

SOUTH WEST ELEVATION

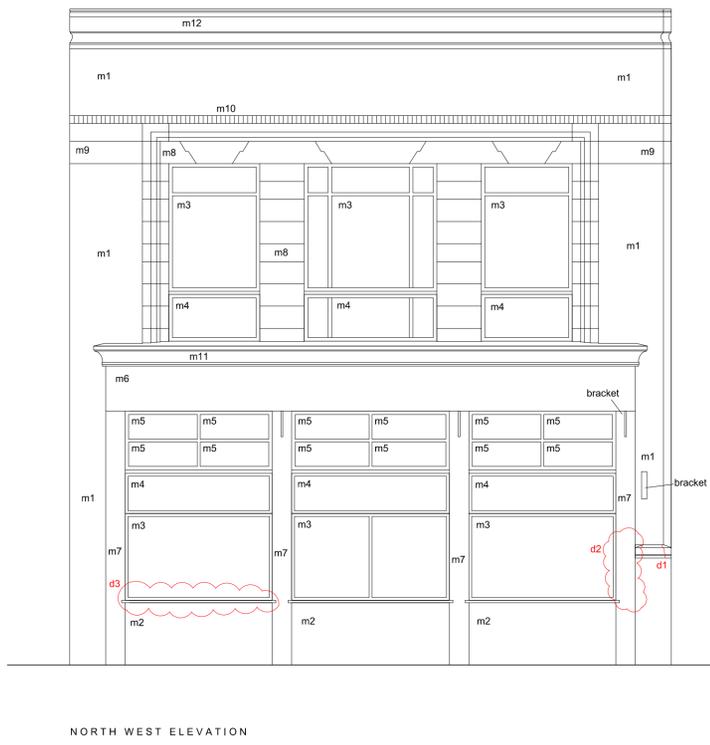


EXISTING MATERIALS LEGEND

- | | | | |
|---|--|--|---|
| m1 Red/blue facing brickwork. Bricks approximately 50 mm deep, Courses 63mm. Recently re-pointed with light mortar. Condition - sound | m13 Red/blue facing brickwork. Bricks approximately 50 mm deep, Courses 63mm. Not re-pointed. Condition - various defects | m25 Light blue painted facing brickwork. Bricks approximately 50 mm deep, Courses 63mm. Condition - Paint condition very poor | m39 Black painted pre-cast concrete cornice. Condition - reasonable but with isolated defects and variable paint condition. |
| m2 Facing brickwork painted dark grey. Bricks approximately 50 mm deep, Courses 63mm. Condition - sound | m14 Red/blue facing brickwork. Bricks approximately 50 mm deep, Courses 63mm. Condition - dimensional match but poor visual match. | m26 Cream/white painted precast concrete flush string course. Condition - Paint condition very poor | m40 Un-painted plywood. Condition - very poor and in danger of falling off. |
| m3 Glazing in painted timber frame. Condition - sound | m15 Painted timber door with glazing. Condition - fair | m27 Light blue painted precast concrete flush string course. Condition - Paint condition very poor | m41 Concrete beam end exposed by the fact part of the plywood shop surround has fallen away. Condition - sound |
| m4 Painted plywood spandrel panel in painted timber frame. Condition - sound | m16 Painted plywood. Condition - fair | m28 Aluminium door with glazing. Condition - fair | m42 Brickwork exposed by the fact part of the plywood shop surround has fallen away. Condition - sound |
| m5 Dark grey painted plywood look-alike panel in painted timber frame. Condition - sound | m17 Fair faced precast concrete window surround and pilasters. Condition - various isolated defects | m29 Painted timber l&g cladding. Condition - very poor | m43 Cream/white painted render on brickwork behind. Condition - various defects |
| m6 Frieze of cream/white painted render applied to brickwork and concrete beam behind. Condition - sound | m18 Cream/white painted facing brickwork. Bricks approximately 50 mm deep, Courses 63mm. Condition - sound | m30 Aluminium framed glazing. Condition - fair | m44 Black painted render on brickwork behind. Condition - various defects |
| m7 Plaster of cream/white painted render applied to brickwork. Condition - sound | m19 Frieze and pilasters formed with cream/white painted cement based board applied on top of the original render. Condition - sound | m31 Black painted render on masonry. Condition - fair | m45 Painted concrete plinth to pilaster. Condition - fair |
| m8 Cream/white painted precast concrete window surround and pilasters. Condition - sound | m20 Glazed shop front with painted timber frame and frameless glass corners. Blue/grey quarry tile clad stall riser. Condition - various defects | m32 PVCu framed double precast glazing. Condition - fair | |
| m9 Fair faced precast concrete flush string course. Condition - sound | m21 Painted plywood. Condition - poor | m33 Window / fanlight with painted timber frame. Condition - poor | |
| m10 Red/blue brick on edge flush string course. Recently re-pointed with light mortar. Condition - sound | m22 Painted timber window. Condition - very poor | m34 Cream/white painted precast concrete arches and pilasters. Condition - subject to structural movement and paint condition very poor. | |
| m11 Cream/white painted pre-cast concrete cornice. Condition - reasonable but with isolated defects and variable paint condition. | m23 Painted precast concrete window surround and pilasters. Condition - Paint in poor condition. Concrete has various isolated defects. | m35 PVCu framed glazed door. Condition - sound | |
| m12 Fair faced pre-cast concrete capping made up of two profiled courses with a felted top terminating on a metal trim. Condition - varies. | m24 Cream/white painted facing brickwork. Bricks approximately 50 mm deep, Courses 63mm. Condition - Paint condition very poor | m36 PVCu framed glazing. Condition - sound | |
| | | m37 PVCu panel infill to form stall riser. Condition - sound | |
| | | m38 Cream/white painted ceramic tiling applied to original render. Condition - sound tiles, paint peeling | |

