



PURCELL

12 & 13 PRIMROSE HILL STUDIOS
CONDITION SURVEY AND BUILDING CONSERVATION PROPOSALS
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1.0 EXECUTIVE SUMMARY

Purcell were commissioned by Rory and Barbara Campbell-Lange in May 2022 to carry out a non-intrusive condition survey of two properties at 12 & 13 Primrose Hill Studios, to inform and set out proposals for conservation of the building as part of a Planning and Listed Building Consent application for renewed studio and residential use.

Numbers 12 and 13 Primrose Hill Studios are Grade II Listed Buildings constructed in the 1880s, they form part of the wider Primrose Hill Studio development arranged around a courtyard within the Primrose Hill Conservation Area.

Number 12 is a purpose built single-storey artist studio with mezzanine and Number 13, known as the Lodge, is a two storey dwelling, originally constructed to house the studio caretaker.

The condition survey covers external fabric including the Lodge, the Studio and a boundary wall.

The document consists of:

- External elevation drawings with marked up defect locations
- Roof drawing with marked up defect locations
- Condition schedules including defect type, description and amount
- Repair types explaining methods for repairs
- Photographic record.

This survey comprises a visual inspection with the naked eye.

The inspection was carried out on 20 May 2020. The day was rainy and dry with sunny spells, circa +16C. Access was provided to the exterior and interior of the buildings. The eastern boundary wall was inspected from Kingstown Street.

This document has been prepared to inform the conservation repairs that will be undertaken as part of the wider development of the buildings and as such will accompany the planning and Listed Building consent applications for these works. The report should be read in conjunction with the Design and Access Statement (DAS), the Basement Impact Assessment and the Heritage Impact Assessment for the scheme.

2.0 THE NEED

No 12 Primrose Hill, the Studio, was purchased recently and is currently vacant. No 13, recently purchased by the same buyers, is currently in occasional residential use.

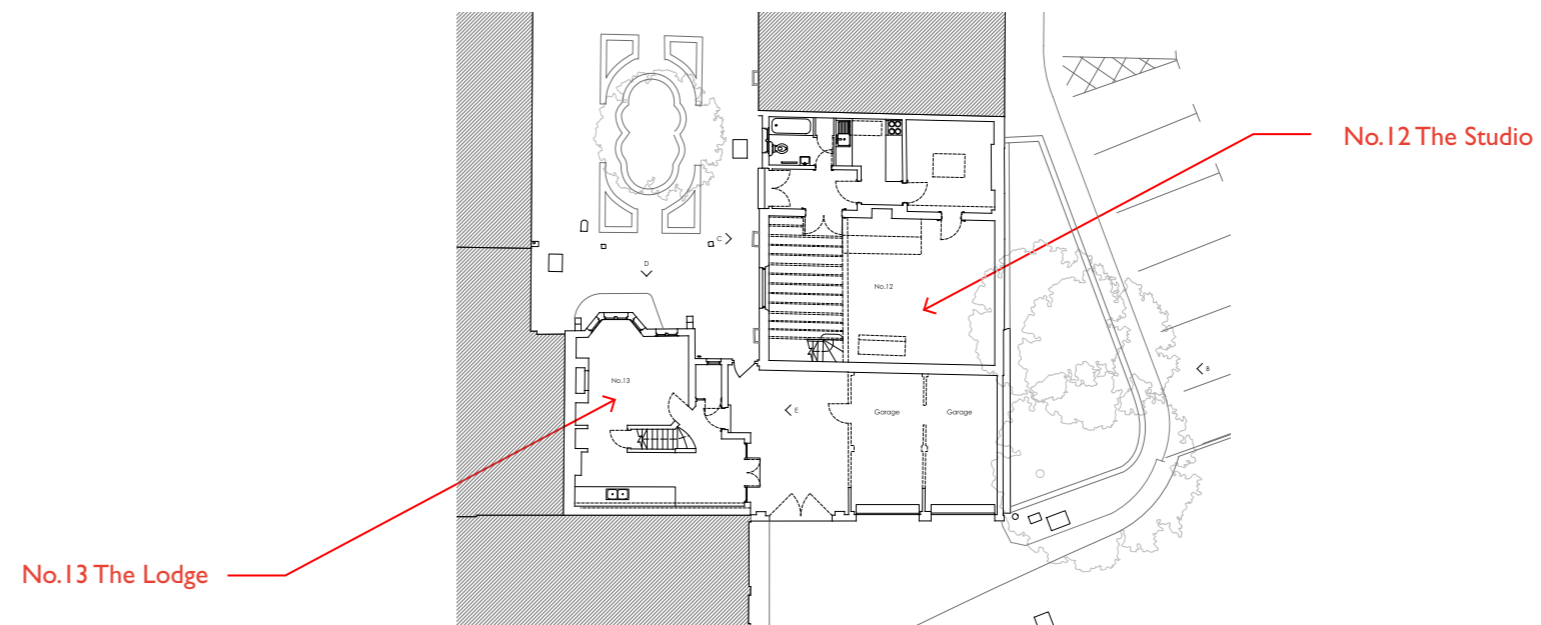
Both properties, the Studio and Lodge, are subject to a wider development incorporating:

