

KEY

Masonry - Spec Clause 3.0

- Dismantling/re-building, masonry repairs and re-pointing to be carried out for all external elevations. Exact and final nature of all repair works to be ascertained on site when scaffold erected enabling closer inspection
- New brick and terracotta sections to match existing profiles, colour, finish and properties of existing masonry exactly
- All ferrous fixings found within elevations during course of works to be removed.
- Level of de-scaling to be determined on site when access is available for closer inspection
- Repointing to be taken around all faces of building, including all faces, recesses etc. and to include all detailing (string courses, mouldings, grotesques etc.)
- All upper floor structural elements to be checked for stability when high level access available. Any remedial works required to be determined on site
- All masonry to undergo conservation-appropriate clean. Sample panels to be undertaken in agreed locations prior to commencement of cleaning to agree level of clean required. Cleaning to include full removal of bird guano to affected locations
- All areas of masonry to be reviewed on site with Architect post conservation-appropriate clean to agree areas of repointing and items of masonry repair works.
- All existing metal work (vents etc.) to be prepared and re-painted as part of works. Any missing vents to be replaced with new to match existing.
- All friable masonry remaining in-situ to be lightly dressed
- All cracks noted on drawings to be pointed using lime mortar mix.

Roofs and Rainwater Goods - Spec Clause 4.0 and 7.0

- Roof condition survey dated January 2026 by specialists to be referred to for specific roof defects. Further details and remedial works to be determined on site.
- Rainwater goods are generally a mixture of original and non original lead at the lower level following historic repairwork, and original cast iron on the upper levels along with some plastic as a later repair.
- Allow to replace damaged sections of rainwater goods with new cast iron to match existing profile. Allow to replace all plastic rainwater goods with new cast iron to match existing profile.
- Allow all cast iron rain water goods to be rubbed down, repainted and made good.
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- Exact extent of lead works at roof level as well as elevation face unclear from ground level survey. Detail to be reviewed and improved as required to meet LSA guidance following high level access.
- Complete removal of the vegetation required as far as possible. Residual roots to be treated with suitable herbicide.
- Ensure all existing rainwater goods are adequately fixed back to the building with stainless steel fixings and all are blockage free. Allow to repair/replace any damaged sections of pipe as appropriate (to be scheduled when scaffold erected allowing closer inspection).

Windows - Spec Clause 10.0

- Clean all windows to remove mould, dirt etc. Cleaning of windows to also include careful stripping out of all paint as well as sample analysis.
- Exact extents of timber replacement and splice repairs to be confirmed upon availability of high level access. All instances of new timber to match existing.
- Allow for splice repair to match existing profile for all evidence of rot.
- Allow to investigate all damaged ironmongery when high level access available. Allow to rub down, clean and repaint as required and replace with new to match existing in case of metal damage
- Repoint all windows with a more sympathetic lime mortar mix for all instances of cementitious mortar.
- Metal windows to be rubbed down and cleaned. Exact extents of damage to the metal and repairs to be confirmed upon availability of high level access including testing any damage to the window casement machinery.

Doors - Spec Clause 10.0

- Clean all external doors to remove mould, dirt over glazing etc. Allow to renew all weatherproofing where failed. Allow to also include careful stripping out of all paint as well as sample analysis.
- Exact extents of timber replacement and splice repairs to be confirmed upon paint and rot analysis. All instances of new timber to match existing.
- Allow for upgrades to make existing door notionally fire rated. Exact details to be confirmed following specialist design.

NOTE:
Refer to document MNS01-SP-7000-3P-0-Specification Notes for detailed information related to specification of works and standards.
To note that this is not a Construction Stage Specification document and should only be used as a reference for planning applications.
The current drawing pack includes -

- Defects pack - Identifying defects on elevations.
- Repairs pack - Identifying repairs on elevations
- Specification document - Basic specification of materials and workmanship.
- Photographic schedule - Identifying defects, diagnostics and repairs on annotated photographs.
- Roof plan - Roof repairs.

Repairs to the building fabric due to modern interventions

Cementitious Pointing - rake out cementitious pointing & re-point area in lime mortar as Spec Clause 3.8

Open joints: re-point in lime mortar as Spec Clause 8.1

Modern fitting: remove where redundant & make good building fabric

Graffiti - Clean area and remove graffiti from face with after appropriate assessment. Removal and cleaning strategy to be confirmed. No power tools to be used in removal process. Allow to rub down and undertake conservation-appropriate clean as Spec Clause 2.0

Render over teracotta -Clean area and remove render from face with after appropriate assessment. No power tools to be used in removal process. Allow to rub down and undertake conservation-appropriate clean following render removal. Teracotta block may require replacement in case of damage following inspection after removal of render as Spec Clause 3.4.

Paint over teracotta - Clean area and remove paint from face with after appropriate assessment. No power tools to be used in removal process. Allow to rub down and undertake conservation-appropriate clean following render removal. Teracotta block may require replacement in case of damage following inspection after removal of render as Spec Clause 3.4.

Damaged vents - Replace with new heritage appropriate vents as Spec Clause 10.4.

