

# Russell Square Elevation



Key		
OJ = Open joints		
BT= Bronze Treatment		
ST=Steam Clean		
WA=Water Aggregate Clean		
INV=Investigate		
M=Moulded		
MB:ID = Moulded Brick Indent		
BIO= Remove plant and biocide		
IWT= Ironwork Treatment		
ALT= Alternative Method		
B:ID=Brick Indent		

<b>Condition rating:</b>
--------------------------

ITEM	ELEVATION	DESCRIPTION OF WORK AREA	LENGTH	DEPTH	HEIGHT
1	Russell Square top of Elevation	Damaged terracotta tiles to dome	500	120	300
105	Russell Square	Poorly weathered attached bottle	75	150	450
124	Russell Square	C in bottle	150	150	450
128	Russell Square	C in bottle	150	150	450
130	Russell Square	C in bottle			
151	Russell Square	C in bottle	150	150	450
152	Russell Square	C in bottle	150	150	450
153	Russell Square	C in bottle	150	150	450
154	Russell Square	C in bottle	150	150	450
468	Russell Square	C in bottle	150	150	450
486	Russell Square	C in bottle	150	150	450
487	Russell Square	C in bottle	150	150	450
488	Russell Square	C in bottle	150	150	450
489	Russell Square	C in bottle	150	150	450
490	Russell Square	C in attached bottle	75	150	450
491	Russell Square	C in attached bottle	75	150	450
492	Russell Square	C in bottle	150	150	450
493	Russell Square	C in bottle	150	150	450
494	Russell Square	C in bottle	150	150	450
495	Russell Square	C in bottle	150	150	450
496	Russell Square	C in bottle	150	150	450
497	Russell Square	C in bottle	150	150	450
498	Russell Square	C in bottle	150	150	450
540	Russell Square	Poorly weathered attached bottle	75	150	450
541	Russell Square	Poorly weathered attached bottle	75	150	450
542	Russell Square	Poorly weathered attached bottle	75	150	450
543	Russell Square	C in bottle	150	150	450
544	Russell Square	Poorly weathered attached bottle	75	150	450
545	Russell Square	Poorly weathered attached bottle	75	150	450
593	Russell Square Balcony 2nd floor room 204	C in bottle	150	150	450
607	Russell Square Balcony 2nd floor room 202	C in bottle	150	150	450
616	Russell Square Balcony 2nd floor room 202	C in bottle	150	150	450
624	Russell Square Balcony 2nd floor room 201	C in bottle	150	150	450
625	Russell Square Balcony 2nd floor room 201	C in bottle	150	150	450
644	Russell Square Balcony 2nd floor room 236	C in bottle	150	150	450
646	Russell Square Balcony 2nd floor room 236	C in bottle	150	150	450
651	Russell Square Balcony 2nd floor room 236	C in bottle	150	150	450
657	Russell Square Balcony 2nd floor room 235	C in bottle	150	150	450
661	Russell Square Balcony 2nd floor room 235	C in bottle	150	150	450
666	Russell Square Balcony 2nd floor room 233	C in bottle	150	150	450
668	Russell Square Balcony 2nd floor room 233	C in bottle	150	150	450
669	Russell Square Balcony 2nd floor room 233	C in bottle	150	150	450
674	Russell Square Balcony 2nd floor room 233	C in bottle	150	150	450

676	Russell Square Balcony 2nd floor room 233	C in bottle	150	150	450
680	Russell Square Balcony 2nd floor room 232	C in bottle	150	150	450
682	Russell Square Balcony 2nd floor room 232	C in bottle	150	150	450
699	Russell Square Balcony 1st floor room 105	C in bottle	150	150	450
715	Russell Square Balcony 1st floor room 104	C in bottle	150	150	450
N7a	External Elevation	Cleaning	801		
N7c	Associated Chimney Stacks	Cleaning	803		
<b>NOTES</b>					
	<b>Russell Square repairs seen from inside the Balcony</b>				

Key		
OJ = Open joints		M:ID= Moulded Stone Indent
BT= Bronze Treatment		RR= Rake & Repoint
ST=Steam Clean		RF, MR = Remove Fixings
WA=Water Aggregate Clean		VRR=Voussoir (Red Rubber)
INV=Investigate		LR=Lime Run off
M=Moulded		CR= Cut out and repoint
MB:ID = Moulded Brick Indent		BD= Install Bird-deterrent
BIO= Remove plant and biocide		DF=De frass (Tool off)
IWT= Ironwork Treatment		G=Grout
ALT= Alternative Method		
B:ID=Brick Indent		

Condition rating:



