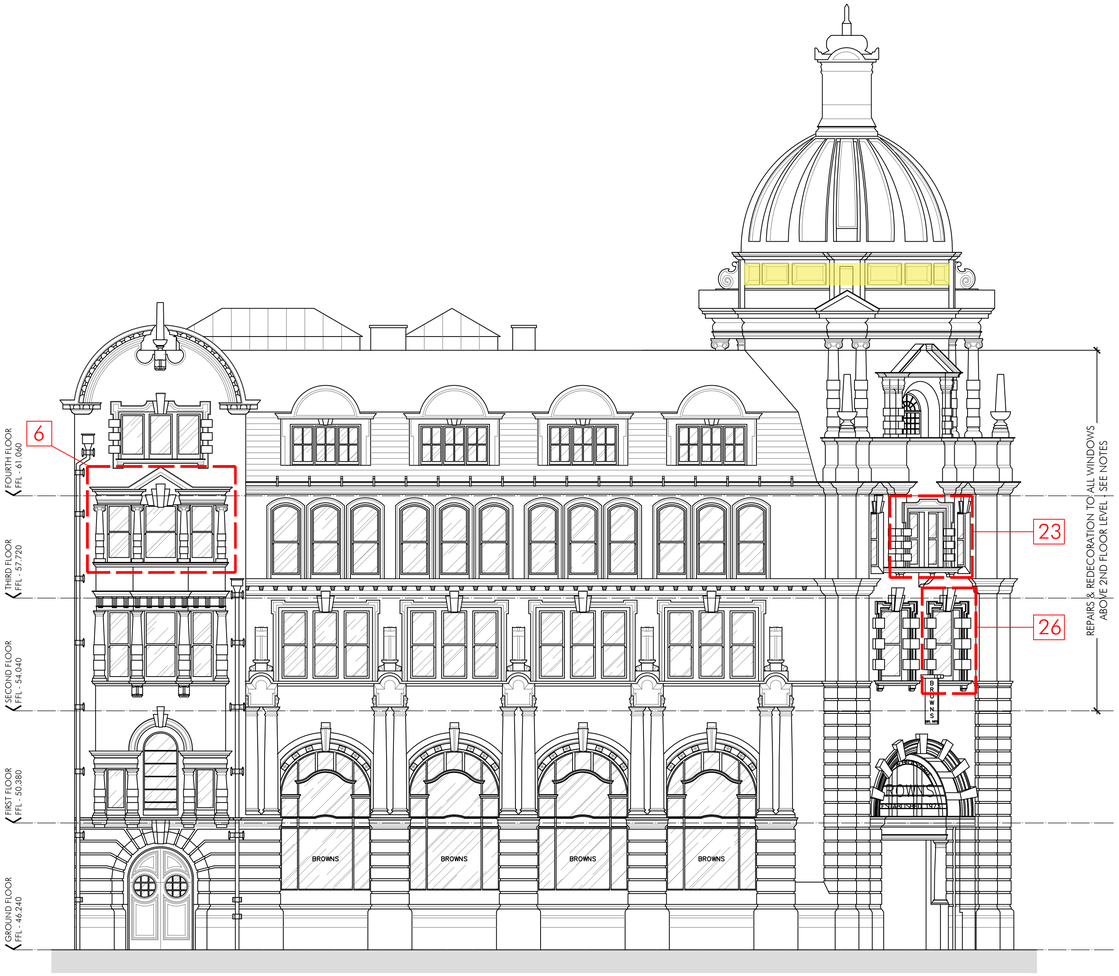