- Adaptation to the Lodge's eastern bay.
- Demolition of existing garages.
- Excavation of a basement under the internal courtyard and forming a connection with the Studio.
- Remodelling some of the services spaces of the Studio.

The proposals seek to retain and perpetuate the historic and current use of the building as a studio (no.12) and residential lodge (no 13).

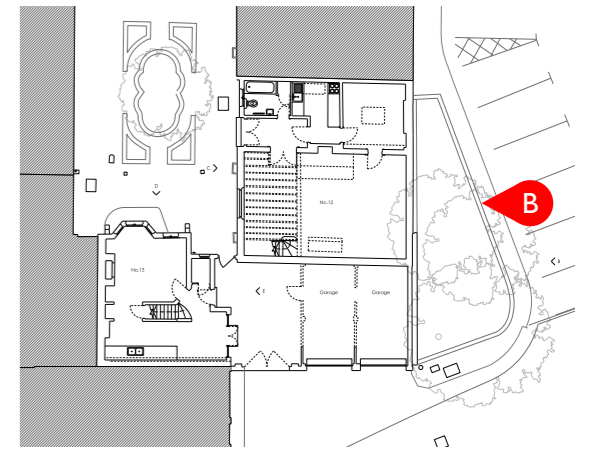
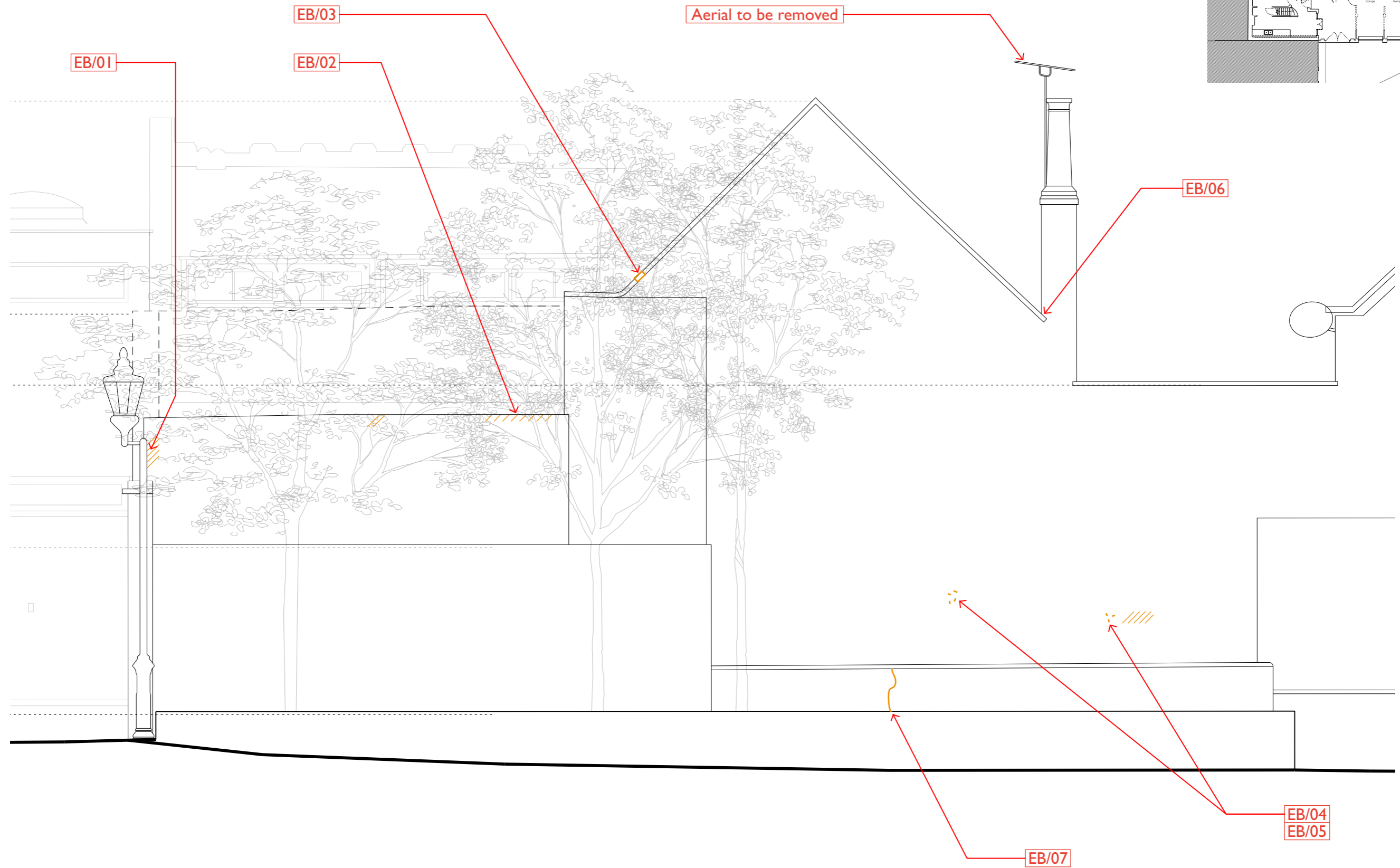
The existing listed buildings fabric show signs of deterioration including spalling bricks, rotten timbers, cracked cast iron downpipes, cracked glass and poor previous repair including cementitious mortar.