ITEM	DESCRIPTION OF WORK AREA	REPAIR	CODE	NO	QTY	UNIT
4	OJ in coping of gable down to 2nd string of 1st gable	RR	RR	1	30.000	LM
4A	Open joints in string courses and ashlar	RR	RR	1	25.000	LM
4B	Pin & repair ashlar	PR	PR	4		No
4C	Replace failing ashlar	MR	MR	3		NO
5	OJ in coping of gable down to 2nd string of 3rd gable	RR	RR	1	30.000	LM
5A	OJ to ashlar & bullfinials				5.000	LM
5B	Rake out and re-point ashlar				2.000	LM
5C	Crack string course	PR	PR	2		No
5D	Rake out & repoint string course	RR	RR		9.000	LM
5E	Replace failing string courses	MR	MR	1		No
5F	Rake out & repoint ashlar	RR	RR		1.000	LM
7A	Open joints in brickwork courses	RR	RR		3.500	M2
7B	Open joint in terracotta	RR	RR		3.000	LM
7C	Open joint in oval window	RR	RR		4.000	LM
7D	Failing ashlar mortar repair			9		No
10A	Defrass Brickwork	DF			3.000	M2
14A	Rake out & repoint brickwork	RR	RR		2.000	M2
14B	Rake out & repoint ashlar	RR	RR		2.000	LM
14C	Defrass brickwork	DF			2.000	M2
15	OJ to coping of 2nd gable from top to 2nd string	RR	RR	1	37.500	LM
15A	Historic crack in coping	PR	PR	1		No
16A	Rake out repoint string courses	RR	RR		13.000	LM
16B	Rake out repoint ashlar	RR	RR		4.000	LM

18	2nd gable 4th string RHS old repair	MR	MR	1		NO
20A	Failing string course	MR		1		No
20B	Pin & repair cracked string course	PR	PR	2		No
20C	Rake and repoint ashlar	RR	RR		2.000	LM
20D	Rake out & repoint brickwork	RR	RR		1.000	M2
21	2nd gable both sides of arched windows contain damaged brickwork	DF	DF	12		NO
22A	Replace bricks on Gable	B:ID	B:ID	6		No
22B	Rake & repoint brickwork	RR	RR		2.000	M2
22C	Rake out & repoint ashlar	RR	RR		4.000	LM
23	OJ to Terracotta half column both sides of 1st gable above 7th floor window	RR allow 5LM per tower	RR	2	10.000	LM
24	OJ to brick work of 1st gable over 7th floor window	RR in various areas	RR	1	1.000	M2
24A	Rake out & repoint ashlar column	RR	RR		5.000	LM
24B	Defrass brickwork	DF	DF		2.000	M2
24C	Rake out & repoint string course	RR	RR		3.500	LM
24D	Pin & repair crack to Gable string course	PR	PR	2		No
27A	Rake out & repoint ashlar	RR	RR		1.000	LM
27B	Rake out & repoint brickwork	RR	RR		0.500	M2
30A	Mortar repairs to column	MR	MR	2		No
30B	Crack to column	PR	PR	4		No
31	OJ to 3rd turret 4th string	RR LHS of gable	RR	3	4.000	LM
31A	Rake out repoint ashlar	RR	RR		2.500	LM
31B	Rake out repoint brickwork	RR	RR		1.000	M2
31C	Failing repairs in ashlar	PR	PR	2		No
32A	Rake out & repoint decorative freeze	RR	RR		3.500	LM
32B	Pin & repair above decorative string	PR	PR	3		No
33A	Defrass brickwork	DF	DF	1	1.000	M2
33B	Rake out & repoint brickwork	RR	RR		1.500	M2
34A	Rake out repoint brickwork	RR	RR		2.500	M2
34B	Rake out repoint string course	RR	RR		1.500	LM
34C	Rake out & repoint ashlar	RR	RR		1.000	LM
34D	Defrass brickwork	DF	DF		1.500	LM
35	Historic repair to Terracotta dome of 2nd gable bay window	MR	MR	2		NO
36	OJ to string at 6th floor window head level	RR	RR		26.000	LM
40	OJ to Ashlar between 6th & 7th floor turret windows	RR	RR	1	6.500	LM
41	Damaged cill to 1st gable left hand window right hand side	MR	MR	1		NO

