



Mitchells and Butlers

Browns Manchester

Condition Survey 2026

Engineers Report

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1.0 Project Details

Client:	Mitchells and Butlers		
Client Purchase Order Number:	130694338		
STS Project Number:	25384/PM/LS REV001		
Title:	Condition Survey		
Location:	Browns Manchester, 1 York Street, Manchester, M2 2AW		
STS Engineer:	Lee Walton Joe Bissell		
Completion Date:	23 rd September 2026 9 th October 2026 (To Complete Milk Street Area)		
Prepared by:	Paul Baird	Signature:	
Checked by:	Luke Stone	Signature:	

Revision	Date	Comments	Prepared	Checked
001	29.09.2026	First issue to Client	PB	NE
002	12.10.2026	Second Issue	LS	PB

2.0 Details of Work Carried Out

Works carried out as per quotation number 25384/PM/LS REV001:

Browns Manchester Condition Survey

Thank you for your kind enquiry, please find below our revised costs to provide the relevant labour and insurance to attend the above site and inspect all external elevations including roof areas and front entrance dome via fixed access scaffolding provided by yourselves. Upon completion of the works, we will issue a photographic report for your records.

3.0 Stone Technical Services Group Ltd Photographic Report

	Photograph	Description
Entrance Elevation		
001		<p>Friable and delaminated masonry was identified at this location. The affected masonry may continue to deteriorate, with loose material potentially becoming dislodged and falling, presenting a potential hazard if left untreated.</p> <p>We would recommend that the affected masonry is carefully de-frassed back to sound material, removing all loose and unstable material. Following removal, consideration should be given to carrying out localised repairs using a suitable colour-matched repair mortar, finished to blend with the surrounding masonry as closely as practicable.</p>
002		<p>Friable masonry was identified to the underside of the cornice detail at this location. The affected masonry may continue to deteriorate, with loose material potentially becoming dislodged and falling, presenting a potential hazard if left untreated.</p> <p>We would recommend that the affected masonry is carefully de-frassed back to sound material, removing all loose and unstable material only.</p>

003		<p>The lead box gutter to the dome on the front elevation was found to be blocked at this location. The blockage may prevent rainwater from draining correctly, resulting in ponding or overflowing rainwater and potentially causing water ingress and further deterioration to the surrounding structure.</p> <p>We would recommend that the lead box gutter and associated outlets are carefully cleared of all debris and blockages to allow rainwater to disperse effectively and prevent overflow from the rainwater goods.</p>
		
004		<p>No scaffold access was provided to the dome and upper cupola at the time of inspection. From the areas visible to our engineer using the access available, no obvious defects were identified to these areas.</p>

005		<p>Friable masonry and a damaged historic repair were identified to the underside of the cornice at this location, together with an open joint to the window head. The friable masonry may become loose and potentially dislodged and fall, presenting a potential hazard, while the open joint may allow water ingress and lead to further deterioration of the surrounding masonry.</p> <p>We would recommend that the affected masonry is carefully de-frassed back to sound material, removing all loose and unstable material, and that the integrity of the historic repair is assessed. Any failed pointing should be carefully removed and patch repointing carried out using an approved mortar mix compatible with the existing masonry.</p>
005 A		<p>Heavy algae growth was identified to the detailed stonework at four locations on the entrance elevation. The biological growth can retain moisture against the masonry and may contribute to staining and gradual surface deterioration if left untreated.</p> <p>We would recommend that the affected masonry is carefully cleaned using a DOFF steam cleaning system to remove the algae growth, using a controlled method appropriate to the existing stonework to minimise the risk of damage and preserve the masonry.</p>

006		<p>Two damaged glazing units were identified within the leaded window at this location. The damaged glazing may allow water ingress and could deteriorate further if left untreated.</p> <p>We would recommend that a suitably experienced specialist glazier is employed to carefully remove and replace the two defective glazing units, matching the existing glass and leaded detailing as closely as practicable.</p>
007		<p>The leaded window has historically been taped around the perimeter due to defective sealant at this location. The existing tape is no longer considered a suitable long-term weatherproofing measure and may allow water ingress if the perimeter seal remains defective.</p> <p>We would recommend that the existing tape is carefully removed and the perimeter of the window is thoroughly cleaned and prepared before carrying out resealing works using a suitable flexible sealant compatible with the existing window and surrounding masonry.</p>
008		<p>Friable masonry was identified around the high-level cornice detail below the dome at this location. The affected masonry may continue to deteriorate, with loose material potentially becoming dislodged and falling, presenting a potential hazard if left untreated.</p>

		We would recommend that a full de-frass of the high-level masonry is undertaken to carefully remove all loose and unstable material, exposing sound masonry.
009		<p>A split was identified to the lead sheet at this location. If left untreated, the split may allow water ingress and could lead to further deterioration of the underlying structure and surrounding materials.</p> <p>We would recommend that a lead weld patch repair is carried out to the affected area to provide a durable, weatherproof repair and prevent further water ingress.</p>
010	 	<p>Failed pointing and friable masonry were identified to the high-level stonework at this location. The friable masonry may become loose and potentially dislodged and fall, presenting a potential hazard, while the failed pointing may allow water ingress and lead to further deterioration of the surrounding stonework if left untreated.</p> <p>We would recommend that the affected masonry is carefully de-frassed back to sound material, removing all loose and unstable material. The failed pointing should then be carefully removed and localised patch repointing carried out using an approved lime mortar mix compatible with the existing stonework.</p>

011		<p>Heavy algae growth was identified to the full upper string course detail at this location. The biological growth can retain moisture against the masonry and may contribute to staining and gradual surface deterioration if left untreated.</p> <p>We would recommend that the affected masonry is carefully cleaned using a DOFF steam cleaning system to remove all algae growth, using a controlled method appropriate to the existing stonework to minimise the risk of damage and preserve the masonry.</p>
012		<p>The lead downpipe was found to be in good overall condition; however, the existing paint coating has perished and is no longer providing adequate protection to the surface.</p> <p>We would recommend that the lead downpipe is suitably prepared and redecorated using an approved paint coating system suitable for application to lead, in accordance with the manufacturer's recommendations.</p>

013		<p>Failed pointing was identified to the stonework at this location. The defective pointing may allow water ingress and could lead to further deterioration of the surrounding stonework if left untreated.</p> <p>We would recommend that the failed pointing is carefully removed and localised patch repointing works are carried out using an approved mortar mix compatible with the existing stonework, finished to match the surrounding pointing as closely as practicable.</p>
014		<p>Friable masonry was identified at this location. The affected masonry may continue to deteriorate, with loose material potentially becoming dislodged and falling, presenting a potential hazard if left untreated.</p> <p>We would recommend that the affected masonry is carefully de-frassed back to sound material, removing all loose and unstable material only.</p>
015		<p>Heavy algae growth was identified to the string course detail extending around the full circumference of the tower. The biological growth can retain moisture against the masonry and may contribute to staining and gradual surface deterioration if left untreated.</p>

015		<p>We would recommend that the affected masonry is carefully cleaned using a DOFF steam cleaning system to remove all algae growth, using a controlled method appropriate to the existing stonework to minimise the risk of damage and preserve the masonry.</p>
016		<p>Friable masonry was identified at this location. The affected masonry may continue to deteriorate, with loose material potentially becoming dislodged and falling, presenting a potential hazard if left untreated.</p> <p>We would recommend that the affected masonry is carefully de-frassed back to sound material, removing all loose and unstable material only.</p>

017		<p>The historic repair had become loose at this location. Our engineers carefully removed the failed repair while on site to make the area safe and eliminate the immediate risk of the repair becoming dislodged and falling.</p> <p>We would recommend that the affected masonry is repaired using a suitable colour-matched repair mortar, incorporating suitable stainless-steel reinforcement to provide additional stability and reduce the risk of further failure.</p>
018		<p>Vegetation growth was identified emerging from behind the lead capping at this location. The vegetation may compromise the integrity of the capping and surrounding masonry and could allow water ingress if left untreated.</p> <p>We would recommend that the vegetation is carefully removed, taking care not to damage the existing lead capping. Any void or hole left following removal should be suitably made good using either a compatible flexible sealant or an approved lime mortar mix, as appropriate to the location.</p>

019		<p>The stone column base was found to be damaged at this location, with a section of stone caught within the bird deterrent wire. The damaged stone may contain loose and unstable material which could become dislodged and fall if left untreated.</p>
		<p>We would recommend that the affected area is carefully de-frassed to remove all loose and unstable material. Following removal, consideration should be given to carrying out either a suitable stone indent repair or a colour-matched mortar repair, depending on the extent of deterioration identified.</p>
020		<p>Debris was identified within the lead box gutter, together with algae growth to the adjoining masonry, indicating a potential issue with rainwater drainage and possible water ingress at this location. If left untreated, restricted drainage may result in overflowing rainwater and further deterioration to the surrounding masonry.</p>
		<p>We would recommend that all debris is carefully removed from the lead box gutter and associated outlets to allow rainwater to disperse correctly. The affected masonry should then be carefully cleaned using a DOFF steam cleaning system to remove the algae growth. Further investigation should subsequently be undertaken to determine the potential source of the water ingress and identify any additional remedial works required.</p>