DEFECTS

- | | | | |
|--|--|---|---|
| d1 Fine crack in precast concrete plinth. Action - Test and repair as required | d18 Fracture in brickwork already repaired. Action - Monitor. | d38 The timber framed glazed fanlights are in particularly poor condition. Action - Replace. | d50 Hole in brickwork formed to allow steel to be inspected. Action - Re-state as part of the works |
| d2 Graffiti on plaster. Action - remove or paint over. | d19 Cracks in precast concrete cornice. Action - Test and repair as required. | d39 Vegetation is growing out of the wall in this location and the pointing is poor. Action - Remove vegetation and re-point. | d51 Medium sized area of spalling to precast concrete component. Action - Repair |
| d3 Damaged window sill. Action - seal and redecorate. | d20 Crack in precast concrete cornice. Action - Test and repair as required. | d40 Vegetation is growing on the cornice in this location. Action - Remove vegetation and inspect. | d52 Significant area of cracking and spalling to precast concrete component. Action - Repair |
| d4 Peeling paint to pilaster. Action - repair as part of shop surround repair works. | d21 Crack in precast concrete cornice. Action - Test and repair as required. | d41 The first floor pier between Bay 4 and 5 is beginning to lean out from approximately 600mm below window head level. Action - Consider dismantling this pier and rebuilding with existing components. | d53 Small area of spalling to precast concrete component. Action - Repair |
| d5 Structural movement of this building may be damaging the granite cladding to the adjacent building. Action - Investigate and report to architect. | d22 Cracks in precast concrete cornice. Action - Test and repair as required. | d42 A mortar repair has been carried out to the left edge of the first floor pier between Bays 6 and 7. Action - Inspect and test soundness. | d54 Central arch in Bay 4 has been pushed forward circa 30mm. Action - Dismantle this area and re-build using the salvaged components. |
| d6 Crack in precast concrete cornice. Action - Test and repair as required. | d23 Crack in precast concrete cornice. Action - Test and repair as required. | d43 Screw holes in precast concrete components. Action - fill. | d55 Vegetation is growing on the ledge in this location. Action - Remove vegetation. |
| d7 Cracks at head of right hand pilaster to Shop Unit 1. Probably caused by change of material and/or loose render. Action - repair as part of shop surround repair works. | d24 Cracks in precast concrete cornice. Action - Test and repair as required. | d44 Severe fracture and structural movement to the precast concrete window surround at the top right hand corner of the first floor window to Bay 3. Action - Investigate further, repair and reseat. | d56 Severe fracture and structural movement to the precast concrete window surround at the top right hand corner of the first floor window to Bay 3. Action - Investigate further, repair and reseat. |
| d8 Loose paint, render and flashing to head of Shop Unit 2. Action - repair as part of shop surround repair works. | d25 Crack in precast concrete cornice. Action - Test and repair as required. | d45 Small crack to base of precast concrete capping stone at its corner. Action - Investigate further and repair. | d57 Hole in brickwork formed to allow steel to be inspected. Action - Re-state as part of the works |