42	OJ to turret and all gables 7th floor cill & string	RR	RR		70.000	LM
42a	Mortar repairs to turret	MR	MR		6.000	NO
42b	Pin and repair crack	PR	PR		2.000	NO
44	Historic repair to 2nd Gable LHS half column at 7th floor level	MR	MR	2	0.063	M2
44a	Pin and repair cracks on back of arch	PR	PR		1.000	NO
45	Historic repair to 2nd Gable LHS half column between 6th & 7th floor	MR	MR	2	0.030	M2
45a	Mortar repair	MR	MR	3		NO
45b	Replace old pin and repairs of cracks	PR	PR	2		NO
46a	Defrass brickwork	DF	DF		1.000	M2
46b	OJ in brickwork	RR	RR		1.000	M2
47a	OJ in brickwork	RR	RR		0.500	M2
47b	Defrass brickwork	DF	DF		0.500	M2
48a	OJ in brickwork	RR	RR		0.500	M2
48b	Defrass brickwork	DF	DF		0.500	M2
50	OJ in arch between 1st & 2nd gables	RR	RR	1	8.000	LM
51a	Cracks	PR	PR	3		NO
52a	OJ in dome window surround	RR	RR		6.000	LM
52b	Mortar repairs to dome and cill	MR	MR	5		NO
57	OJ to cill & string below 6th floor window from turret to 3rd gable	RR	RR		110.000	LM
57a	Mortar repairs	MR	MR	10		NO
57b	Crack in turret cill	PR	PR	1		NO
59	OJ to brickwork band beneath 6th floor window across first 3 gables	RR 2m2 in various areas	RR	1	2.000	M2
60a	Cracks	PR	PR	5		NO
60b	MR	MR	MR	1		NO
62A	New terracotta - Darwins RFI 006	TC:ID	TC:ID	8		NO
73	OJ to turret 4th floor cill	RR	RR		11.000	LM
73A	MR	MR	MR	1		NO
73B	Crack	PR	PR	1		NO
73C	Cut out pockets in terracotta (see Darwin)		TC:ID	8		NO
220	OJ to pediment coping	RR	RR		8.000	LM
220a	Cracks to coping	PR	PR	6		NO
223b	OJ to string courses	RR	RR		4.000	LM
223c	Replace historic mortar repairs	MR	MR	6		NO
223d	Cracks	PR	PR	2		NO
224a	OJ in frieze detail under dome	RR	RR		8.000	LM

224b	Cracks	PR	PR	1		NO
224c	OJ to turret window heads	RR	RR		5.000	LM
226a	OJ in ashlar	RR	RR		10.000	LM
226b	MR in "1898"	MR	MR	1		NO
228a	OJ in frieze detail under dome	RR	RR		3.000	LM
228b	OJ in window head	RR	RR		2.000	LM
232a	OJ in ashlar	RR	RR		1.000	LM
232b	Crack in window head	PR	PR	1		NO
236a	OJ in ashlar	RR	RR		1.000	LM
239	OJ in bricked up roundals LHS and ashlar surround	RR	RR		5.500	LM
240	OJ in bricked up roundals RHS and ashlar surround	RR	RR		5.500	LM
240a	OJ to ashlar	RR	RR		1.000	LM
240b	Crack	PR	PR	1		NO
244A	MR	MR	MR	3		NO
244B	Crack	PR	PR	1		NO
244C	MR	MR	MR	1		NO
246A	Failing historic repair to ashlar on LHS entrance tower under 6th floor cill	MR	MR	3		NO
246B	Cracks	PR	PR	2		NO
247A	Flaunching	Flaunching		6		LM
249a	OJ to sky surface of arched stringer	RR	RR		6.000	LM
252A	MR to terracotta	MR	MR	1		NO
255A	MR to dental under cornice	MR	MR	1		NO
255B	MR to terracotta	MR	MR	1		NO
255C	Remove fixings and fill	RF	RF	10		NO
255D	OJ in ashlar	RR	RR		12.000	LM
255E	Crack	PR	PR	1		NO
255F	Defrass ashlar	DF	DF		0.900	M2
330	OJ to coping of 5th gable from top to 2nd string	RR	RR	1	30.000	LM
330a	OJ in ashlar and ball finial	RR	RR		5.000	LM
330b	Crack in ashlar	PR	PR	1		NO
333a	OJ in string courses	RR	RR		9.000	LM
333b	Cracks	PR	PR	5		NO
335A	Replace MR to string course	MR	MR	1		NO
335B	OJ in ovular window	RR	RR		4.000	LM
335C	OJ in brickwork	RR	RR		1.500	M2

