Our Town Hall

Albert Memorial

Indicative scope of conservation and repair for RIBA 2 cost purposes

Representative (East) Elevation

Purcell 06.03.2017

Rev. 1

Not to scale

Notes:

Allow for full Doff clean 100% for whole monument [30, (N). Allow for full double pass to remove engrained soiling/guano]

Allow to cut out failing and weathered pointing and repoint 100% [3, (N)]

Allow to inspect and if necessary renew drainage provisions 100%

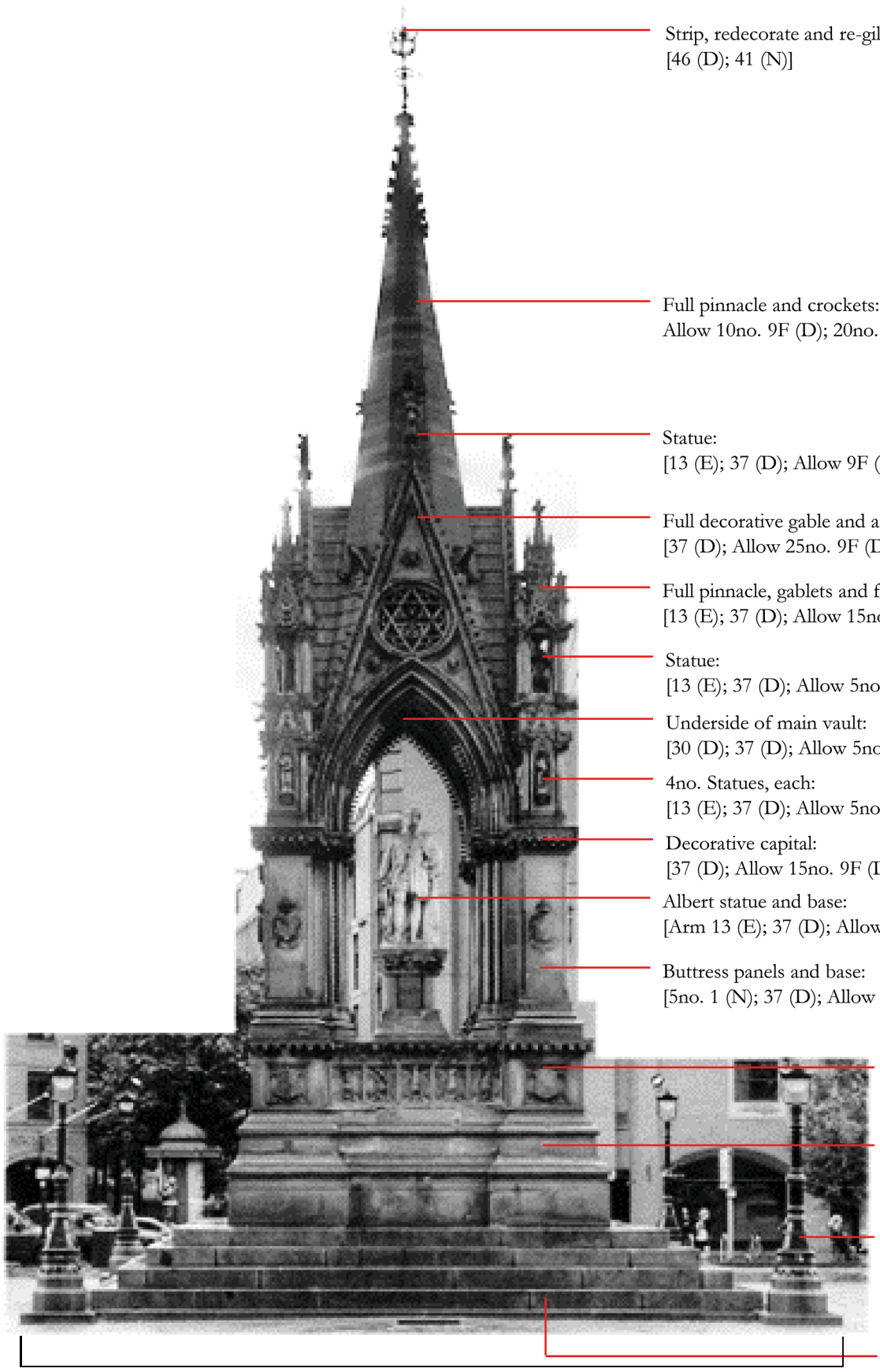
OUR TOWN HALL PROJECT

PURCELL

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PROJECT STATUS	RIBA STAGE 2
CLIENT	MANCHESTER CITY COUNCIL
PROJECT	OUR TOWN HALL
DRAWING TITLE	Albert Memorial, conservation and repair
SIZE & SCALE	Not to scale
DRAWING STATUS	Suitable for costing
JOB NUMBER	236959
DRAWING NO.	OTH-PUR-TH-ZZ-DWG-A-9156
REV	-