| d9 Loose point and damaged render at head of Shop Unit 2. Action - repair as part of shop surround repair works. | d26 Fine crack in precast concrete cornice. Action - Test and repair as required. | d46 The pointing between the precast concrete capping components is generally poor. Action - Improve as part of the works | d58 Crack in brickwork. Action - Improve as part of the works |
| d10 Fine crack in precast concrete cornice. Action - Test and repair as required. | d27 Fine cracks in precast concrete components. Action - fill. | d47 There is a horizontal fracture in the parapet brickwork that lines up with the roof behind. The high level masonry has been pushed out forward of the parapet up to 30mm in places. It is believed that this has been caused by rusting steelwork. Action - carefully dismantle high level masonry as required and re-assemble using existing reclaimed bricks and concrete components. | d59 Hole in brickwork formed to allow steel to be inspected. Action - Re-state as part of the works |
| d11 Loose paint to precast concrete cornice generally. Action - repair as part of shop surround repair works. | d28 Fracture in brickwork. Action - cut out and replace broken bricks and re-point. | d48 Crack in brickwork. Action - Improve as part of the works | d60 Hole in brickwork formed to allow steel to be inspected. Action - Re-state as part of the works |
| d12 Screw holes in precast concrete components. Action - fill. | d29 Crack to underside of precast concrete cornice previously repaired. Action - Test and repair as required. | d49 Small area of spalling to precast concrete component. Action - Repair | d61 Crack in brickwork. Action - Improve as part of the works |
| d13 Fracture in brickwork. Action - cut out and replace broken bricks and re-point. | d30 Fine cracks in precast concrete component. Action - Test and repair as required. | | d62 Crack in brickwork that has been repaired. Previous structural movement is evident but does not appear to have reoccurred. Action - Improve as part of the works |
| d14 Fascia cladding dislodged. Action - replace as part of shop surround repair works. | d31 Fine cracks in precast concrete component. Action - Test and repair as required. | | d63 Area of spalling to precast concrete window surround that has been previously repaired. Action - Test and repair as required. |
| d15 Damaged render to left hand pilaster of Shop Unit 4 at high level. Action - replace as part of shop surround repair works. | d32 Fine cracks in precast concrete component. Action - Test and repair as required. | | d64 Crack to precast concrete window surround that has been previously repaired. Action - Test and repair as required. |
| d16 Widened joint caused by structural movement. Action - re-point and monitor | d33 Screw holes in precast concrete components. Action - fill. | | |
| d17 Damaged tiling to left hand pilaster of Shop Unit 5 at high level. Action - replace as part of shop surround repair works. | d34 Fill to opened up joint fallen away. Action - re-point. | | |
| | d35 Pointing to brickwork particularly bad in this area. Action - re-point. | | |
| | d36 Pointwork to arches in poor condition and obscuring detail. Action - remove paint and redecorate. | | |
| | d37 The first floor pier between Bay 2 and 3 leans significantly. Action - Consider dismantling this pier and rebuilding with existing components. | | |



NORTH WEST ELEVATION

CLIENT
AFFINITY DESIGN AND
MANAGEMENT LTD

JOB
FABRIC REPAIRS AT
104 - 116 CHURCH STREET
STOKE-ON-TRENT

TITLE
ELEVATIONS AS EXISTING

REVISIONS
Rev A Minor alterations to defect notes 22-03-18

job. no. 1806
Scale: 1:50@A1
Drawn: PJW

dwg. no. A (0) 01
Date MARCH 2018
Status TENDER

Rev. A

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pwa