335D	Defrass brickwork	DF	DF		2.000	M2
335E	OJ in ashlar	RR	RR		1.000	LM
335F	Replace MR in ashlar	MR	MR	1		NO
346A	OJ in string courses	RR	RR		9.000	LM
346B	Replace MR	MR	MR	5		NO
346C	OJ in ashlar	RR	RR		1.000	LM
354	cracking & poorly weathered blocks in 5th gable LHS half column above 3rd string	Re-render	MR	2		NO
357A	Replace MR in ashlar (3No) and in string (1No)	MR	MR	4		NO
357B	OJ in ashlar	RR	RR		1.000	LM
357C	Damaged bricks	B:ID	B:ID	3		NO
357D	OJ in brickwork	RR	RR		0.750	M2
358	Historic repair to 5th gable 3rd string LHS	MR	MR	1		NO
358A	OJ in ashlar	RR	RR		2.000	LM
371A	OJ in copings	RR	RR		30.000	LM
371B	OJ in string courses	RR	RR		9.000	LM
371C	OJ in ashlar	RR	RR		1.000	LM
371D	Replace MR	MR	MR	5		NO
375A	OJ in ovular window	RR	RR		4.000	LM
375B	OJ in brickwork	RR	RR		2.500	M2
375	Defrass brickwork	DF	DF		3.000	M2
377	Damaged brickwork in 6th gable brick banding between 3rd & 4th string	Replace bricks	B:ID	6		NO
386A	OJ in brickwork	RR	RR		0.500	M2
386B	OJ in string course	RR	RR		2.000	LM
388A	OJ in brickwork	RR	RR		4.000	M2
388B	OJ in string course	RR	RR		9.000	LM
388C	Defrass brickwork	DF	DF		2.000	M2
388D	OJ in ashlar	RR	RR		4.000	LM
388E	MR in window head	MR	MR	1		NO
389A	MR	MR	MR	1		NO
389B	Crack	PR	PR	1		NO
390	Damaged block in RHS half column of 5th gable beneath 8th floor cill	MR	MR	1		NO
391A	OJ in brickwork	RR	RR		2.000	M2
391B	Cracks in ashlar	PR	PR	2		NO
391C	OJ in string course	RR	RR		3.000	LM
391D	OJ in window heads	RR	RR		2.000	LM

392	Damaged block in LHS half column of 6th gable beneath 4th string	MR	MR	1		NO
392A	Cracks	PR	PR	5		NO
392B	MR	MR	MR	5		NO
392C	OJ in brickwork	RR	RR		2.000	M2
392D	Defrass brickwork	DF	DF		1.000	M2
393A	Defrass brickwork	DF	DF		1.000	M2
393B	OJ in brickwork between windows	RR	RR		3.000	M2
393C	Crack in RHS of half column	PR	PR	1		NO
393D	MR to cill sky surface	MR	MR	1		NO
398A	OJ in terracotta dome	RR	RR		50.000	LM
398B	MR on dome	MR	MR	4		NO
398C	Cracks	PR	PR	5		NO
399A	Cracks in dome	PR	PR	10		NO
399B	OJ in dome	RR	RR		6.000	LM
399C	MR	MR	MR	3		NO
402A	OJ in brickwork	RR	RR		0.500	M2
402B	Defrass brickwork	DF	DF		0.500	M2
406A	Replace ball finial	Replace ball finial	TC:ID	1		NO
407A	Crack	PR	PR	1		NO
407B	Cracks	PR	PR	2		NO
407c	OJ to window surrounds	RR	RR		2.000	LM
408A	MR behind downpipe	MR	MR	6		NO
408B	OJ in brickwork and ashlar behind downpipe	RR	RR		3.000	LM
408C	Cracks	PR	PR	2		NO
408D	MR	MR	MR	2		NO
<b>2nd Partial survey 18/10/16</b>						
KK	OJ in terracotta	RR	RR		6.000	LM
HH	OJ in terracotta	RR	RR		4.000	LM
HH	C in terracotta corbel	PR	PR	1		NO
TT	MR to LHS window	MR	MR	1		NO
TT	Old fixings in brickwork	RF and MR	RF, MR	3		NO
TT	OJ in brickwork	RR	RR		4.000	LM
SS	MR to cill	MR	MR	1		NO
SS	Damage at junction with railing	ID	ID	1		NO
SS	OJ in terracotta	RR	RR		4.000	LM
RR	Damage at junction with railing	ID	ID	1		NO
RR	MR to window RHS	MR	MR	1		NO
RR	Old fixings in brickwork	RF and MR	RF, MR	1		NO
RR	OJ in brickwork	RR	RR		3.000	LM
A4	MR to terracotta	MR	MR	1		NO
A4	C in terracotta	PR	PR	1		NO
A4	OJ in terracotta	RR	RR		3.000	LM
A6	Cracks	PR	PR	12		NO
A6	DF terracotta	DF	DF	1		NO
A6	OJ in Terracotta	RR	RR		4.000	LM
A6	Small old fixings	RF	RF	3		NO
A3	OJ in terracotta	RR	RR		3.000	LM
A2	MR around windows	MR	MR	6		NO



