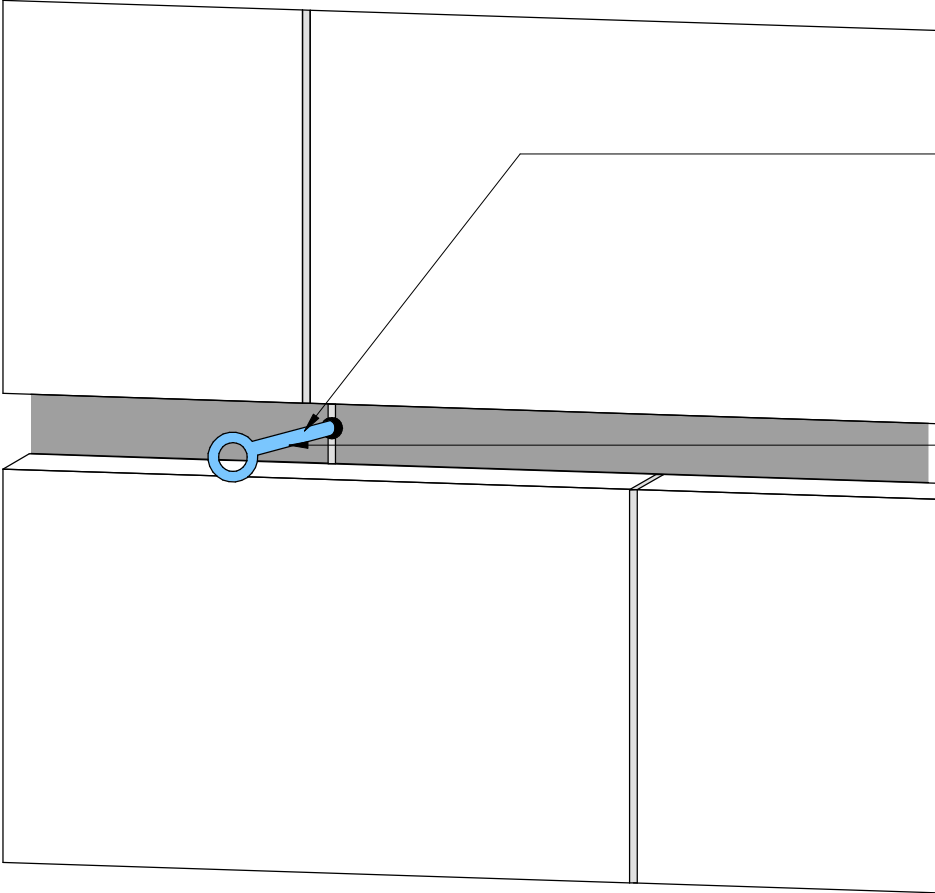


LOWER RUSTICATED Terracotta DETAIL

TYPICAL ANCHOR TIE DETAIL

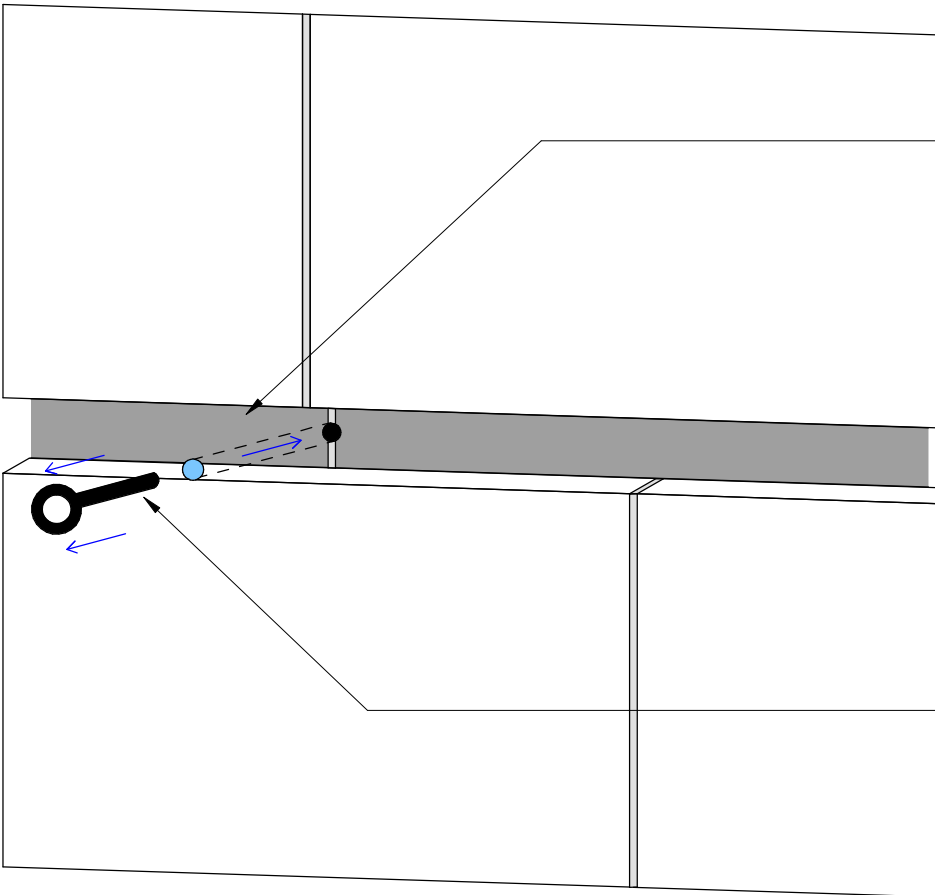


Prioritise scaffolding anchor ties to recessed Terracotta at lower levels

Proposed anchor locations within mortar joints shall be subject to site verification of existing joint width and condition prior to drilling. No anchor shall be installed where the joint is too narrow or where drilling would risk breakout, spalling or damage to adjacent Terracotta / brick arrises; in such cases the tie location shall be locally adjusted in accordance with the approved tie strategy 'ties into listed buildings' document and temporary works requirements. The uploaded scaffold appraisal identifies 12 mm ring bolts with 12 mm drill holes and a preference for sound brickwork / mortar joints, but it does not set out measured joint widths, so that part needs to be shown as a surveyed / site-verified detail rather than assumed.

REFER TO THE FRONT ELEVATION FOR APPROXIMATE LOCATION OF RECESSED RUSTICATED TERRACOTTA

PROPOSAL TO REMOVE ANCHOR TIE DETAIL



Use compatible repair mortar to match the existing colour and finish. Reinstall existing joint profile and finish where fixed into mortar joints. Agree sample repairs prior to works. Locate lower level Terracotta fixings within recessed rusticated areas where practicable. Verify mortar joint widths and condition on site prior to drilling.

Any existing inappropriate cementitious, mastic or other non-compatible fill materials encountered within previous tie scars shall be carefully removed by hand, taking care not to damage the surrounding historic fabric. Any consequential damage arising from such removal shall be repaired as part of the making-good works.

Tie holes within Terracotta / faience shall be repaired using a cement-free, compatible lime-based repair mortar, colour matched to the existing weathered Terracotta following on-site sample trials. A series of sample mixes shall be prepared and allowed to dry prior to final approval of the repair mix.

All scaffold ties and anchors to be removed on completion and all holes made good in accordance with Recclesia's repair methodology.