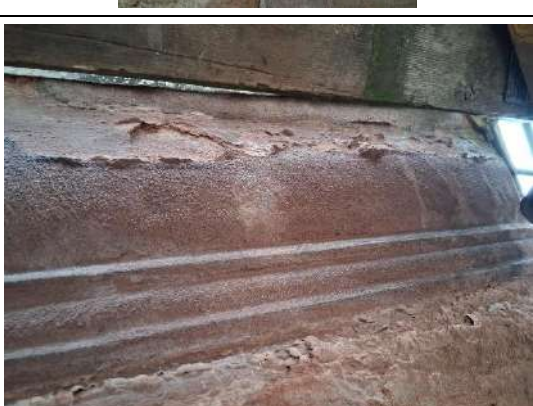
021		<p>Vegetation growth was identified emerging from behind the lead capping, together with delaminated masonry at this location. The vegetation may allow water ingress and contribute to further deterioration, while the delaminated masonry may contain loose material that could become dislodged and fall if left untreated.</p> <p>We would recommend that the vegetation growth is carefully removed, taking care not to damage the existing lead capping. Any open joints should then be sealed using a suitable compatible material, and the affected masonry carefully de-frassed back to sound material to remove all loose and unstable material.</p>
022		<p>Friable masonry was identified at this location. The affected masonry may continue to deteriorate, with loose material potentially becoming dislodged and falling, presenting a potential hazard if left untreated.</p> <p>We would recommend that the affected masonry is carefully de-frassed back to sound material, removing all loose and unstable material. Following removal, consideration should be given to carrying out localised repairs using a suitable colour-matched stone repair mortar, finished to blend with the surrounding masonry as closely as practicable.</p>

023		<p>Friable masonry was identified at this location. The affected masonry may continue to deteriorate, with loose material potentially becoming dislodged and falling, presenting a potential hazard if left untreated.</p> <p>We would recommend that the affected masonry is carefully de-frassed back to sound material, removing all loose and unstable material. Following removal, the area should be assessed to determine whether any further repairs are required using a suitable colour-matched stone repair mortar.</p>
024		<p>Friable masonry was identified to the underside of the string course detail at this location. The affected masonry may continue to deteriorate, with loose material potentially becoming dislodged and falling, presenting a potential hazard if left untreated.</p> <p>We would recommend that the affected masonry is carefully de-frassed back to sound material, removing all loose and unstable material only.</p>

025		<p>The lead capping detail was found to be in good overall condition; however, the joint between the masonry and leadwork was found to be failing. Algae growth was also identified to the surrounding masonry. The defective joint may allow water ingress and could lead to further deterioration if left untreated.</p> <p>We would recommend that the affected masonry is carefully cleaned using a DOFF steam cleaning system to remove the algae growth. The defective sealant should then be carefully removed and the joint between the leadwork and masonry resealed using a suitable flexible sealant compatible with both materials.</p>
026		<p>Friable masonry and open joints were identified to the underside of the string course detail at this location. The friable masonry may become loose and potentially dislodged and fall, presenting a potential hazard, while the open joints may allow water ingress and lead to further deterioration of the surrounding masonry if left untreated.</p> <p>We would recommend that the affected masonry is carefully de-frassed back to sound material, removing all loose and unstable material. The open joints should then be carefully cleaned out and localised patch repointing carried out using an approved mortar mix compatible with the existing masonry.</p>

027		<p>Friable masonry and a failed historic repair were identified at this location. The friable masonry may become loose and potentially dislodged and fall, presenting a potential hazard, while the failed historic repair may also become detached if left untreated.</p> <p>We would recommend that the affected masonry is carefully de-frassed back to sound material, removing all loose and unstable material. The defective historic repair should then be carefully removed and replaced using a suitable colour-matched stone repair mortar, finished to blend with the surrounding masonry as closely as practicable.</p>
028		<p>The iron railings to the Juliet balcony were found to be in good overall condition; however, the existing paint coating system is deteriorating. If left untreated, the exposed ironwork may be susceptible to corrosion and further deterioration.</p> <p>We would recommend that the iron railings are suitably prepared and redecorated using an appropriate protective paint coating system to provide ongoing protection to the ironwork and reduce the risk of corrosion.</p>

029	 	<p>Friable and delaminating masonry were identified at this location. The affected masonry may continue to deteriorate, with loose material potentially becoming dislodged and falling, presenting a potential hazard if left untreated.</p> <p>We would recommend that the affected masonry is carefully de-frassed back to sound material, removing all loose and unstable material only.</p>
030	 	<p>The historic repairs at this location have failed and may become loose and potentially dislodged if left untreated.</p> <p>We would recommend that the failed historic repairs are carefully removed to expose and assess the underlying stonework. New repairs should then be undertaken using a suitable colour-matched stone repair mortar incorporating suitable stainless-steel reinforcement to provide additional stability and reduce the risk of further failure.</p>

031		<p>Friable masonry and failed pointing were identified to the string course detail at this location. The friable masonry may become loose and potentially dislodged and fall, presenting a potential hazard, while the failed pointing may allow water ingress and lead to further deterioration of the surrounding masonry if left untreated.</p> <p>We would recommend that the affected masonry is carefully de-frassed back to sound material, removing all loose and unstable material. The failed pointing should then be carefully removed and localised patch repointing works carried out using an approved lime mortar mix compatible with the existing masonry.</p>
		
		
		

032		<p>A split was identified to the lead capping at this location, which has previously been repaired using a flexible sealant. The existing repair has failed and may allow water ingress if left untreated.</p> <p>We would recommend that the failed sealant is carefully removed and a suitable lead weld repair is carried out to the affected area, providing a durable and weatherproof repair.</p>
033		<p>Friable masonry was identified to the underside of the Juliet balcony at this location. The affected masonry may continue to deteriorate, with loose material potentially becoming dislodged and falling, presenting a potential hazard if left untreated.</p> <p>We would recommend that the affected masonry is carefully de-frassed back to sound material, removing all loose and unstable material only.</p>

034		<p>The metal sign bracket was found to be in good overall condition, with no defects identified at the time of inspection. No remedial works are considered necessary at this time.</p>
035		<p>Friable masonry was identified to the low-level string course at this location. The affected masonry may continue to deteriorate, with loose material potentially becoming dislodged and falling, presenting a potential hazard if left untreated.</p> <p>We would recommend that the affected masonry is carefully de-frassed back to sound material, removing all loose and unstable material only.</p>

	Photograph	Description
Spring Gardens Elevation		
001		<p>Algae growth and friable masonry were identified to the high-level stone finial at this location. The biological growth can retain moisture against the masonry and may contribute to staining and gradual surface deterioration, while the friable masonry may continue to deteriorate, with loose material potentially becoming dislodged and falling, presenting a potential hazard if left untreated.</p> <p>We would recommend that the affected masonry is carefully cleaned using a DOFF steam cleaning system to remove the algae growth, using a controlled method appropriate to the existing stonework. The friable masonry should then be carefully de-frassed back to sound material, removing all loose and unstable material only.</p>

002		<p>Friable masonry and algae growth were identified to the underside of the arched stone detail at this location. The biological growth can retain moisture against the masonry and may contribute to staining and gradual surface deterioration, while the friable masonry may continue to deteriorate, with loose material potentially becoming dislodged and falling, presenting a potential hazard if left untreated.</p> <p>We would recommend that the affected masonry is carefully cleaned using a DOFF steam cleaning system to remove the algae growth, using a controlled method appropriate to the existing stonework. The friable masonry should then be carefully de-frassed back to sound material, removing all loose and unstable material only.</p>
003		<p>Algae growth and friable masonry were identified to the high-level cornice detail at this location. The biological growth can retain moisture against the masonry and may contribute to staining and gradual surface deterioration, while the friable masonry may continue to deteriorate, with loose material potentially becoming dislodged and falling, presenting a potential hazard if left untreated.</p> <p>We would recommend that the affected masonry is carefully cleaned using a DOFF steam cleaning system to remove the algae growth, using a controlled method appropriate to the existing stonework. The friable masonry should then be carefully de-frassed back to sound material, removing all loose and unstable material only.</p>

004		<p>Algae growth, friable masonry and failed historic repairs were identified at this location. The biological growth can retain moisture against the masonry and may contribute to staining and gradual surface deterioration, while the friable masonry may continue to deteriorate, with loose material potentially becoming dislodged and falling, presenting a potential hazard. The failed historic repairs may also become loose and detached if left untreated.</p> <p>We would recommend that the affected masonry is carefully cleaned using a DOFF steam cleaning system to remove the algae growth, using a controlled method appropriate to the existing stonework. The friable masonry should then be carefully de-frassed back to sound material, removing all loose and unstable material. The failed historic repairs should be carefully removed to expose and assess the underlying stonework, with consideration given to carrying out suitable stone indent repairs where the extent of deterioration warrants.</p>
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005		<p>A report of a leak in the vicinity of the lead box gutter was noted, and the gutter was found to be full of debris at the time of inspection. The accumulation of debris may restrict the effective drainage of rainwater and could contribute to water ingress if left untreated.</p> <p>We would recommend that all debris and waste are carefully removed from the lead box gutter and associated outlets to allow rainwater to drain correctly. Further investigation should then be undertaken to identify and confirm the source of the reported leak and determine any additional remedial works required.</p>
006		<p>The lead roof and roof lights were found to be in good overall condition at the time of inspection, with no defects identified. No remedial works are considered necessary at this time.</p>
007		<p>The slate roof and leaded dormer roofs were found to be in good overall condition at the time of inspection, with no defects identified. No remedial works are considered necessary at this time.</p>

008		<p>The lead rainwater downpipe was found to be in good overall condition; however, the existing paint coating system is deteriorating and is no longer providing adequate protection to the surface.</p>
		<p>We would recommend that the lead rainwater downpipe is suitably prepared and redecorated using an approved paint coating system suitable for application to lead, in accordance with the manufacturer's recommendations.</p>
009		<p>The paint coating system to the dormer windows was found to be deteriorating and failing in areas. If left untreated, the exposed timber may become susceptible to moisture ingress and further deterioration.</p> <p>We would recommend that the dormer windows are suitably prepared and redecorated using an appropriate external timber paint coating system to protect and preserve the existing timber windows.</p>
010		<p>The lead rainwater downpipe was found to be in good overall condition; however, the existing paint coating system is deteriorating and is no longer providing adequate protection to the surface.</p> <p>We would recommend that the lead rainwater downpipe is suitably prepared and redecorated using an approved paint coating system suitable for application to lead, in accordance with the manufacturer's recommendations.</p>