The need is to identify the origin of the issues, to determine what happened, why it happened and to propose solutions to rectify the sources of problems, which will be carried out as part of the scheme for renewed studio and residential use to ensure conservation best practice.

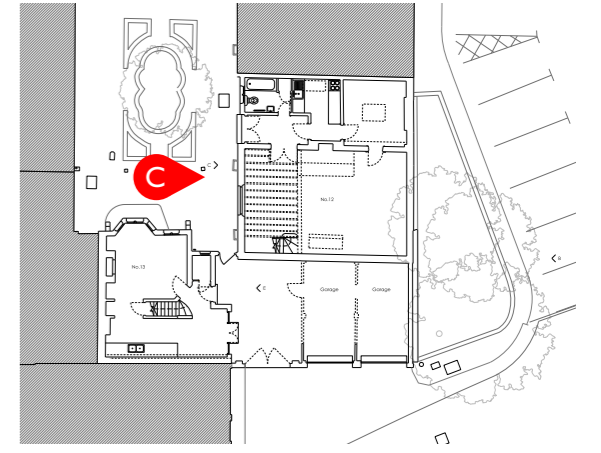
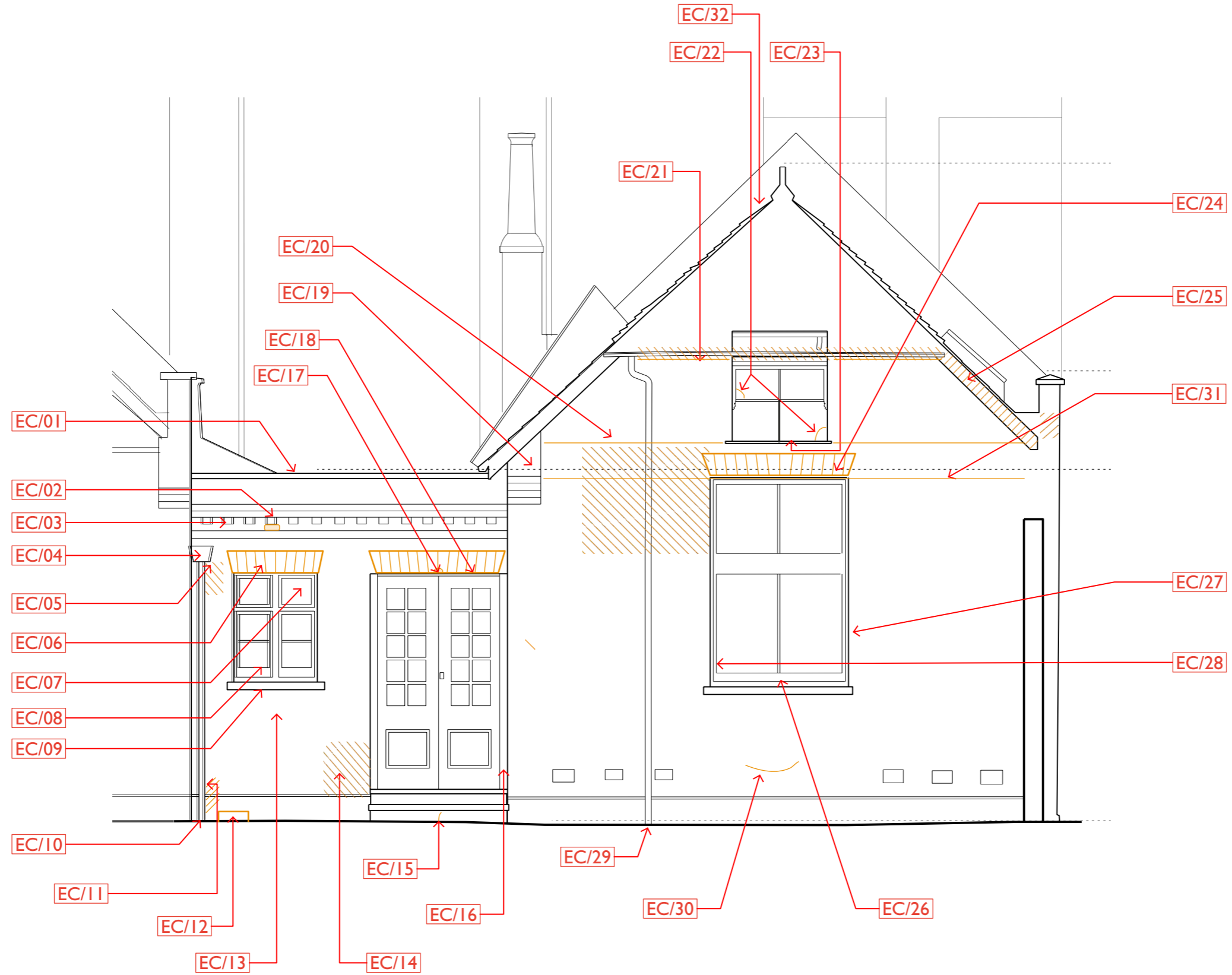