A5	Damage at junction with railing	ID	ID	1		NO
A5	C in terracotta	PR	PR	2		NO
A5	Old fixings in brickwork	RF and MR	RF,MR	2		NO
A7	Old fixings in brickwork	RF and MR	RF, MR	1		NO
A7	OJ in brickwork	RR	RR		2.000	LM
A20	OJ to copings	RR	RR	29	17.000	LM
A20	Cracks to coping	PR and MR	PR, MR	1		NO
A20	MR to copings	MR	MR	4		NO
A20	OJ to terracotta	RR	RR		7.000	LM
A20	Cracks to plinths	PR	PR	3		NO
A20	MR to cill RHS	MR	MR	1		NO
A20	Crack to cill	PR	PR	1		NO
A20	MR to window LHS	MR	MR	1		NO
A20	Old fixings in brickwork	RF and MR	RF, MR	1		NO
A22	Old fixings	RF and MR	RF, MR	4		NO
A22	OJ to copings	RR	RR	37	20.000	LM
A22	C in copings	PR	PR	2		NO
A22	MR to copings	MR	MR	7		NO
A22	OJ to terracotta	RR	RR		11.500	LM
A21	Historic indent to cill removed	ID	ID	1		NO
A21	MR to corner and cill	MR	MR	1		NO
A21	Crack to cill	PR	PR	2		NO
A21	MR	MR	MR	6		NO
A21	OJ to terracotta	RR	RR		13.000	LM
A23	OJ at bottle attachment to piers and bottle bases	RR	RR		37.000	LM
A23	DF plinths	DF and MR	DF, MR	18		NO
A23	Damaged pier bases	MR	MR	7		NO
A23	OJ in terracotta	RR	RR	4	6.000	LM
A23	Cracks	PR	PR	4		NO
A24	OJ at bottle attachment to piers and bottle bases	RR	RR		26.000	LM
A24	DF plinths	DF and MR	DF, MR	8		NO
A24	DF piers	DF and MR	DF, MR	5		NO
A24	Cracks	PR	PR	2		NO
A24	OJ to terracotta	RR	RR		5.000	LM
A32	Small MR to terracotta	MR	MR	5		NO
A32	Rebuild half capping	MR	MR	2		NO
A32	Cracks	PR and MR	PR, MR	2		NO
A32	OJ below bottles	RR	RR		17.000	LM
A31	Old fixings in terracotta	RF and MR	RF, MR	1		NO
A31	Small old fixings in highlevel brickwork	RF	RF	10		NO
A31	Cracks in terracotta	PR	PR	2		NO
A31	Small MR to terracotta	MR	MR	3		NO
A31	OJ in terracotta	RR	RR		4.000	LM
A31	Rebuild coping around column	MR	MR	1		NO
A31	OJ in brickwork	RR	RR		4.000	LM
FF	Old small fixings	RF	RF	7		NO
FF	Large MR in terracotta	MR	MR	1		NO
FF	OJ in terracotta	RR	RR		2.000	LM
GG	OJ to terracotta	RR	RR		3.000	LM
GG	Rebuild corbel section	MR	MR	2		ITEM
QQ	Old small fixings	RF	RF	3		NO
QQ	OJ in Brickwork	RR	RR		6.000	LM
QQ	Old fixings in brickwork	RF and MR	RF, MR	1		NO
PP	Damage at junction with railing	ID	ID	2		NO
OO	OJ in terracotta	RR	RR		4.000	LM
A1	MR in terracotta LHS	MR	MR	1		NO
A1	OJ in brickwork	RR	RR		1.500	LM
A8	Old fixings in brickwork	RF and MR	RF, MR	1		NO
A8	Old small fixings	RF	RF	2		NO
A8	Damage at junction with railing	ID	ID	2		NO
A8	OJ in brickwork	RR	RR		2.000	LM
A10	Damage at junction with railing	ID	ID	2		NO
A10	OJ	RR	RR		2.000	LM
YY	OJ	RR	RR		3.000	LM
YY	MR to terracotta	MR	MR	2		NO
YY	Cracks in terracotta	PR	PR	1		NO
A19	OJ in brickwork	RR	RR		4.000	LM
A19	Old fixings	RF and MR	RF, MR	5		NO
A19	MR to terracotta	MR	MR	1		NO
A17	MR to terracotta	MR	MR	3		NO
A17	MR to brickwork	MR	MR	1		NO
A17	Old fixings in brickwork	RF and MR	RF, MR	4		NO
A17	OJ	RR	RR		4.000	LM
A18	OJ to copings	RR	RR	12	8.000	LM
A18	Cracks to coping	PR	PR	2		NO
A18	MR to copings	MR	MR	5		NO
A25	Cracks	PR	PR	10		NO
A25	MR to terracotta	MR	MR	14		NO
A25	Old fixings	RF and MR	RF, MR	11		NO
A25	Rebuild plinth	MR	MR	1		NO
A25	OJ to terracotta	RR	RR		15.600	LM
A25	OJ at bottle attachment to piers and bottle bases	RR	RR		14.000	LM
A30	Small holes on coping and in statue plinths	MR	MR	44		NO
A30	Missing hands on statues	MMR	MMR	4		NO