011		<p>The lead rainwater downpipe was found to be in good overall condition; however, the existing paint coating system is deteriorating and is no longer providing adequate protection to the surface.</p> <p>We would recommend that the lead rainwater downpipe is suitably prepared and redecorated using an approved paint coating system suitable for application to lead, in accordance with the manufacturer's recommendations.</p>
012		<p>The timber window frames and surrounding masonry were found to be in good overall condition at the time of inspection, with no defects identified. No remedial works are considered necessary at this time.</p>
		

013		<p>Failed pointing was identified to the stone window mullion at this location. The defective pointing may allow water ingress and could lead to further deterioration of the surrounding stonework if left untreated.</p> <p>We would recommend that the failed pointing is carefully removed and localised repointing works are carried out using an approved lime mortar mix compatible with the existing stonework, finished to match the surrounding pointing as closely as practicable.</p>
014		<p>The lead covering to the stone string course was found to be in good overall condition at the time of inspection, with no defects identified. No remedial works are considered necessary at this time.</p>
015		<p>Five ornamental stone corbels, comprising decorative scroll (volute) mouldings and curved, fluted stone detailing, were found to have algae growth and friable masonry. The biological growth can retain moisture against the stonework and may contribute to staining and gradual surface deterioration, while the friable masonry may continue to deteriorate, with loose material potentially becoming dislodged and falling, presenting a potential hazard if left untreated.</p> <p>We would recommend that the affected ornamental stonework is carefully cleaned using a DOFF steam cleaning system to remove the algae growth, using a controlled method appropriate to the existing stonework.</p>
		

		The friable masonry should then be carefully de-frassed back to sound material, removing all loose and unstable material only.
		
016		<p>The four arched window heads were found to have algae growth and friable masonry. The biological growth can retain moisture against the masonry and may contribute to staining and gradual surface deterioration, while the friable masonry may continue to deteriorate, with loose material potentially becoming dislodged and falling, presenting a potential hazard if left untreated.</p> <p>We would recommend that the affected window heads are carefully cleaned using a DOFF steam cleaning system to remove the algae growth, using a controlled method appropriate to the existing stonework. The friable masonry should then be carefully de-frassed back to sound material,</p>
		

		<p>removing all loose and unstable material only.</p> <p><i>Please note that the scaffold will require modification at this location to provide suitable access, as the existing scaffold lifts are currently not boarded out.</i></p>
017		<p>The four masonry columns and associated plinth details between the windows were found to have algae growth. The biological growth can retain moisture against the masonry and may contribute to staining and gradual surface deterioration if left untreated.</p> <p>We would recommend that the affected masonry is carefully cleaned using a DOFF steam cleaning system to remove the algae growth, using a controlled method appropriate to the existing masonry.</p> <p><i>Please note that the scaffold will require modification at this location to provide suitable access, as the existing scaffold lifts are currently not boarded out.</i></p>

	Photograph	Description
York Street Elevation		
001		The lead hip detail has slipped from its original position in this location.
		We would recommend refixing the lead hip detail.
002		The 3 no chimneys at roof level on this elevation were identified to have algae growth and friable masonry.
		We would recommend carrying out a DOFF steam clean to remove all algae and carrying out defrassing works to remove all loose material.

002		<p>The three chimneys at roof level on this elevation were found to have algae growth and friable masonry. The biological growth can retain moisture against the masonry and may contribute to staining and gradual surface deterioration, while the friable masonry may continue to deteriorate, with loose material potentially becoming dislodged and falling, presenting a potential hazard if left untreated.</p> <p>We would recommend that the affected chimney masonry is carefully cleaned using a DOFF steam cleaning system to remove the algae growth, using a controlled method appropriate to the existing masonry. The friable masonry should then be carefully de-frassed back to sound material, removing all loose and unstable material only.</p>
		
		
		

003		<p>The stone arch was inaccessible at the time of inspection due to incomplete scaffold access; however, our engineer noted algae growth and friable masonry from the areas visible. The biological growth can retain moisture against the masonry and may contribute to staining and gradual surface deterioration, while the friable masonry may continue to deteriorate, with loose material potentially becoming dislodged and falling, presenting a potential hazard if left untreated.</p> <p>We would recommend that the affected stone arch is carefully cleaned using a DOFF steam cleaning system to remove the algae growth, using a controlled method appropriate to the existing stonework. The friable masonry should then be carefully de-frassed back to sound material, removing all loose and unstable material only. Suitable scaffold access should be provided to allow the works to be safely and thoroughly completed.</p>
004		<p>Ten slipped slates were identified to this roof pitch. The displaced slates may allow water ingress and could lead to further deterioration of the underlying roof structure if left untreated.</p>

		<p>We would recommend that remedial slate repairs are undertaken to reinstate and secure the slipped slates, providing a weatherproof finish and preventing further water ingress.</p>
		
005	 	<p>One area of defective timberwork was identified to the lead dormers, with the remaining lead dormers found to be in good overall condition. The defective timber may continue to deteriorate if left untreated.</p> <p>We would recommend that a suitably qualified joiner is employed to assess and carry out the necessary timber repairs to the affected area, using materials compatible with the existing dormer construction.</p>

006		<p>The paint coating system to the five dormer windows was found to be deteriorating. If left untreated, the exposed timber may become susceptible to moisture ingress and further deterioration.</p> <p>We would recommend that the dormer windows are suitably prepared and redecorated using an appropriate external timber paint coating system to protect and preserve the existing timber.</p>
007		<p>The paint coating system to the rainwater guttering was found to be deteriorating. If left untreated, the exposed metalwork may become susceptible to corrosion and further deterioration.</p> <p>We would recommend that the rainwater guttering is suitably prepared and redecorated using an appropriate protective paint coating system to protect the metalwork and reduce the risk of corrosion.</p>

008		<p>Algae growth and friable masonry were identified to the arched stonework at this location. The biological growth can retain moisture against the stonework and may contribute to staining and gradual surface deterioration, while the friable masonry may continue to deteriorate, with loose material potentially becoming dislodged and falling, presenting a potential hazard if left untreated.</p> <p>We would recommend that the affected stonework is carefully cleaned using a DOFF steam cleaning system to remove the algae growth, using a controlled method appropriate to the existing stonework. The friable masonry should then be carefully de-frassed back to sound material, removing all loose and unstable material only.</p>
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009		<p>The large leaded window was found to be bevelled at the time of inspection. The distortion may affect the integrity and weather-tightness of the glazing if left untreated.</p> <p>We would recommend that a suitably experienced specialist glazier is employed to carefully reset the glazing and carry out the necessary remedial repairs, retaining and matching the existing leaded detailing as closely as practicable.</p>
010		<p>The lead rainwater pipe was found to be in good overall condition; however, the existing paint coating system has deteriorated and is no longer providing adequate protection to the surface.</p> <p>We would recommend that the lead rainwater pipe is suitably prepared and redecorated using an approved paint coating system suitable for application to lead, in accordance with the manufacturer's recommendations.</p>

011		<p>Algae growth and friable masonry were identified to the underside of the cornice detail at this location. The biological growth can retain moisture against the masonry and may contribute to staining and gradual surface deterioration, while the friable masonry may continue to deteriorate, with loose material potentially becoming dislodged and falling, presenting a potential hazard if left untreated.</p> <p>We would recommend that the affected masonry is carefully cleaned using a DOFF steam cleaning system to remove the algae growth, using a controlled method appropriate to the existing stonework. The friable masonry should then be carefully de-frassed back to sound material, removing all loose and unstable material only.</p>
012		<p>Failed pointing and a crack were identified to the masonry at this location. The defective pointing may allow water ingress and could lead to further deterioration of the surrounding masonry, while the crack may also allow water ingress if left untreated.</p> <p>We would recommend that the failed pointing is carefully removed and localised repointing works are carried out using a suitable mortar compatible with the existing masonry. The crack should be carefully cleaned out and made good using a suitable colour-matched stone repair mortar, finished to blend with the surrounding masonry as closely as practicable.</p>

		
013		<p>Salt staining and friable masonry were identified to the masonry at this location. The salt deposits may indicate moisture movement through the masonry and, if left untreated, may contribute to further surface deterioration. The friable masonry may also continue to deteriorate, with loose material potentially becoming dislodged and falling, presenting a potential hazard.</p>
		<p>We would recommend that the affected masonry is carefully cleaned using a DOFF steam cleaning system to attempt to remove the salt staining, using a controlled method appropriate to the existing masonry. The friable masonry should then be carefully de-frassed back to sound material, removing all loose and unstable material only.</p>
		

014		<p>The lead rainwater pipe was found to be in good overall condition; however, the existing paint coating system has deteriorated and is no longer providing adequate protection to the surface.</p> <p>We would recommend that the lead rainwater pipe is suitably prepared and redecorated using an approved paint coating system suitable for application to lead, in accordance with the manufacturer's recommendations.</p>
015	  	<p>The 15 timber sash windows were found to be in good overall condition; however, the existing paint coating system has deteriorated. If left untreated, the exposed timber may become susceptible to moisture ingress and further deterioration.</p> <p>We would recommend that the sash windows are suitably prepared and redecorated using an appropriate external timber paint coating system to protect and preserve the existing timber.</p>

016		<p>The lead covering to the cornice detail at this location was found to be in good overall condition; however, friable masonry was identified to the underside of the cornice detail. The friable masonry may continue to deteriorate, with loose material potentially becoming dislodged and falling, presenting a potential hazard if left untreated.</p> <p>We would recommend that the affected masonry is carefully de-frassed back to sound material, removing all loose and unstable material. Following completion of the de-frassing works, the cornice should be reassessed to determine whether further repairs are required, with consideration given to localised repairs using a suitable colour-matched stone repair mortar where necessary.</p>
		