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Strip, redecorate and re-gild vane
[46 (D); 41 (N)]

Full pinnacle and crockets:
Allow 10no. 9F (D); 20no. 9G (N); 10no. 5(N)]

Statue:
[13 (E); 37 (D); Allow 9F (D); 9G (N); 5 (N)]

Full decorative gable and arch:
[37 (D); Allow 25no. 9F (D); 40no. 9G (N); 20no. 5 (N)]

Full pinnacle, gablets and finials:
[13 (E); 37 (D); Allow 15no. 9F (D); 20no. 9G (N); 20no. 9J (D); 10no. 5 (N); 9H (N)]

Statue:
[13 (E); 37 (D); Allow 5no. 9F (D); 5no. 9G (N); 3no. 5 (N)]

Underside of main vault:
[30 (D); 37 (D); Allow 5no. 9F (D); 20no. 9G (N); 10no. 5 (N)]

4no. Statues, each:
[13 (E); 37 (D); Allow 5no. 9F (D); 5no. 9G (N); 3no. 5 (N)]

Decorative capital:
[37 (D); Allow 15no. 9F (D); 15no. 9G (N); 10no. 5 (N)]

Albert statue and base:
[Arm 13 (E); 37 (D); Allow 30no. 9F (D); 40no. 9G (N); 10no. 5 (N); 9H (D)]

Buttress panels and base:
[5no. 1 (N); 37 (D); Allow 10no. 9F (D); 10no. 9G (N); 5no. 5 (N)]

Base frieze including cornice section:
[5no. 1 (N); 37 (D); Allow 10no. 9F (D); 20no. 9G (N); 10no. 5 (N)]

Base:
[Re-cut existing inscription (D); 5no. 1 (N); Allow 6no. 9 (N) to weatherings; 10no. 9G (N); 5no. 5 (N)]

4no. lamps:
[41 (N); Allow to take down and carry out full overhaul including new electrical and lamping provision (D); Provide risk allowance for glazing renewals (N)]

Granite steps:
[9C (N); 9E (N); Allow reinstatement of painted decorative iron railings to top step 2m high approx. to full perimeter (D); Allow to install discreet anti-skateboard studs within perp joints to all edges (D)]

Base dimensions, 11800mm (approx.)

PURCELL EXTERNAL SURVEY: FAÇADE REPAIR LEGEND

All facade repairs to be prefixed with W

E=Emergency/H&S N=Necessary D= Desirable/aesthetic

Masonry Repairs:

1. De-scale stone locally and tool (N)
2. Repoint open joints (N)
3. Cut out failing and weathered pointing and repoint (N)
4. Prepare stone and apply plastic repair (N)
5. Remove poor quality/modern plastic repair (mortar or resin) and apply new plastic repair (N)
6. Provisionally allow to cut out and replace ferrous cramps and indent stone repair (N)
7. Record, take down and reinstate to match existing (E)
8. Replace complete heavily weathered/defective/delaminating stone with new (E)
9. Indent weathered stone (N)

9A. Indent missing stone (N)

9B. Indent granite step (N)

9C. Rebed granite step, prepare and reinstate (N)

9D. Resin repair cracking to granite step (N)

9E. Repoint granite steps, including at abutments (N)

9F. Indent fine decorative stone detail (D)

9G. Remove poor quality resin fill to hairline crack and fill with dispersed lime injection mortar and allow carbon micropin fixed in same (N)

9H. Polish granite elements to monument following 30 (D)

9I. [LEFT BLANK]

9J. Carve in decorative detail omitted from previous decorative stone repair, matched to adjacent primary work (D)