Damaged modern fittings - Remove item if redundant and make good masonry as Spec Clause 3.5.

Damaged RWG - Replace with new lead section to match existing as Spec Clause 7.2

Defects to the brickwork

Delamination/ Erosion - Cut out existing bricks and renew whole brick to match exisiting as Spec Clause 3.0

Cracking - Pin or grout cracks in masonry. SE to advice as Spec Clause 3.0

Chips - Replace brick unit in case of major damage as Spec Clause 3.0

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Defects to the windows

Damaged glass - Replace with new to match existing as Spec Clause 10.1

Boarded up windows - Remove all boards and replace with new glass to match historic profiles as Spec Clause 10.1

Vents - Rub down and clean, replace with new in case of damage as per ventilation strategy as Spec Clause 10.4

General Notes - Not for construction

- These drawings are not to be used for the purposes of valuation or conveyancing, and are produced for the use of the client only.
- Any information provided is for the purposes of informing the development of designs for future building repairs and future development opportunities.
- Further work and development of a detailed design will be required in due course.

The existing building measured survey has been provided by other and all reference to this information is referenced directly from the associated drawings.

- Inaccessible areas of the roof - Roof condition not recorded in this document. Please refer to specialists roof condition survey for further details.
- Fire Escape - Defects to fire escape to south elevation not recorded in this document. Specialists survey required to understand metal defects and repairs. Provisionally allow to rub down, clean and repaint
- **SAMPLES FOR PROPOSALS -** Following samples required to further develop proposals at RIBA stage 4
  - Terracotta
  - Brick
  - Paint
  - Structural Timber
  - Mortar at joints
  - Rainwater Goods.
- **SURVEYS FOR PROPOSALS -** Following surveys required to further develop proposals at RIBA stage 4
  - CCTV survey
  - M.E.P survey
  - External drainage survey
  - Dry/Wet rot at timber
- **SURVEYS COMPLETED BY OTHERS -** Following surveys have been completed and issued by others . Please refer to individual documents for specific details -
  - Bat survey
  - Structural Engineers survey
  - Asbestos report
  - Demolition survey
  - Fire risk assessment
  - Internal drainage survey

Section of wall not surveyed due to existing metal escape stairwell. Allow to rub down and repaint metal work. Allow for provisional sum for repointing work to masonry behind the stairwell

Defects to the teracotta

Delamination/Erosion - Allow to brush back and clean masonry. Replace with new to match existing in case of major damage as Spec Clause 3.5. Allow for 50% replacement as allowance

Cracking - Pin or grout cracks in masonry. SE to advice as Spec Clause 3.1.

Chips - Allow to brush back and clean masonry. Replace with new to match existing in case of major damage as Spec Clause 3.5. Allow for 50% replacement as allowance.

Damage from removal of modern fittings - Make good section of the wall and allow to fill in all cracks and holes with appropriate lime mortar mix as Spec Clause 3.6

Damage due to render - Brush back masonry, defrass as needed and repoint all joints with appropriate lime mortar mix as Spec Clause 3.6.

Damage due to paint - Brush back masonry, defrass as needed and repoint all joints with appropriate lime mortar mix as Spec Clause 3.5.

Defects due to soiling and vegetative growth

Surface soiling: carry out careful analysis of masonry and surface soiling type prior to conducting cleaning trials. Conduct cleaning trials to find a suitable cleaning method and carry out, if not detrimental to the masonry condition as Spec Clause 2.1

Vegetation/ Branches: carefully remove vegetation growth and root zone and treat with suitable weed killer if required. Re-bed masonry and fill open joints where displaced by roots as Spec Clause 2.2

Salting/ Moisture in masonry: Brush off salts/efflorescence with natural bristle or synthetic nylon brush(collecting material for disposal off site) as Spec Clause.
Allow to **renew 40% masonry blocks** to saturated area as Spec Clause 3.5.

Items not accessible from ground level

- Lead cappings to overhangs and roof items.
- All of the roof section. Refer to roof plan 2000 for further details.
- Dormers at roof level. Refer to roof plan 2000 for further details.
- All slates. Refer to roof plan 2000 for further details.
- Elevation behind stairwell at South Elevation.
- Chimney and cappings at roof level. Refer to roof plan 2000 for further details.

Notes

1. Any dwg format drawing is to be read in conjunction with and at the scale of the accompanying pdf.
2. Where colours other than black or grey are used, the drawing must be plotted in colour.
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Drawing Status

- **F** Feasibility
- **S** Sketch Design
- **P** Planning
- **B** Building Control
- **D** Developed Design
- **M** Measurement
- **T** Tender
- **C** Construction
- **R** Record

Rev	Date	Dwn	Auth	Revision
2	03-08-26	SZA	RXC	Updated LBC issue following feedback
1	31-07-26	SZA	RXC	Issue for LBC
0	NYI	SZA	RXC	Draft Issue

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50 Newton St, Condition Survey

East Elevation
Repairs/As proposed

Project	No
MNS.01	2212

Scale (A1)	Status	Revision
1:50	3P	2