		
		

		
017		<p>Several holes and splits were identified to the lead cornice covering at this location. The defects may allow water ingress and could lead to further deterioration of the underlying masonry and surrounding materials if left untreated.</p>
		<p>We would recommend that suitable lead weld repairs are carried out to the affected areas to provide a durable, weatherproof repair and prevent further water ingress.</p>
		

018		<p>Friable masonry was identified to the window transom at this location. The affected masonry may continue to deteriorate, with loose material potentially becoming dislodged and falling, presenting a potential hazard if left untreated.</p> <p>We would recommend that the affected masonry is carefully de-frassed back to sound material, removing all loose and unstable material. Following removal, localised stone repairs should be carried out using a suitable colour-matched stone repair mortar, finished to blend with the surrounding stonework as closely as practicable.</p>
019		<p>Six ornamental stone corbels, comprising decorative scroll (volute) mouldings and curved, fluted stone detailing, were identified to have algae growth and friable masonry. The biological growth can retain moisture against the stonework and may contribute to staining and gradual surface deterioration, while the friable masonry may continue to deteriorate, with loose material potentially becoming dislodged and falling, presenting a potential hazard if left untreated.</p>

		
019		
		
		<p>We would recommend that the affected ornamental stonework is carefully cleaned using a DOFF steam cleaning system to remove the algae growth, using a controlled method appropriate to the existing stonework. The friable masonry should then be carefully de-frassed back to sound material, removing all loose and unstable material. Following removal, localised stone repairs should be carried out using a suitable colour-matched stone repair mortar, finished to blend with the surrounding stonework as closely as practicable.</p>

020		Open joints were identified to the stonework at this location. The open joints may allow water ingress and could lead to further deterioration of the surrounding masonry if left untreated.
		We would recommend that the open joints are carefully cleaned out and localised repointing works are carried out using an approved mortar mix compatible with the existing stonework, finished to match the surrounding pointing as closely as practicable.
021		Open joints were identified to the stonework at this location. The open joints may allow water ingress and could lead to further deterioration of the surrounding masonry if left untreated.
		We would recommend that the open joints are carefully cleaned out and localised repointing works are carried out using an approved mortar mix compatible with the existing stonework, finished to match the surrounding pointing as closely as practicable.

		
022		<p>Algae growth and friable masonry were identified at this location. The biological growth can retain moisture against the masonry and may contribute to staining and gradual surface deterioration, while the friable masonry may continue to deteriorate, with loose material potentially becoming dislodged and falling, presenting a potential hazard if left untreated.</p>
		<p>We would recommend that the affected masonry is carefully cleaned using a DOFF steam cleaning system to remove the algae growth, using a controlled method appropriate to the existing masonry. The friable masonry should then be carefully de-frassed back to sound material, removing all loose and unstable material only.</p>
		

023		<p>Algae growth and friable masonry were identified at this location. The biological growth can retain moisture against the masonry and may contribute to staining and gradual surface deterioration, while the friable masonry may continue to deteriorate, with loose material potentially becoming dislodged and falling, presenting a potential hazard if left untreated.</p> <p>We would recommend that the affected masonry is carefully cleaned using a DOFF steam cleaning system to remove the algae growth, using a controlled method appropriate to the existing masonry. The friable masonry should then be carefully de-frassed back to sound material, removing all loose and unstable material only.</p>
		
		
		

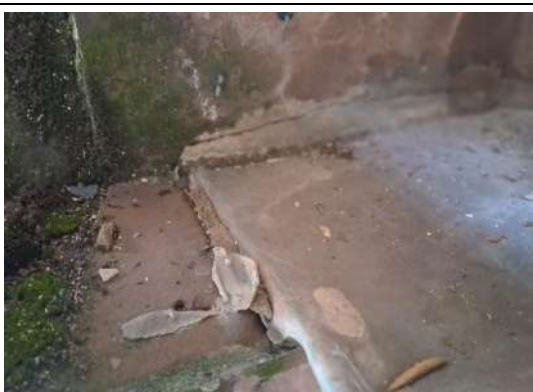
024		<p>Algae growth, localised open jointing and friable masonry were identified at this location. The biological growth can retain moisture against the masonry and may contribute to staining and gradual surface deterioration, while the open joints may allow water ingress and the friable masonry may continue to deteriorate, with loose material potentially becoming dislodged and falling, presenting a potential hazard if left untreated.</p>
		
		<p>We would recommend that the affected masonry is carefully cleaned using a DOFF steam cleaning system to remove the algae growth, using a controlled method appropriate to the existing masonry. The localised open joints should then be carefully cleaned out and repointed using an approved mortar mix compatible with the existing masonry. The friable masonry should also be carefully de-frassed back to sound material, removing all loose and unstable material only.</p>
		

025		<p>Algae growth and friable masonry were identified at this location. The biological growth can retain moisture against the masonry and may contribute to staining and gradual surface deterioration, while the friable masonry may continue to deteriorate, with loose material potentially becoming dislodged and falling, presenting a potential hazard if left untreated.</p> <p>We would recommend that the affected masonry is carefully cleaned using a DOFF steam cleaning system to remove the algae growth, using a controlled method appropriate to the existing masonry. The friable masonry should then be carefully de-frassed back to sound material, removing all loose and unstable material only.</p>
		
		
		

026		<p>Algae growth and friable masonry were identified at this location. The biological growth can retain moisture against the masonry and may contribute to staining and gradual surface deterioration, while the friable masonry may continue to deteriorate, with loose material potentially becoming dislodged and falling, presenting a potential hazard if left untreated.</p> <p>We would recommend that the affected masonry is carefully cleaned using a DOFF steam cleaning system to remove the algae growth, using a controlled method appropriate to the existing masonry. The friable masonry should then be carefully de-frassed back to sound material, removing all loose and unstable material only.</p>
		
		
		

027		<p>Algae growth and friable masonry were identified at this location, with the deterioration considered likely to be contributed to by the leaking lead downpipe. The leaking rainwater pipe may be allowing water to discharge onto the masonry, contributing to moisture retention and further deterioration. The biological growth can retain moisture against the masonry, while the friable masonry may continue to deteriorate, with loose material potentially becoming dislodged and falling, presenting a potential hazard if left untreated.</p> <p>We would recommend that the defective lead downpipe is repaired to prevent further water discharge onto the masonry. The affected masonry should then be carefully cleaned using a DOFF steam cleaning system to remove the algae growth, using a controlled method appropriate to the existing masonry. The friable masonry should also be carefully de-frassed back to sound material, removing all loose and unstable material only.</p>
		
		
		

028		<p>Water ingress was reported at this location. The lead covering to the cornice detail was inspected and no splits or tears were identified; however, the pointing where the lead terminates into the masonry had failed. In addition, there was no sealant to the upstand at the window cill, which may be allowing water to track behind the leadwork. Friable masonry was also identified within this area.</p> <p>We would recommend that all failed pointing is carefully removed and the affected areas are repointed using a suitable mortar compatible with the existing masonry. The upstand at the window cill should then be sealed using a suitable flexible sealant to prevent further water tracking behind the leadwork. The friable masonry should also be carefully de-frassed back to sound material, removing all loose and unstable material only.</p>
		
		
		

029		<p>Water ingress was reported at this location. The lead covering to the cornice detail was inspected and no splits or tears were identified; however, the pointing where the lead terminates into the masonry had failed. In addition, there was no sealant to the upstand at the window cill, which may be allowing water to track behind the leadwork. Friable masonry was also identified within this area.</p> <p>We would recommend that all failed pointing is carefully removed and the affected areas are repointed using a suitable mortar compatible with the existing masonry. The upstand at the window cill should then be sealed using a suitable flexible sealant to prevent further water tracking behind the leadwork. The friable masonry should also be carefully de-frassed back to sound material, removing all loose and unstable material only.</p>
		
		
		

030		<p>Water ingress was reported at this location. The lead covering to the cornice detail was inspected and no splits or tears were identified; however, the pointing where the lead terminates into the masonry had failed. In addition, there was no sealant to the upstand at the window cill, which may be allowing water to track behind the leadwork. Friable masonry and open jointing were also identified within this area.</p> <p>We would recommend that all failed pointing and open jointing are carefully removed and localised repointing works are carried out using an approved mortar mix compatible with the existing masonry. The upstand at the window cill should then be sealed using a suitable flexible sealant to prevent further water tracking behind the leadwork. The friable masonry should also be carefully de-frassed back to sound material, removing all loose and unstable material only.</p>
		
		
		

031		<p>Water ingress was reported at this location. The lead covering to the cornice detail was inspected and no splits or tears were identified; however, the pointing where the lead terminates into the masonry had failed. In addition, there was no sealant to the upstand at the window cill, which may be allowing water to track behind the leadwork. Friable masonry and open jointing were also identified within this area.</p> <p>We would recommend that all failed pointing and open jointing are carefully removed and localised repointing works are carried out using an approved mortar mix compatible with the existing masonry. The upstand at the window cill should then be sealed using a suitable flexible sealant to prevent further water tracking behind the leadwork. The friable masonry should also be carefully de-frassed back to sound material, removing all loose and unstable material only.</p>
		
		
		

032		<p>Water ingress was reported at this location. The lead covering to the cornice detail was inspected and no splits or tears were identified; however, the pointing where the lead terminates into the masonry had failed. In addition, there was no sealant to the upstand at the window cill, which may be allowing water to track behind the leadwork. Friable masonry and open jointing were also identified within this area.</p> <p>We would recommend that all failed pointing and open jointing are carefully removed and localised repointing works are carried out using an approved mortar mix compatible with the existing masonry. The upstand at the window cill should then be sealed using a suitable flexible sealant to prevent further water tracking behind the leadwork. The friable masonry should also be carefully de-frassed back to sound material, removing all loose and unstable material only.</p>
		