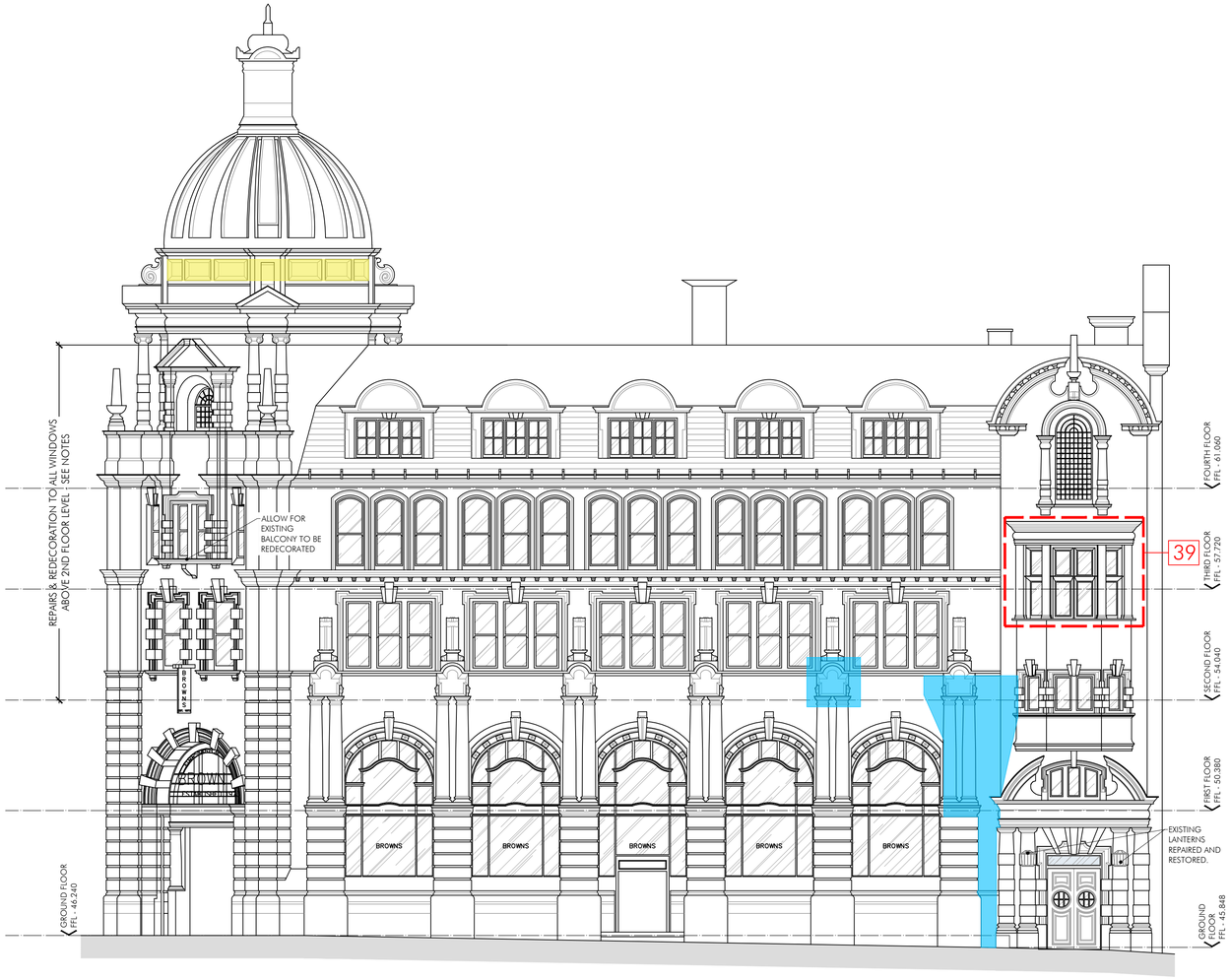