3.0 CONDITION SURVEY ELEVATIONS AND ROOF

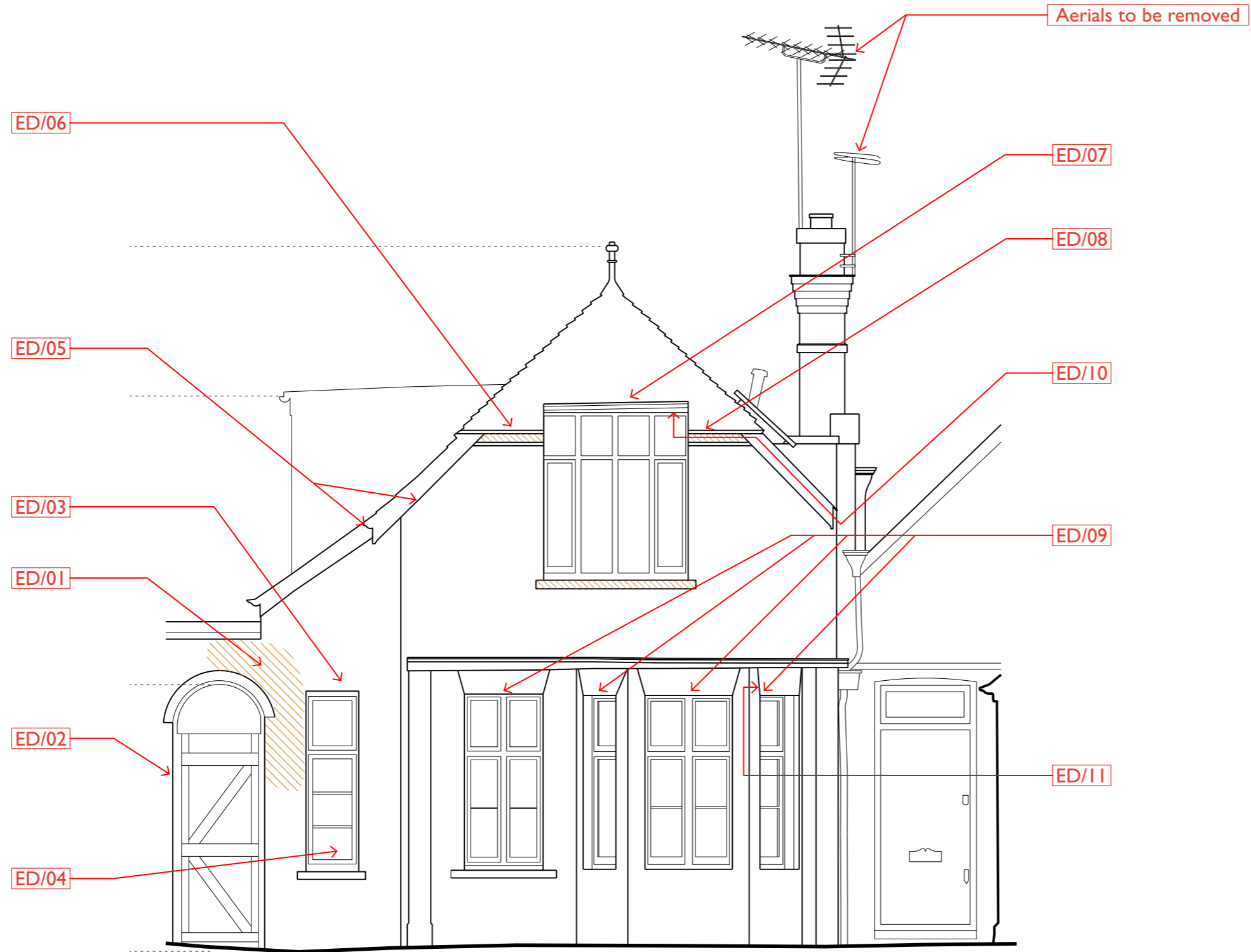