A30	Small MR to terracotta	MR	MR	5		NO
A30	Large MR to terracotta	MR	MR	6		NO
A30	OJ to terracotta	RR	RR		8.000	LM
A30	OJ at bottle bases	RR	RR		10.000	LM
A30	OJ to cill	RR	RR		3.000	LM
BB	OJ in terracotta	RR	RR		3.000	LM
MM	Damage at junction with railing	ID	ID	1		NO
DD	OJ in terracotta	RR	RR		2.500	LM
DD	MR in terracotta	MR	MR	2		NO
NN	Damage at junction with railing	ID	ID	1		NO
NN	MR in terracotta LHS window	MR	MR	1		NO
NN	MR in brickwork LHS window	MR	MR	2		NO
NN	OJ in brickwork	RR	RR		1.500	LM
XX	OJ in brickwork	RR	RR		2.000	LM
CC	OJ in terracotta	RR	RR		3.000	LM
LL	OJ in brickwork	RR	RR		2.500	LM
WW	MR to terracotta windows	MR	MR	1		NO
UU	MR in RHS window	MR	MR	1		NO
UU	OJ in brickwork	RR	RR		2.000	LM
A12	Damage at junction with railing	ID	ID	1		NO
A12	Cracks in terracotta	PR	PR	3		NO
A13	MR in terracotta RHS window	RR	RR	1	3.000	LM
A11	Damage at junction with railing	ID	ID	2		NO
A11	OJ in brickwork	RR	RR		2.000	LM
A14	MR to copings	MR	MR	10		NO
A14	OJ to coping	RR	RR	35	19.000	LM
A14	MR to medillion RHS	MR	MR	2		NO
A14	Cracks to centre column RHS	PR	PR	1		NO
A14	OJ to transoms	RR	RR		2.000	LM
A14	MR to centre column LHS	MR	MR	1		NO
A14	OJ to terracotta	RR	RR		3.000	LM
A14	MR to terracotta window and column	MR	MR	1		NO
A16	OJ in terracotta copings	RR	RR		2.250	LM
A16	MR	MR	MR	3		NO
A16	OJ in terracotta	RR	RR		4.000	LM
A16	MR to top of column LHS	MR	MR	4		NO
A15	ID in cill	ID	ID	1		NO
A15	MR in cill	MR	MR	1		NO
A15	OJ in terracotta	RR	RR		4.500	LM
A15	Crack in keystone	PR	PR	1		NO
A27	Crack in terracotta plinth and block to column	PR	PR	2		NO
A27	Rebuild curved coping	MR	MR	2		NO
A27	Crack in terracotta highlevel adjacent to window	PR	PR	1		NO
A27	Crack in terracotta lowlevel adjacent to window	PR	PR	1		NO
A27	OJ at bottle attachment to piers and bottle bases	RR	RR		33.000	LM
A27	OJ to top of copings	RR	RR		21.000	LM
A27	MR to coping	MR	MR	15		NO
A27	OJ to terracotta	RR	RR		5.500	LM
A26	Rebuild coping on walls adjacent to window	MR	MR	1		NO
A26	MR to copings and cills	MR	MR	5		NO
A26	OJ at bottle attachment to piers and bottle bases	RR	RR		14.000	LM
A29	Crack in ashlar below LHS window	PR	PR	1		NO
A29	Crack in ashlar adjacent LHS window	PR	PR	1		NO
A29	Crack in corner adjacent LHS window	PR	PR	1		NO
A29	Old fixings to copings	RF and MR	RF, MR	35		NO
A29	Small MR to copings	MR	MR	6		NO
A29	Large MR to copings	MR	MR	3		NO
A29	OJ at bottle attachment to piers and bottle bases	RR	RR		30.000	LM
A29	OJ to top of copings	RR	RR		6.000	LM
A28	Remedial works to balustrade plinths	MR	MR	4		NO
A28	OJ to copings	RR	RR		36.000	LM
A28	OJ at bottle attachment to piers and bottle bases	RR	RR		38.000	LM
A28	MR to copings and cills	MR	MR	11		NO
A28	OJ to terracotta	RR	RR		4.000	LM
A28	Cracks in terracotta by window	PR	PR	1		NO
A28	Rebuild coping at bottom of column	MR	MR	2		NO
JJ	No works					
ZZ	No works					
A9	No works					