		
		

033		<p>The window head apex stones at five locations were identified as having algae growth, with one location also exhibiting delaminating masonry. The biological growth can retain moisture against the stonework and may contribute to staining and gradual surface deterioration, while the delaminating masonry may continue to deteriorate and could become loose and potentially dislodged if left untreated.</p> <p>We would recommend that the affected window head apex stones are carefully cleaned using a DOFF steam cleaning system to remove the algae growth, using a controlled method appropriate to the existing stonework. At the location where delaminating masonry was identified, the affected area should be carefully de-frassed back to sound material and repaired using a suitable colour-matched stone repair mortar, finished to blend with the surrounding stonework as closely as practicable.</p>
		
		
		

034		<p>Friable masonry, delaminating masonry and fissures were identified to the stone window surrounds at this location. The affected masonry may continue to deteriorate, with loose material potentially becoming dislodged and falling, presenting a potential hazard, while the fissures may allow water ingress and contribute to further deterioration if left untreated.</p> <p>We would recommend that the affected masonry is carefully de-frassed back to sound material, removing all loose and unstable material. Localised stone repairs should then be carried out using a suitable colour-matched stone repair mortar. The fissures should also be carefully raked out, cleaned and made good using a suitable colour-matched stone repair mortar, finished to blend with the surrounding stonework as closely as practicable.</p>
		
		
		

035		<p>Friable masonry was identified to the stone columns at this location. The affected masonry may continue to deteriorate, with loose material potentially becoming dislodged and falling, presenting a potential hazard if left untreated.</p> <p>We would recommend that the affected masonry is carefully de-frassed back to sound material, removing all loose and unstable material only.</p>
		
036		<p>Algae growth and friable masonry were identified to the arched stone window head at this location. The biological growth can retain moisture against the stonework and may contribute to staining and gradual surface deterioration, while the friable masonry may continue to deteriorate, with loose material potentially becoming dislodged and falling, presenting a potential hazard if left untreated.</p> <p>We would recommend that the affected stonework is carefully cleaned using a DOFF steam cleaning system to remove the algae growth, using a controlled method appropriate to the existing stonework. The friable masonry should then be carefully de-frassed back to sound material, removing all loose and unstable material only.</p>
		

037		<p>Algae growth and friable masonry were identified to the arched stone window head at this location. The biological growth can retain moisture against the stonework and may contribute to staining and gradual surface deterioration, while the friable masonry may continue to deteriorate, with loose material potentially becoming dislodged and falling, presenting a potential hazard if left untreated.</p> <p>We would recommend that DOFF steam cleaning is undertaken to remove the algae growth, using a controlled method appropriate to the existing stonework. The friable masonry should then be carefully de-frassed back to sound material, removing all loose and unstable material only.</p>
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038		<p>A crack was identified to the top of the stone column at this location. The crack may allow water ingress and could lead to further deterioration of the surrounding stonework if left untreated.</p> <p>We would recommend that the cracked area is carefully assessed and repaired either by carrying out a suitable stone indent repair or by making good with a suitable colour-matched stone repair mortar, depending on the extent and condition of the affected stonework.</p>
039		<p>Damaged and friable masonry was identified to the base of the columns at this location. The affected masonry may continue to deteriorate, with loose material potentially becoming dislodged and falling, presenting a potential hazard if left untreated.</p> <p>We would recommend that the affected masonry is carefully de-frassed back to sound material, removing all loose and unstable material. Localised stone repairs should then be carried out using a suitable colour-matched stone repair mortar, finished to blend with the surrounding stonework as closely as practicable.</p>

	Photograph	Description
Milk Street		
001		The cast iron soil stack was found to be in good overall condition at the time of inspection; however, the existing paint coating system was showing signs of deterioration. If left untreated, further deterioration of the coating may expose the cast iron to moisture and increase the risk of corrosion.
		We would recommend that the cast iron soil stack is suitably prepared and redecorated using an appropriate protective coating system to preserve the cast iron and help prevent further corrosion.
002		Friable masonry was identified at this location. The affected masonry may continue to deteriorate, with loose material potentially becoming dislodged and falling, presenting a potential hazard if left untreated.
		We would recommend that the affected masonry is carefully de-frassed back to sound material, removing all loose and unstable material. A localised stone repair should then be undertaken using a suitable colour-matched stone repair mortar, finished to blend with the surrounding masonry as closely as practicable.

003		<p>The lead rainwater pipe appeared to be in good overall condition at the time of inspection; however, the existing paint coating system had deteriorated. If left untreated, further deterioration of the coating may leave the leadwork exposed to the elements and result in further surface deterioration.</p> <p>We would recommend that the lead rainwater pipe is suitably prepared and redecorated using an appropriate protective coating system suitable for application to lead.</p>
004		<p>Marks and staining were identified to the stonework at this location, which appeared to be potentially associated with the loading and handling of materials during the ongoing refurbishment works.</p> <p>We would recommend that the affected stonework is carefully cleaned using a DOFF steam cleaning system to remove the marks and staining, using a controlled method appropriate to the existing stonework.</p>
005		<p>Algae growth and delaminating masonry were identified to the parapet wall at this location. The biological growth can retain moisture against the masonry and may contribute to staining and gradual surface deterioration, while the delaminating masonry may continue to deteriorate, with loose material potentially becoming dislodged and falling, presenting a potential hazard if left untreated.</p>

		
005		<p>Algae growth and delaminating masonry were identified to the parapet wall at this location. The biological growth can retain moisture against the masonry and may contribute to staining and gradual surface deterioration, while the delaminating masonry may continue to deteriorate, with loose material potentially becoming dislodged and falling, presenting a potential hazard if left untreated.</p>
		<p>We would recommend that the affected parapet wall is carefully cleaned using a DOFF steam cleaning system to remove the algae growth, using a controlled method appropriate to the existing masonry. The delaminating masonry should then be carefully de-frassed back to sound material, removing all loose and unstable material only.</p>
		

006		<p>Algae growth, salt staining and friable masonry were identified to the underside of the stone string course at this location. The algae growth can retain moisture against the stonework, while the salt staining may indicate moisture movement through the masonry and contribute to further surface deterioration. The friable masonry may also continue to deteriorate, with loose material potentially becoming dislodged and falling, presenting a potential hazard if left untreated.</p> <p>We would recommend that the affected stonework is carefully cleaned using a DOFF steam cleaning system to remove the algae growth and salt staining, using a controlled method appropriate to the existing stonework. The friable masonry should then be carefully de-frassed back to sound material, removing all loose and unstable material only.</p>
007		<p>A crack was identified to the apex stone of the stone arch at this location. The crack may allow water ingress and could lead to further deterioration of the surrounding stonework if left untreated.</p>

007		<p>We would recommend that the crack is carefully raked out and cleaned before being made good using a suitable colour-matched stone repair mortar, finished to blend with the surrounding stonework as closely as practicable.</p>
008		<p>The lower section of the lead rainwater pipe was found to have some localised damage; however, the pipe remains functional and was operating as intended at the time of inspection. No active leakage or other significant defects were identified.</p> <p>No remedial works are considered necessary at this time. The condition should be monitored during routine inspections.</p>
		
009		<p>Graffiti was identified to the low-level masonry on the Milk Street elevation. If left untreated, the graffiti may cause staining and detract from the appearance of the masonry.</p>

		
009		<p>Graffiti was identified to the low-level masonry on the Milk Street elevation. If left untreated, the graffiti may cause staining and detract from the appearance of the masonry.</p>
		<p>We would recommend that the affected area is treated with a suitable paint removal agent and subsequently cleaned using a DOFF steam cleaning system, using a controlled method appropriate to the existing masonry, in an attempt to remove the graffiti without causing damage to the underlying stonework.</p>
		

		Graffiti was identified to the low-level masonry on the Milk Street elevation. If left untreated, the graffiti may cause staining and detract from the appearance of the masonry.
010		<p>The lead downpipe was found to be in good overall condition at the time of inspection; however, the existing paint coating system was showing signs of deterioration. If left untreated, further deterioration of the coating may expose the leadwork to the elements and result in further surface deterioration.</p> <p>We would recommend that the lead downpipe is suitably prepared and redecorated using an appropriate protective coating system suitable for application to lead.</p>
011		<p>The lead downpipe appeared to be missing some high-level fixings, with the existing paint coating system also showing signs of deterioration. The lack of adequate fixings may reduce the stability of the downpipe and could result in movement at the upper joint if left unaddressed.</p> <p>We would recommend that suitable new fixings are installed at the upper joint to securely support the lead downpipe. The downpipe should then be suitably prepared and redecorated using an appropriate protective coating system suitable for application to lead.</p>
		

	Photograph	Description
Internal Area East Above Milk Street		
1		Fissured masonry unit, this masonry unit appear to have been repaired historically with further widening of the joint following previous repair. It is suspected that there will be internal iron content that is expanding to this area.
2		Loose materials removed, preventing materials falling from height.
3		Photograph showing expanded iron content within the mortar joints, it is recommended that the iron cramps are removed and replaced for stainless steel.
4		Fissured masonry unit would benefit from defective area being removed and lime-based compound repair application to colour match surrounding masonry.