3.1 ELEVATION B



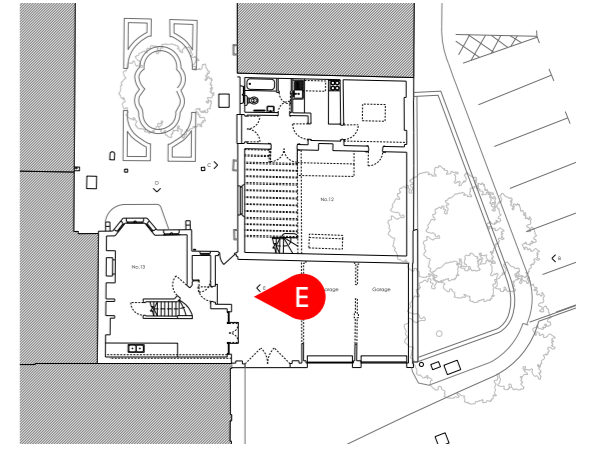
3.2 ELEVATION C



3.3 ELEVATION D

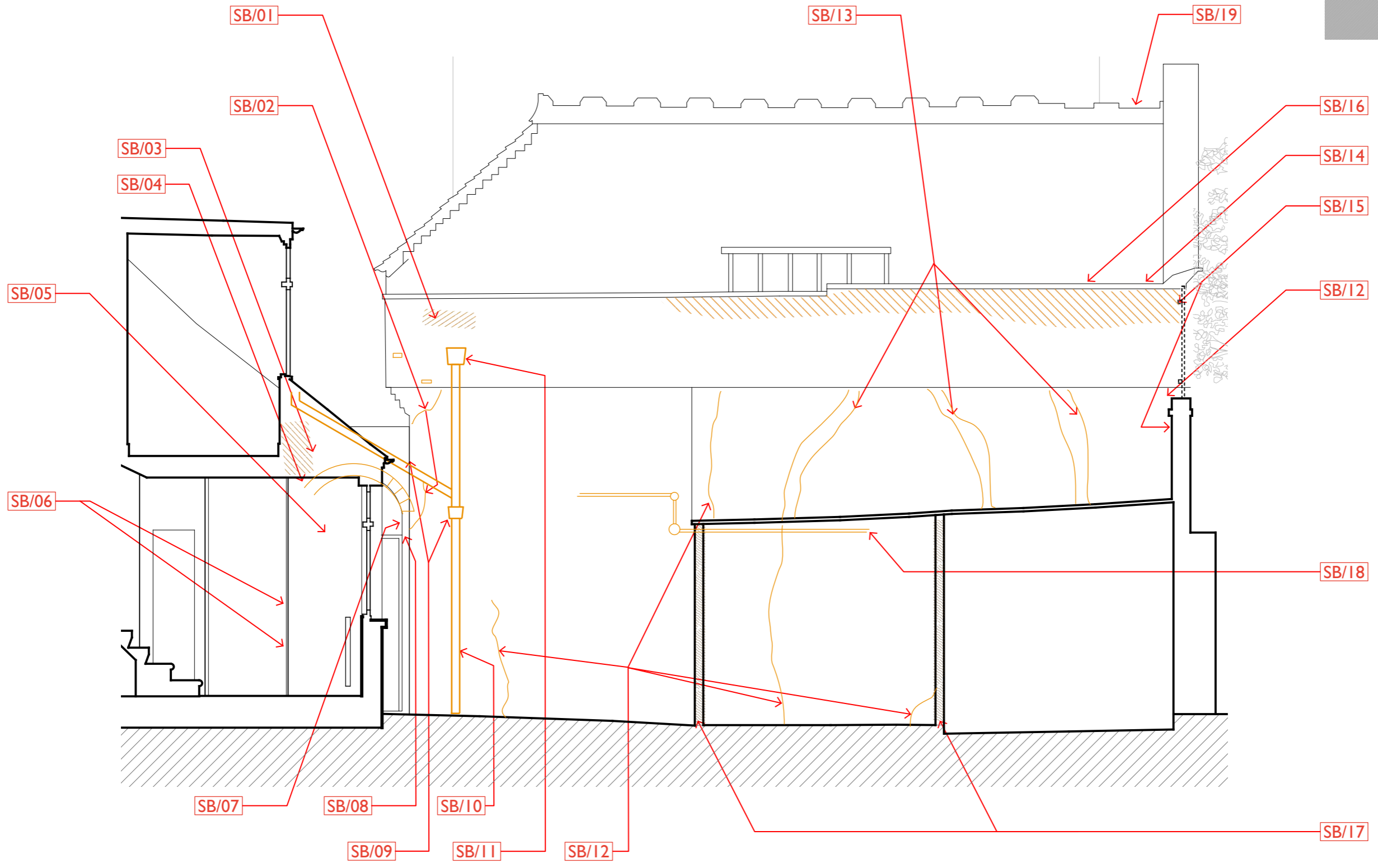
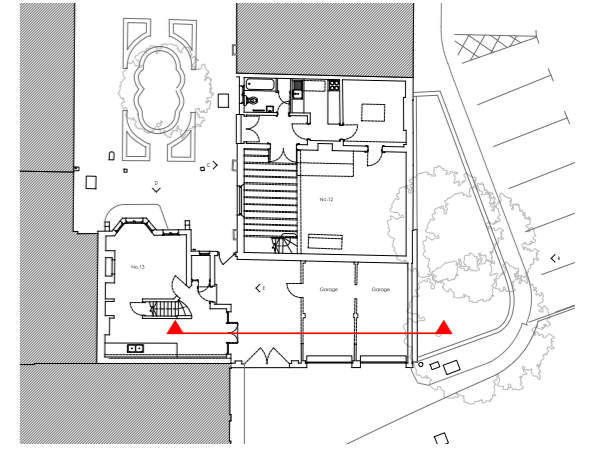