Total



Russell Hotel

VO 43 - Russell Square Elevation below Fan

ITEM	ELEVATION	DESCRIPTION OF WORK AREA	LENGTH	DEPTH	HEIGHT	PHOTO REF.	REPAIR	CODE	RATING	LENGTH	DEPTH	HEIGHT	NO	QTY	UNIT
LHS															
A - Limited access	Area A2	Open joints in terracotta					RR	RR	R	1.000			3	3.000	LM
A - Limited access	Area A2	Mortar repair terracotta moulded					MR	MR	R				5		no
A - Limited access	Area A2	Large Mortar repair moulded					MR	MR	R				1		no
A - Limited access	Area A2	Pin repair to terracotta					PR	PR	R				21		no
A - Limited access	Area A2	Pin repair and fill terracotta					MG	MG					6		no
B - Limited access	Area B2	Remove fixings & make good					MG	MG					48		no
B - Limited access	Area B2	Mortar repair terracotta moulded					MR	MR	R				5		no
C - Limited access	Area C2	Open joints in terracotta					RR	RR	R	1.000			3	3.000	LM
C - Limited access	Area C2	Pin repair to terracotta					PR	PR	R				6		no
C - Limited access	Area C2	Remove fixings & make good					MG	MG					42		no
C - Limited access	Area C2	Mortar repair Flat					MR	MR	R				2		no
C - Limited access	Area C2	Moulded mortar repair terracotta					MR	MR	R				1		no
D - Limited access	Area D2	Open joints in terracotta					RR	RR	R	1.000			5.2	5.200	LM
D - Limited access	Area D2	Mortar repair terracotta moulded					MR	MR	R				1		no
D - Limited access	Area D2	Pin repair to terracotta					PR	PR	R				4		no
D - Limited access	Area D2	Remove fixings & make good					MG	MG					4		no
E - Limited access	Area E2	Moulded mortar repair terracotta					MR	MR	R				1		no
F - Limited access	Area F2	Open joints in terracotta					RR	RR	R	1.000			2	2.000	LM
F - Limited access	Area F2	Pin repair to terracotta					PR	PR	R				1		no
F - Limited access	Area F2	Remove fixings & make good					MG	MG					4		no
F - Limited access	Area F2	Moulded mortar repair Large terracotta					MR	MR	R				1		no
F - Limited access	Area F2	Moulded mortar repair terracotta					MR	MR	R				6		no
G - Limited access	Area G2	Open joints in terracotta					RR	RR	R	1.000			2	2.000	LM
G - Limited access	Area G2	Pin repair to terracotta scroll					PR	PR	R				2		no
G - Limited access	Area G2	Ditto to Block Pin & resin					PR	PR	R				2		no
H - Limited access	Area H2	Open joints in terracotta					RR	RR	R	1.000			2	2.000	LM

H - Limited access	Area H2	Mortar repair terracotta moulded					MR	MR	R				3		no	
H - Limited access	Area H2	Remove fixings & make good					MG	MG					10		no	
J - Limited access	Area J2	Open joints in terracotta					RR	RR	R	1.000			3	3.000	LM	
J - Limited access	Area J2	Mortar repair Moulded large terracotta					MR	MR	R				1		no	
J - Limited access	Area J2	Pin repair to terracotta					PR	PR	R				7		no	
J - Limited access	Area J2	Remove fixings & make good					MG	MG					11		no	
K - Limited access	Area K2	Open joints in terracotta					RR	RR	R	1.000			4	4.000	LM	
K - Limited access	Area K2	Pin repair to terracotta					PR	PR	R				4		no	
L - Limited access	Area L2	NO ACCESS														
<b>Right hand Side of elevation</b>																
M - Limited access	Area M2	Open joints in terracotta					RR	RR	R	1.000			33	33.000	LM	
M - Limited access	Area M2	mortar repair Large flat					MR	MR	R				5		no	
M - Limited access	Area M2	mortar repair flat					MR	MR	R				89		no	
M - Limited access	Area M2	mortar repair moulded					MR	MR	R				2		no	
M - Limited access	Area M2	Remove fixings & make good					MG	MG					19		no	
M - Limited access	Area M2	Pin repair to terracotta					PR	PR	R				9		no	
N - Limited access	Area N2	Open joints in terracotta					RR	RR	R	1.000			14	14.000	LM	
N - Limited access	Area N2	mortar repair flat					MR	MR	R				2		no	
N - Limited access	Area N2	Mortar repair moulded					MR	MR	R				16		no	
N - Limited access	Area N2	Mortar repair large moulded					MR	MR	R				4		no	
N - Limited access	Area N2	Remove fixings & make good					MG	MG					8		no	
N - Limited access	Area N2	Pin repair to terracotta					PR	PR	R				8		no	
O - Limited access	Area O2	Open joints in terracotta					RR	RR	R	1.000			6	6.000	LM	
O - Limited access	Area O2	mortar repair flat					MR	MR	R				2		no	
O - Limited access	Area O2	Mortar repair moulded					MR	MR	R				13		no	
O - Limited access	Area O2	Mortar repair large moulded					MR	MR	R				13		no	
O - Limited access	Area O2	Remove fixings & make good					MG	MG					24		no	
O - Limited access	Area O2	Pin repair to terracotta					PR	PR	R				3		no	
P - Dwarf lift	Area P2	Open joints in terracotta					RR	RR	R	1.000			4	4.000	LM	
P - Dwarf lift	Area P2	Client Engineer to inspect														
P - Dwarf lift	Area P2	Mortar repair moulded					MR	MR	R				7		no	
P - Dwarf lift	Area P2	Mortar repair large moulded					MR	MR	R				9		no	
P - Dwarf lift	Area P2	Remove fixings & make good					MG	MG					7		no	