5		<p>Failed mortar joint would benefit from being raked out and repointed with appropriate lime mortar.</p>
6		<p>Failed mortar joint would benefit from being raked out and repointed with appropriate lime mortar. Historic scaffold tie would also benefit from removal to prevent expansion and damage to surrounding masonry.</p>
7		<p>Timber window frames would benefit from being overhauled by sanding, filling and new paint coating application. It is believed M&B already have a contractor onsite carrying out these works.</p>
8		<p>Defective section of missing masonry and mortar joint would benefit from re-instatement.</p>

9		<p>Laminated section of masonry would benefit from lime-based compound repair application to colour match surrounding masonry. Open joints and vegetation growth would also benefit from repointing.</p>
10		<p>Open mortar joints would benefit from being repointed using a suitable lime-based mortar.</p>
11		<p>Vegetation growth evident to façade, suspected damp area caused by overflow on rainwater downpipe. Perhaps blockage within downpipe causing overspill.</p>
12		<p>Timber window frames would benefit from being overhauled by sanding, filling and new paint coating application. It is believed M&B already have a contractor onsite carrying out these works.</p>

13		Vegetation growth to chimney area would benefit from treatment/ removal and associated defective mortar joints being repointed.
14		Failed mortar joint would benefit from being raked out and repointed with appropriate lime mortar.
15		Timber window frames would benefit from being overhauled by sanding, filling and new paint coating application. It is believed M&B already have a contractor onsite carrying out these works.
16		Failed mortar joint would benefit from being raked out and repointed with appropriate lime mortar. Damp areas evident under gutter position, potential failure of gutter joints allowing for water leaks.

17		<p>Timber window frames would benefit from being overhauled by sanding, filling and new paint coating application. It is believed M&B already have a contractor onsite carrying out these works.</p>
18		<p>Defective section of missing masonry and mortar joint would benefit from re-instatement.</p>
19		<p>Laminated section of masonry would benefit from lime-based compound repair application to colour match surrounding masonry. Open joints and vegetation growth would also benefit from repointing.</p>
20		<p>Historic scaffold tie would benefit from removal to prevent expansion and damage to surrounding masonry unit.</p>

21		Corner to sill detail has become detached and would benefit from lime based compound repair application.
22		Hairline fissure to sill detail to be monitored.
23		Defective stone area would benefit from lime-based compound repair application to rebuild and colour match surrounding masonry.
24		Hairline fissure to masonry unit would benefit from being monitored and recorded for future inspections.

25		Defective window pane would benefit from removal and replacement.
26		Paint coating application to lead downpipes is failing and would benefit from re-application.
27		Paint coating application to lead downpipes is failing and would benefit from re-application. Potential splits to the rear of the downpipe causing damp issues to rear masonry and vegetation growth. Treatment of vegetation is recommended.
28		Fissure to stone sill detail. Slurry coat application would help prevent further deterioration.

29		<p>Minor open mortar joint would benefit from being raked out and repainted using lime-mortar.</p>
30		<p>Paint coating application to lead downpipes is failing and would benefit from re-application. Potential splits to the rear of the downpipe causing damp issues to rear masonry and vegetation growth. Treatment of vegetation is recommended.</p>
31		<p>Historic scaffold tie would benefit from removal to prevent expansion and damage to masonry unit.</p>
32		<p>Hairline fissures to sill would benefit from having a slurry coat applied to consolidate and cover masonry units.</p>

33		<p>Timber window frames would benefit from being overhauled by sanding, filling and new paint coating application. It is believed M&B already have a contractor onsite carrying out these works.</p>
34		<p>Defective missing downpipe bracket would benefit from new bracket installation.</p>
35		<p>Timber window frames would benefit from being overhauled by sanding, filling and new paint coating application. It is believed M&B already have a contractor onsite carrying out these works.</p>
36		<p>Timber window frames would benefit from being overhauled by sanding, filling and new paint coating application. It is believed M&B already have a contractor onsite carrying out these works.</p>

37		<p>Missing section of stone sill detail would benefit from being reformed using lime-based compound repair mortar.</p>
38		<p>Timber window frames would benefit from being overhauled by sanding, filling and new paint coating application. It is believed M&B already have a contractor onsite carrying out these works.</p>
39		<p>Open mortar joint would benefit from being raked out and repointed using lime0-based mortar.</p>
40		<p>Paint coating application to lead downpipes is failing and would benefit from re-application. Potential splits to the rear of the downpipe causing damp issues to rear masonry.</p>

41		<p>Timber window frames would benefit from being overhauled by sanding, filling and new paint coating application. It is believed M&B already have a contractor onsite carrying out these works.</p>
42		<p>Fissures to sill would benefit from having a slurry coat applied to consolidate and cover masonry units.</p>
43		<p>Sill surface lamination evident, it is recommended that lime-based compound repair mortar is used to repair defective areas.</p>
44		<p>Timber window frames would benefit from being overhauled by sanding, filling and new paint coating application. It is believed M&B already have a contractor onsite carrying out these works.</p>

45		<p>Sill surface lamination evident, it is recommended that lime-based compound repair mortar is used to repair defective areas.</p>
46		<p>Timber window frames would benefit from being overhauled by sanding, filling and new paint coating application. It is believed M&B already have a contractor onsite carrying out these works.</p>
47		<p>Friable masonry suggesting damp areas caused by run off of water.</p>
48		<p>Paint coating application to lead downpipes is failing and would benefit from re-application. Potential splits to the rear of the downpipe causing damp issues to rear masonry.</p>

49		Timber window frames would benefit from being overhauled by sanding, filling and new paint coating application. It is believed M&B already have a contractor onsite carrying out these works.
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	Photograph	Description
Internal Area North Above Milk Street		
1		Timber window frames would benefit from being overhauled by sanding, filling and new paint coating application. It is believed M&B already have a contractor onsite carrying out these works.
2		Friable masonry area requires repairing using lime-based compound repair mortar to colour match surrounding masonry.

3		<p>Exposed iron lintel detail spanning over window opening, zinc rich primer application is recommended to exposed iron to prevent and slow down rusting and expansion.</p>
4		<p>Defective masonry require lime-based mortar repair application, these defects may be caused by leaking gutters and water running from the underside of gutter.</p>
5		<p>Open mortar joint would benefit from being repointed using appropriate lime-based mortar.</p>
6		<p>Timber window frames would benefit from being overhauled by sanding, filling and new paint coating application. It is believed M&B already have a contractor onsite carrying out these works.</p>

7		<p>Defective timber sill would benefit from being replaced, and epoxy repairs carried out to surrounding defect areas. Compound repair works required to defective stone sill areas.</p>
8		<p>Failed mortar joints to underside of guttering require raking out and repointing.</p>
9		<p>Flaking paint coating system to downpipe would benefit from preparation and re-application of suitable paint system.</p>
10		<p>Hairline fissure to stone lintel detail that would benefit from future monitoring during inspection phases.</p>

11		<p>Vertical crack would benefit from being monitored during future inspections.</p>
12		<p>Failed mortar joints to underside of guttering require raking out and repointing.</p>
13		<p>Timber window frames would benefit from being overhauled by sanding, filling and new paint coating application. It is believed M&B already have a contractor onsite carrying out these works.</p>
14		<p>Defective mortar joints potentially caused by expansion of internal ironwork. Compound repairs and pointing works required to defective areas.</p>

15		<p>Failed defective mortar joint would benefit from being raked out and repointed using lime based mortar.</p>
16		<p>Timber window frames would benefit from being overhauled by sanding, filling and new paint coating application. It is believed M&B already have a contractor onsite carrying out these works.</p>
17		<p>Timber window frames would benefit from being overhauled by sanding, filling and new paint coating application. It is believed M&B already have a contractor onsite carrying out these works.</p>
18		<p>Failed mortar joints to underside of guttering require raking out and repointing.</p>

19		<p>Timber window frames would benefit from being overhauled by sanding, filling and new paint coating application. It is believed M&B already have a contractor onsite carrying out these works.</p>
20		<p>Defective open mortar joints and laminated stone faces require repointing and lime-based compound repair application.</p>
21		<p>Historic scaffold tie would benefit from removal to prevent expansion and damage to surrounding masonry.</p>
22		<p>Minor defect to stonework would benefit from filling using lime-based compound repair mortar.</p>

23		<p>Historic scaffold tie would benefit from removal to prevent expansion and damage to surrounding masonry.</p>
24		<p>Defective open mortar joints and laminated stone faces require repointing and lime-based compound repair application.</p>
25		<p>Friable masonry would benefit from being de-frassed.</p>
26		<p>Fissure to masonry unit would benefit from being raked out and filled.</p>