Repairs shall be finished slightly proud and then cut back / tooled to match the adjacent surface profile, texture and finish. Repairs within brickwork mortar joints shall reinstate the existing joint line, width, profile and finish to match the surrounding historic work.

NOTE: Typical Terracotta joints are circa 5mm–6mm wide; proposed 12mm–14mm scaffold anchors cannot be located within such joints without damaging adjacent Terracotta edges. Standard Terracotta joints are therefore not proposed as fixing locations. Where unavoidable at lower rusticated levels, fixings shall be positioned within recessed Terracotta faces, avoiding ornate details, heads, cills and arrises, and all holes shall be made good in accordance with Recclesia's repair methodology.



Image 01 - Approximate location of pull test (Red Square)



Image 02 - Typical Eyelet/anchor and location within Recesses Rusticated Terracotta



Image 03 - Front Elevation - Whitworth Street

Scaffolding wall tie anchors to head, cill and jambs features to be avoided where possible

Wall tie testing taken to recessed rusticated Terracotta at lower levels and future location of anchors to be prioritised at these locations

Scaffolding wall tie anchors to head, cill and jambs features to be avoided where possible

Scaffolding wall tie anchors to head, cill and jambs features to be avoided where possible

Scaffolding wall tie anchors to head, cill and jambs features to be avoided where possible

DO NOT SCALE FROM THIS DRAWING
ALL DIMENSIONS MUST BE CHECKED ON SITE BY
CONTRACTOR PRIOR TO CONSTRUCTION

DETAIL TO AID DISCHARGE OF CONDITION 4 OF
LISTED BUILDING CONSENT

Rev	Date	Int	Description
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btp
ARCHITECTS

RIBA
Chartered Practice

CLIENT:

Guinness Partnership

PROJECT:

India House Whitworth Street Manchester

DESCRIPTION:

Lower Recessed Rusticated Terracotta Detail

PURPOSE OF ISSUE:

PLANNING

DRAWN BY:	CHECKED	DATE:	SCALE @ A2:
VS	ED	30/09/24	1 : 5

JOB NO:	STATUS CODE:	DRAWING NO:	REV
4545	S0	213	

FILE IDENTIFIER:

IN-BTP-00-DR-A-4545_213

Elizabeth House 486 Didsbury Road Heaton Mersey Stockport SK4 3BS
0161 443 1221 info@bernardtaylor.co.uk www.btparchitects.co.uk