10. Provisionally allow to remove redundant fixture/fitting/services along with all associated fixings and lime mortar repair; scope to be confirmed following co-ordination with others and maintenance access regime (D)
11. Stitch crack or movement of masonry and monitor; refer to structural engineer's information (E)
12. Install lead weathering to encourage surface water runoff (D)
13. Check stability of ornament/gargoyle; allow Provisional Sum for repairs (E)
14. Provide new black powder coated stainless steel insect mesh to architectural non-mechanical ventilation grilles (N)
15. Remove existing services and indent repair with granite to match existing.
16. Remove flaunching to cap of chimney stack setting aside all chimney pots for reinstatement; with reference to electrical engineers details, where existing allow to release/refix/replace lightning conductor/electrical cabling. Allow to replace associated flaunching support with 'best' site reclaimed slate and flaunch with lime mortar reinstating existing pots/cowls; refer to preliminaries for provisional costs for replacement chimney pots.
17. Take up paving slabs, prepare base and replace with nominal 60mm thick new Yorkstone; refer to notes for additional requirements
18. Release loose mosaic tiles and allow to re-grout (N)

Brickwork:

20. Cut out fractured/degrading bricks and replace with new/reclaimed; 1. facing gault (buff) brick; 2. glazed brick; 3. (N)

21. Cut out fractured/missing/failing mosaic tiling and replace with new/reclaimed to match (D)

22. Release (suspected) modern facing repairs (N)

23. Following completion of defect 22. allow to cut out and replace with new/reclaimed brick to match existing (N)

Cleaning:

30. Doff clean and bristle brush to remove algae growth, moss and grime; following cleaning to hatched area allow an additional 5% raking out and lime repointing to that scheduled elsewhere (D)

31. Torc clean to remove sulphation; following cleaning to hatched area allow an additional 5% raking out and lime repointing to that scheduled elsewhere (D)

32. Controlled low concentration of chemical cleaning to remove black patination; following cleaning to hatched area allow an additional 5% raking out and lime repointing to that scheduled elsewhere (D)

33. Clay poultice pack to remove soluble salts (N)

34. Removal of paint from masonry (D)

35. Treat (allow to die off), remove plant growth (including root) and allow to 100% lime repoint (N)

36. Conservation clean of external ceramic mosaic panels by hand using water and neutral soap (D)

37. Ammonium carbonate poultice to soften black sulphation followed by 31 (D)

Misc:

~~40. Overhaul rainwater pipe in situ to include; releasing of fixings (retaining rosettes for reinstatement), rotate downpipes (to allow full preparation and decoration to rear), prepare and decorate, replacing fixings with stainless steel. Refer to drawing for further repairs/replacement of rainwater goods ie. resin lining of pipes and replacement/insertion of inspection points (N; interventions D)~~ *Not required as part of Arup scope of services!*

~~40A. In addition to general overhaul, allow to cut out/remove swan neck, provide neat aperture within stone string course, modify existing pipes and provide new nominal 1m straight length of cast iron downpipe.~~ *Not required as since discovered to be svp pipes!*

41. Prepare and decorate metalwork in situ (unless otherwise stated); areas marked 'X' to be repaired to match original detailing (N)

41A. Prepare and decorate timber/joinery in situ (unless otherwise stated); areas marked 'X' to be repaired to match original detailing (N)

42. In situ repair copper (C) or lead (L) cladding (N)

43. Remove paint from masonry at abutment with windows, rake/clean out debris to rear of reveal and seal window perimeter on completion (allowing burnt sand mastic) (N)

44. Beeswax exposed timber (N)

45. Replace decayed tongue and grooved timber boarding to louvre blade; allow to dismantle panel in workshop, repair with oak, reconstruct panel and reinstate; provisionally allow to refix remainder of panels to frames with stainless steel screws (N)

46. Gild masonry/metalwork as existing (D)

47. Further investigation required; see note (N)

48. Record, double tag/mark each stone and take colour photographs to record the existing arrangements. Deconstruct chimney stack and allow architect and structural engineer to inspect; refer to notes for extend of taking down and preliminaries for provisional costs to replace ferrous cramps/brackets and affected stonework. Allow to reconstruct using existing stonework where possible using lime mortar (N)

49. Clock face to be inspected by specialist with an outline scope of works to include, repairs to glass fragments as recommended by the specialists, servicing of the clock, greasing of all moving parts, decoration and gilding of all metalwork (including the hands); scope to be defined following inspection by Gillett & Johnston (the original clock makers) (N)

50. Strip all decorations to structural soffit, prepare and redecorate to include structural steelwork (N)

Note:

- For repair of external doors and windows refer to internal works and window scheduling.

- For repair of lighting conductors, refer to electrical engineer's details.

- For removal and replacement of grilles to ventilators below windows, refer to mechanical engineer's details.
- For works to rooflights refer to roof repair drawings.
- For works to above ground surface water drainage, gullies and below ground drainage (including within the moat), refer to structural/civil engineer's documentation.