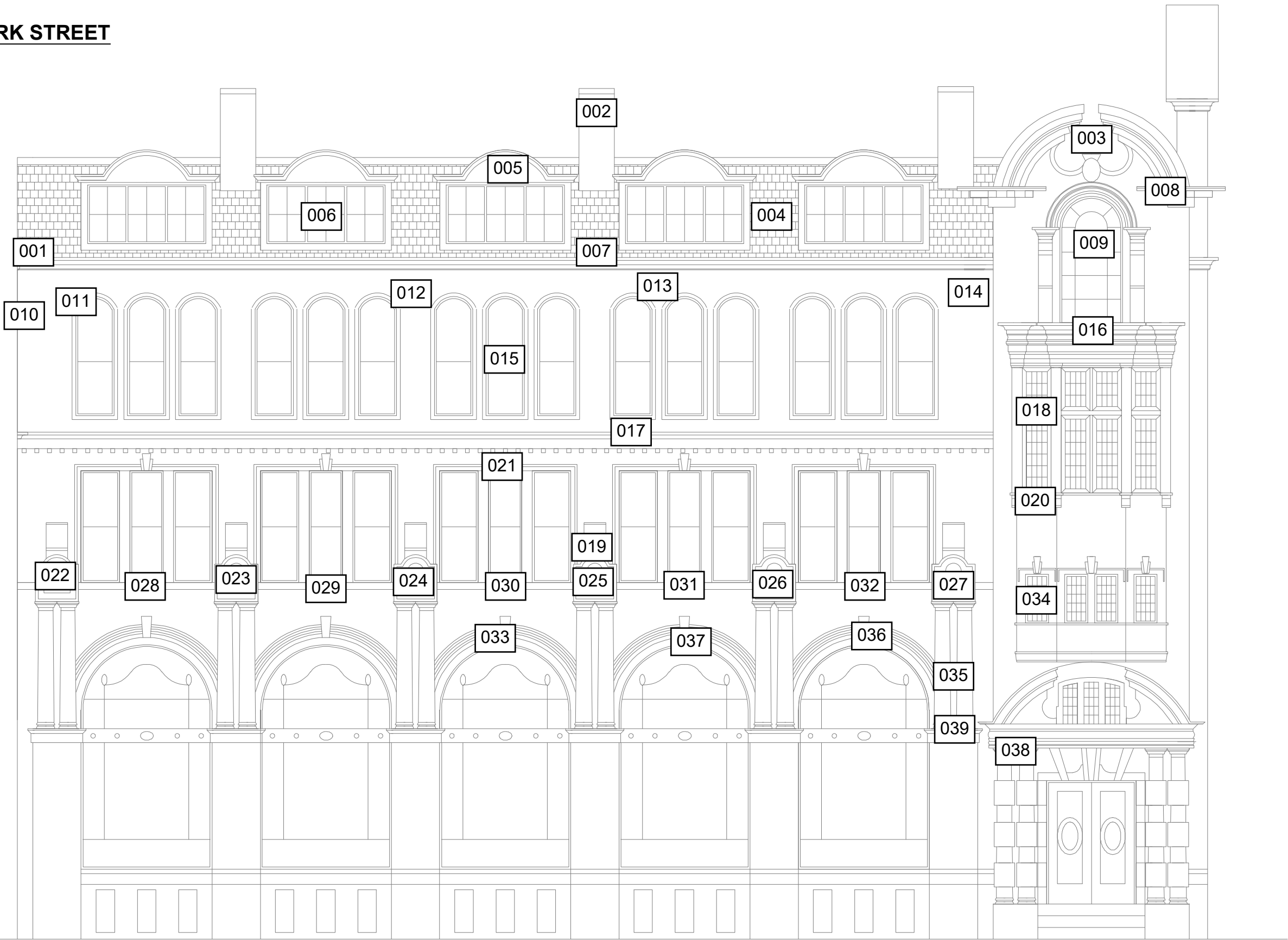
27		<p>Timber window frames would benefit from being overhauled by sanding, filling and new paint coating application. It is believed M&B already have a contractor onsite carrying out these works.</p>
28		<p>Defective masonry area would benefit from compound repair application to reform and colour match surrounding masonry.</p>
29		<p>Timber window frames would benefit from being overhauled by sanding, filling and new paint coating application. It is believed M&B already have a contractor onsite carrying out these works.</p>
30		<p>Timber window frames would benefit from being overhauled by sanding, filling and new paint coating application. It is believed M&B already have a contractor onsite carrying out these works.</p>

31		<p>Flaking paint coating system to downpipe would benefit from preparation and re-application of suitable paint system.</p>
33		<p>Timber window frames would benefit from being overhauled by sanding, filling and new paint coating application. It is believed M&B already have a contractor onsite carrying out these works.</p>
34		<p>Defective laminated stonework would benefit from being reformed using appropriate lime-based compound repair mortar.</p>
35		<p>Flaking paint coating system to downpipe would benefit from preparation and re-application of suitable paint system.</p>

36		Failed flexible seal requires removing and replacing.
37		Failed flexible seal requires removing and replacing.
38		Flaking paint coating system to downpipe would benefit from preparation and re-application of suitable paint system.
39		Failed sealant to junction between timber sill and stone detail that would benefit from removal and replacement.

4.0 Drawings

YORK STREET



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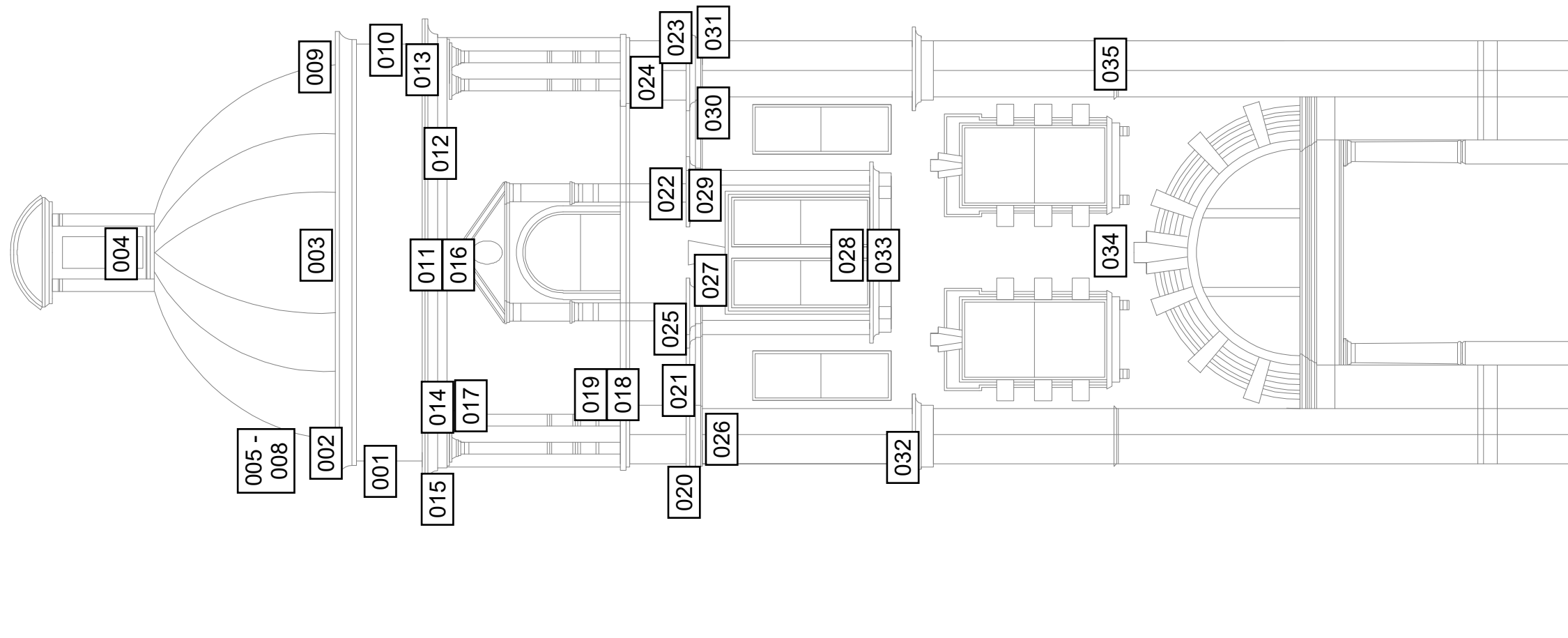
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PROJECT	BROWN'S, MANCHESTER (FULL BUILDING SURVEY)
DRAWING	YORK STREET
SCALE	NOT TO SCALE @ A3
DRAWN BY	MATTHEW WRIGHT
DATE	MARCH 2018
DRAWING NUMBER	003
REVISION	-

ENTRANCE ELEVATION



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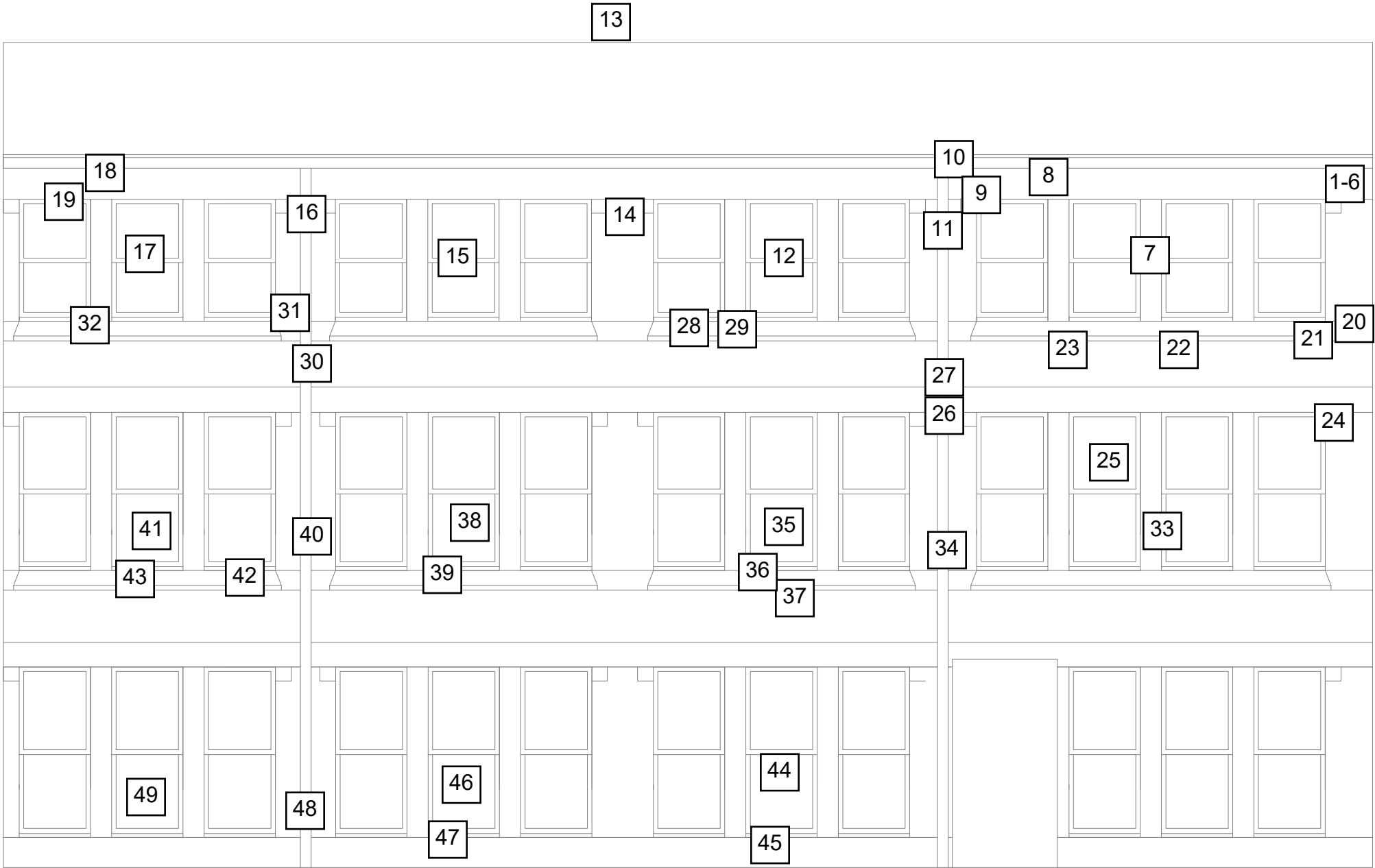
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PROJECT	BROWN'S, MANCHESTER (FULL BUILDING SURVEY)
DRAWING	ENTRANCE ELEVATION
SCALE	NOT TO SCALE @ A3
DRAWN BY	MATTHEW WRIGHT
DATE	MARCH 2018
DRAWING NUMBER	002
REVISION	-