PROPOSED SIDE ELEVATION - SPRING GARDENS
(NORTH WEST FACING) - 1:100

0 1m 2m 3m 4m 5m 10m
SCALE 1:100 IN METRES



PROPOSED FRONT ELEVATION - YORK STREET
(SOUTH WEST FACING) - 1:100

0 1m 2m 3m 4m 5m 10m
SCALE 1:100 IN METRES

LEGEND:

- CLEAN, REPAIR AND REDECORATE ALL CAST IRON GUTTERING AS SPECIFICATION AZ.10 Misc. 0.2
- REMOVE GRAFFITI AS SPECIFICATION AZ.10 C40/362
- REMOVE MOSS AND STAINING OFF STONEWORK AS SPECIFICATION AZ.10 C40
- CLEAN AND REPAIR GLAZED TILES AS SPECIFICATION AZ.10 C40
- 56 IDENTIFIES REPAIRS TO STONEWORK WINDOW SURROUND - SEE SEPARATE TABLE
- IDENTIFIES REPAIRS TO LEAD WINDOWS - SUBJECT TO ADDITIONAL SURVEY.

CLEANING TO STONEWORK:
TO BE UNDERTAKEN AS SPEC AZ.10 SECTION C40 IN THE FOLLOWING ORDER:

1. LOCATE AND UNDERTAKE SAMPLE AREA FOR APPROVAL PRIOR TO PROCEEDING (230)
2. MODERATE-PRESSURE WASHING (342)
3. STEAM CLEANING (352)
4. PLAIN POULTICES (372)
5. ABRASIVE CLEANING (452) (ONLY WHERE ALL OTHER METHODS HAVE FAILED - SEEK APPROVAL)

WORKS TO LEAD WINDOWS:
ALLOW PROVISIONAL SUM FOR FOR REPAIR TO LEAD WINDOWS ON THE TURRET SUBJECT TO ADDITIONAL CONDITION SURVEY.

WORKS TO TIMBER WINDOWS:
ALL UPPER FLOOR WINDOWS TO HAVE REPAIRS AND TO BE STRIPPED DOWN AND REDCORATED AS SPEC AZ.10 MISC 0.0-1.0. REFER TO STONE TECHNICAL SERVICES "INTERNAL WINDOW SURVEY" 23508 FOR EXTENT OF WORKS REQUIRED:

- SASHES CAN REMAIN NON-FUNCTIONING - TO BE LEFT SEALED AND DECORATED
- TIMBER REPAIRS TO BE RESIN REPAIRS AS SPEC AZ.10 C51 540. WHERE NOT FEASIBLE, SPLICE REPAIRS TO BE AS AZ.10 C51 250-370
- ALL WINDOWS TO BE PREPARED AND REDCORATED EXTERNALLY AND INTERNALLY AS SPEC AZ.10 MISC: 0.0-1.0
- ALLOW PROVISIONAL SUM FOR WORKS TO WINDOWS THAT HAVE NOT BEEN ACCESSED FOR SURVEY (1ONo)

Extract from Stone Technical Services proposal (phase 2) – stone repairs to be undertaken:

External window refurbishment ref	elevation	Defect identified	Repair
6	Spring Gardens	Masonry repair	Inspect area, Mortar repair where feasible, otherwise piece-in new stonework, all as specification AZ.10 C41
23	Main entrance	Friable masonry	Inspect area, Remove friable masonry, Mortar, all as specification AZ.10 C41
26	Main entrance	Friable masonry	Inspect area, Remove friable masonry, Mortar, all as specification AZ.10 C41
39	York Street	Repairs to masonry	Inspect area, Mortar repair where feasible, otherwise piece-in new stonework, all as specification AZ.10 C41
67	Internal Elevation North	Repairs to masonry	Inspect area, Mortar repair where feasible, otherwise piece-in new stonework, all as specification AZ.10 C41
74	Internal Elevation North	Repairs to masonry	Inspect area, Mortar repair where feasible, otherwise piece-in new stonework, all as specification AZ.10 C41
79	Internal Elevation East	Repairs to masonry	Inspect area, Mortar repair where feasible, otherwise piece-in new stonework, all as specification AZ.10 C41
83	Internal Elevation East	Repairs to masonry	Inspect area, Mortar repair where feasible, otherwise piece-in new stonework, all as specification AZ.10 C41
84	Internal Elevation East	Repairs to masonry	Inspect area, Mortar repair where feasible, otherwise piece-in new stonework, all as specification AZ.10 C41

PC	REV B: REPAIR TO GLAZING ON THE TURRET, LANTERNS BY HOTEL ENTRANCE ADDED.	28/11/25	SP
SP	REV A: ADDITIONAL DETAIL ADDED.	18/11/25	SP
PC DRAWN	DRAWN REVISION	NOV 25 DATE	SP VER

TENDER ISSUE

PROJECT
INNKEEPERS COLLECTION
1-3 YORK STREET (BROWNS)
MANCHESTER

TITLE
PROPOSED EXTERNAL REPAIRS
SHEET 01 OF 02

SCALE
1:100 @ A1 / 1:200 @ A3

JOB No	DRAWING No	REV
MAB46	AV10	B

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