	Area P2	Pin repair to terracotta					PR	PR	R			7		no
L2	L2	Open joints in terracotta				RR	RR	RR	R			6	6.000	LM
L2	L2	Mortar repair terracotta moulded				MR	MR	MR	R			4		no
L2	L2	Mortar repair terracotta moulded				MR	MR	MR	R			3		no
L2	L2	Mortar repair terracotta moulded				PR	MR	MR	R			3		no
L2	L2	Mortar repair terracotta moulded				MG	MR	MR	R			3		no
L2	L2	mortar repair flat					MR	MR	R			2		no
L2	L2	Pin repair to terracotta					PR	PR	R			2		no
L2	L2	Remove fixings & make good					MG	MG				16		no
L2	L2	Remove cement from Terracotta					MG	MG				2		no
L2	L2	Remove snots from glazed brickwork												
L2	L2	Remove paint												
L2	L2	Cut out cement repairs and replace with a colour mortar match to the brown Glazed bricks										93		no
M2	M2	Open joints in terracotta					RR	RR	R			9	9.000	LM
M2	M2	Mortar repair terracotta moulded					MR	MR	R			3		no
M2	M2	Mortar repair terracotta moulded					MR	MR	R			2		no
M2	M2	Mortar repair terracotta moulded					MR	MR	R			8		no
M2	M2	Mortar repair terracotta moulded					MR	MR	R			3		no
M2	M2	mortar repair flat					MR	MR	R			4		no
M2	M2	mortar repair flat					MR	MR	R			2		no
M2	M2	Remove fixings & make good					MG	MG				38		no
N2	N2	Remove fixings and make good					MG	MG				154		no
N2	N2	Mortar repair to glazed bricks					MG	MG				12		no
N2	N2	Mortar repair to glazed bricks					MG	MG				2		no
N2	N2	Mortar repair to glazed bricks					MG	MG				6		no
N2	N2	Mortar repair to glazed bricks					MG	MG				2		no

P2	P2	Take off and render 100% brickwork around Fire escape door and insert false joint											1		Item
P2	P2	Remove fixings and make good				MG	MG						58		No
P2	P2	Remove fixings and make good				MG	MG						1		No
P2	P2	Remove fixings and make good				MG	MG						2		No
Q2	Q2	Mortar repair to glazed bricks				MG	MG						14		no
Q2	Q2	Mortar repair terracotta moulded				MR	MR	R					2		no
Q2	Q2	Mortar repair terracotta moulded				MR	MR	R					4		no
Q2	Q2	Mortar repair terracotta Flat				MR	MR	R					2		no
R2	R2	Open joints in terracotta				RR	RR	R					16	16.000	LM
R2	R2	Mortar repair terracotta moulded				MR	MR	R					2		no
R2	R2	Mortar repair terracotta moulded				MR	MR	R					3		no
R2	R2	mortar repair flat				MR	MR	R					2		no
R2	R2	Pin repair to terracotta				PR	PR	R					2		no
R2	R2	Remove fixings & make good				MG	MG						2		no
R2	R2	New Terracotta to low level jambs (measured by Darwens)				Prov Sum							2		no
R2 1st lift	R2 1st lift	Moulded mortar repairs to capital RHS				MR	MR	R					5		no
R2 1st lift	R2 1st lift	Moulded feature repair to capital				MR	MR	R					1		no
R2 1st lift	R2 1st lift	Moulded repair to scroll				MR	MR	R					1		no
R2 1st lift	R2 1st lift	Moulded mortar repair to fluted section of column				MR	MR	R					1		no
R2 1st lift	R2 1st lift	Mortar repair to flat				MR	MR	R					2		no
R2 1st lift	R2 1st lift	Moulded mortar repairs to capital LHS				MR	MR	R					4		no
R2 1st lift	R2 1st lift	Moulded repair to scroll				MR	MR	R					2		no
R2 1st lift	R2 1st lift	Moulded mortar repair to fluted section of column				MR	MR	R					1		no
R2 1st lift	R2 1st lift	Pin & resin repair				PR	PR	R					2		no
R2 1st lift	R2 1st lift	Remove fixings & make good				MG	MG						9		no
R2 1st lift	R2 1st lift	Remove fixings & make good				MG	MG						1		no
R2 1st lift	R2 1st lift	Mortar repair flat				MR	MR	R					2		no

R2 1st lift	R2 1st lift	Open joints in terracotta					RR	RR	R				2	2.000	LM
-------------	-------------	---------------------------	--	--	--	--	----	----	---	--	--	--	---	-------	----