INTERNAL ELEVATION (EAST)

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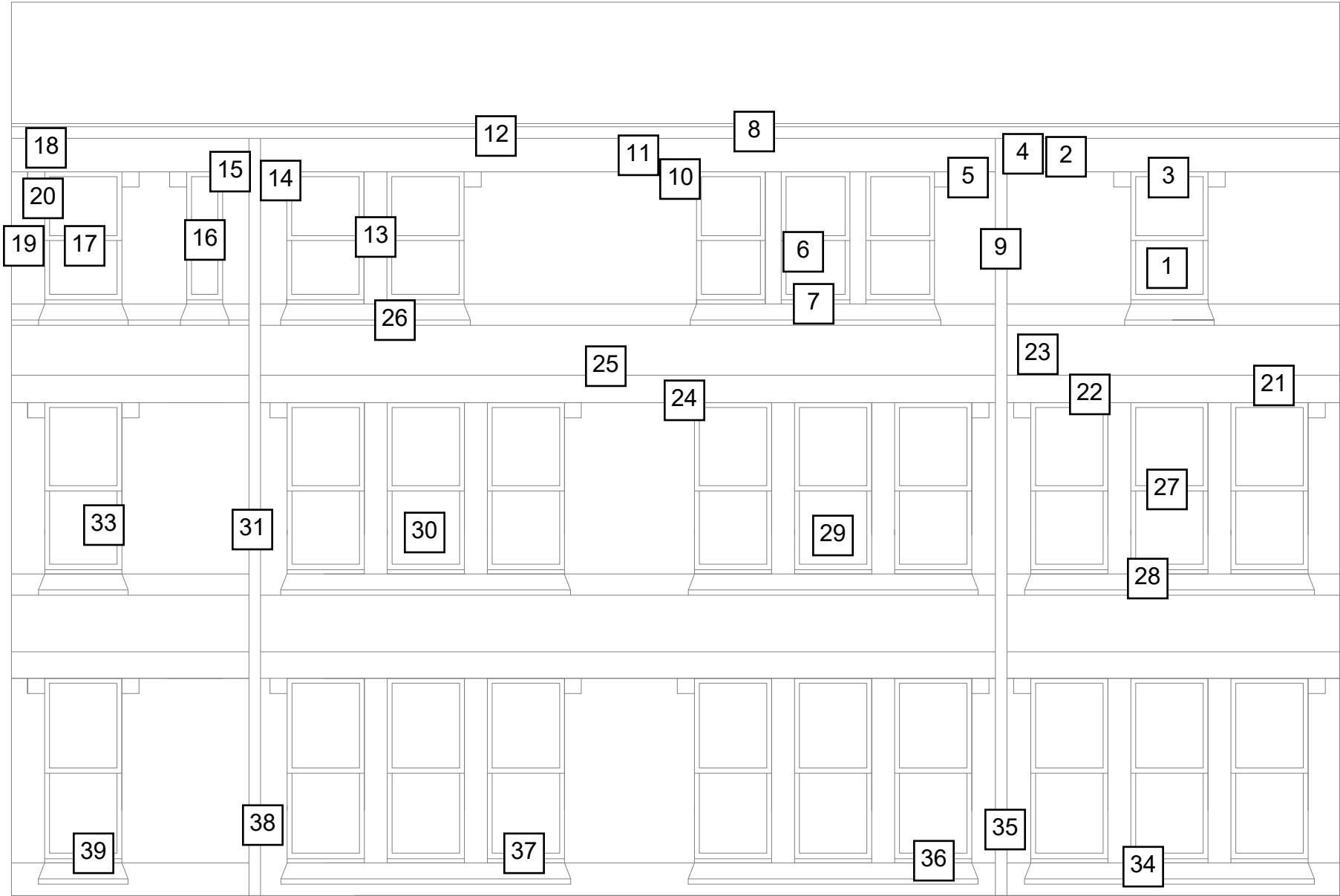
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PROJECT	BROWN'S, MANCHESTER (FULL BUILDING SURVEY)
DRAWING	INTERNAL ELEVATION (EAST)
SCALE	NOT TO SCALE @ A3
DRAWN BY	MATTHEW WRIGHT
DATE	MARCH 2020
DRAWING NUMBER	006
REVISION	-



INTERNAL ELEVATION (NORTH)

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PROJECT	BROWN'S, MANCHESTER (FULL BUILDING SURVEY)
DRAWING	INTERNAL ELEVATION (NORTH)
SCALE	NOT TO SCALE @ A3
DRAWN BY	MATTHEW WRIGHT
DATE	MARCH 2020
DRAWING NUMBER	005
REVISION	-



MILK STREET

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PROJECT	BROWN'S, MANCHESTER (FULL BUILDING SURVEY)
DRAWING	MILK STREET
SCALE	NOT TO SCALE @ A3
DRAWN BY	MATTHEW WRIGHT
DATE	MARCH 2018
DRAWING NUMBER	004
REVISION	-



SPRING GARDENS

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PROJECT	BROWN'S, MANCHESTER (FULL BUILDING SURVEY)
DRAWING	SPRING GARDENS
SCALE	NOT TO SCALE @ A3
DRAWN BY	MATTHEW WRIGHT
DATE	MARCH 2018
DRAWING NUMBER	001
REVISION	-

5.0 Conclusion

The condition survey undertaken at Browns Manchester identified a number of defects across the external elevations, including widespread algae growth and staining, areas of friable and delaminated masonry, failed historic repairs, open joints and localised defective pointing. Various defects were also identified to the associated leadwork, rainwater goods, roofing and window details, as detailed within the photographic report.

Due to the extent of algae growth and staining identified across the building, we would recommend that a full building DOFF steam clean is undertaken to all external elevations. This would help remove the accumulated biological growth and staining, improve the overall appearance of the building and reduce moisture retention against the masonry. The cleaning process should be carefully controlled to ensure the existing stonework and decorative features are not damaged.

Extensive de-frassing works are also recommended to numerous areas of the building, particularly where friable, delaminated or unstable masonry has been identified. These works should involve carefully removing all loose and deteriorated material back to sound masonry to reduce the risk of further deterioration and potential falling debris. Following completion of the de-frassing works, the exposed masonry should be reassessed to determine whether any additional localised repairs are required.

Localised patch repointing is recommended to several areas around the building where open, deteriorated or failed pointing has been identified. These works should be undertaken using a suitable mortar mix compatible with the existing masonry, ensuring the joints are adequately reinstated to help reduce the potential for water ingress and further deterioration.

A number of stone repairs have also been identified throughout the elevations. These repairs are considered to be predominantly aesthetic in nature, subject to the removal of any loose or unstable material identified during the de-frassing works. The Client is therefore requested to advise which areas they wish to have repaired and whether they would prefer traditional indent stone repairs or colour-matched mortar repairs to blend with the surrounding masonry.

In addition to the above, the various defects identified to the leadwork, rainwater goods, roofing, glazing and associated details should be addressed in accordance with the recommendations outlined within the photographic report. Particular attention should be given to defective rainwater goods, blocked gutters and failed weatherproofing details, where these may be contributing to water ingress and ongoing masonry deterioration.

It should be noted that sections of the Milk Street elevation were inaccessible at the time of inspection due to the scaffolding being incomplete. Consequently, a full inspection of these areas could not be undertaken, and further defects may be present in the inaccessible sections. We would recommend that these areas are inspected once suitable scaffold access has been completed to establish their condition and identify any additional remedial works required.

We recommend that the identified remedial works are undertaken to help preserve the building's external fabric, reduce the risk of further deterioration and maintain its overall appearance. The prioritisation and extent of the proposed works should be agreed with the Client, taking into consideration the potential risks associated with loose masonry and the ongoing effects of water ingress.

Please note that this report is not an exhaustive assessment of all defects and is limited to the areas accessible at the time of inspection.

PLEASE NOTE: *The above report and any associated listed defects following the recent survey is in no way exhaustive and is an account of the defects as seen by our operatives at the time the survey was undertaken. STS Group will accept no liability for the discovery of defects identified at a later date or for the worsening of defects identified in the time between initial inspection and any future survey being undertaken or works being carried out. This is not a structural engineer's survey and should not be interpreted as such.*

END OF REPORT