3.4 ELEVATION E

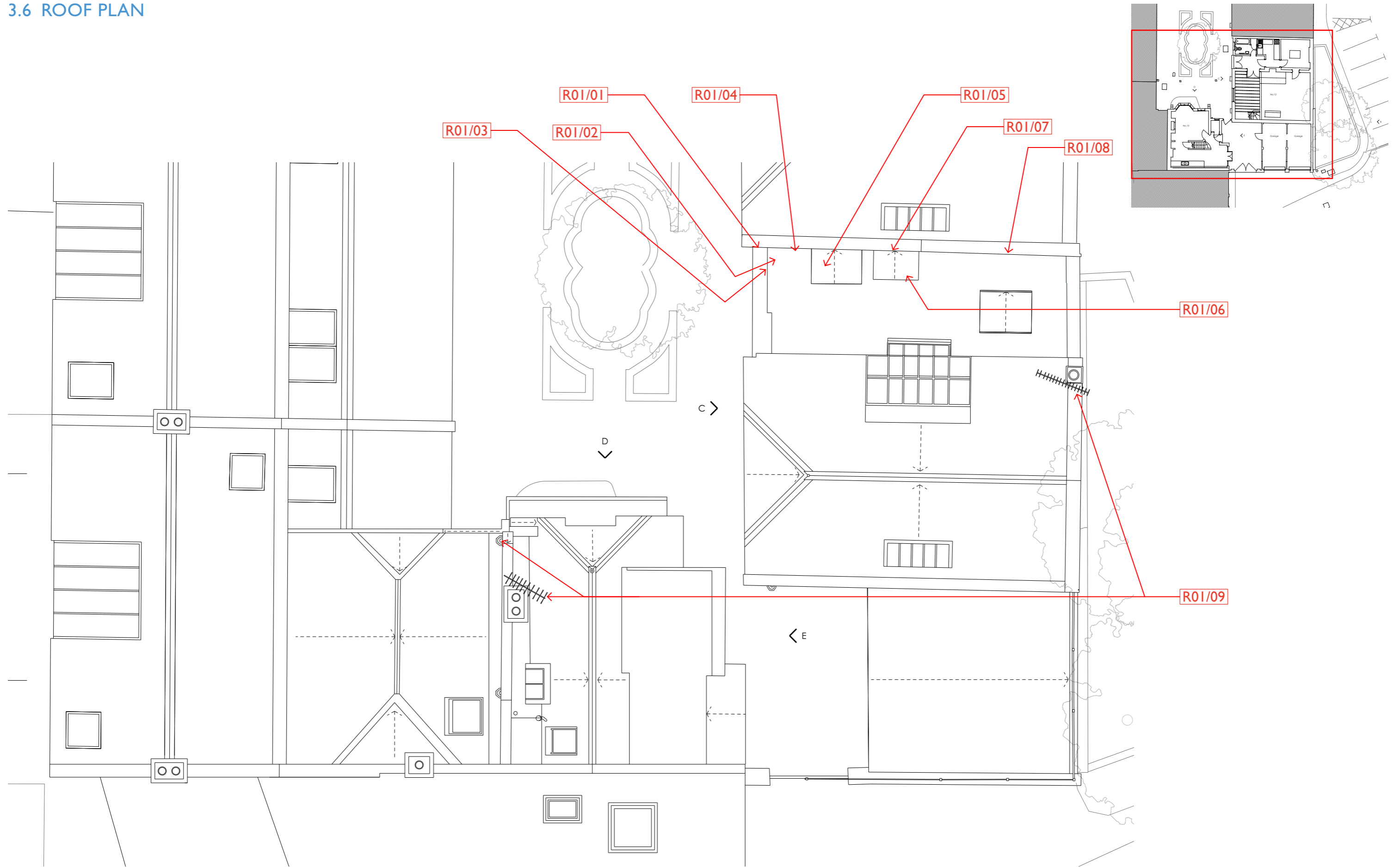


NOTE: This elevation will be rebuilt.

3.5 SECTION B-B



3.6 ROOF PLAN



4.0 BUILDING CONSERVATION RECOMMENDATIONS

The buildings consist of yellow London Stock brick, red brick and red brick quoins. The roofs are pitched with half hip finished in slate.

4.1 NO.12 - THE STUDIO

Our recommendations for No 12 The Studio are:

Pitched roof. The pitched slate roof has weathered and there is evidence of previous repairs and leaks internally. It is proposed to re-roof with a new/ salvaged slate with a new breather membrane and insulation. Existing sound slates are to be reused and the new ones are to match existing, which will be either Welsh Penrhyn (Heather blue/purple) or Cwt-y-Bugail (Dark Blue Grey slate) in size, texture, colour and thickness. We recommend to retain decorative ridge tiles and replace the damaged ones.

The southern gutter abutting parapet appears to be hard to reach for maintenance. We recommend establishing whether the gutter could be widened by raising it slightly behind the parapet to ease maintenance. This would not be visible from the front elevation. The fascia board, especially at the end of the gutter, appears to be rotten. Weathering detail needs to be improved and include flashing.

- **Flat roof.** The flat roof over the entrance bay has a modern single ply membrane, and is stepped at circa 2 metre increments which indicates that originally it might have had a lead finish. The eastern rooflight is modern with PPC aluminium frame. The central rooflight has been modified and is in a poor condition. Our recommendation is to replace or remove deteriorated and modern fabric to meet proposals of the new scheme.
- **Elevations.** Elevations have been repointed with cementitious mortar which have affected the red bricks. The red bricks appear to be softer than the London Stock brick. Previous face repairs are evident and are spalling again. Deeply eroded bricks are present on the northern side of the main entrance at low level. The external drain gully appears to be blocked or draining very slowly. We have reviewed the drain survey dated 6 May 2021, Ref TKG/C/05008/sb, which indicates that there are severe cracks in the drains below the masonry. Evidence of damp is present in the room behind, which is a bathroom and therefore adds to the damp environment. The cold water pipe is touching the external wall. It needs to be replumbed with a gap from the external wall and insulated. We recommend repairing the below ground drains, then replacing the spalling bricks and continue monitoring. The pointing must be breathable containing lime, and softer than the brick and mortar behind. Ventilation strategy needs to be improved in the bathroom.

- **Windows.** The largest window has been adapted and subdivided with a fixed wide middle rail infill to cover the mezzanine floor behind. The bottom panes are sliding with a ventilation louvre. The upper panes consist of fluted window glass presumably for privacy. The DAS proposes this window to be replaced with a traditional sash window. We have therefore included for repairs to the cill and surrounding brickwork only.
- **Southern wall.** This brick wall has a hard render finish with scored ashlar lines covering a larger part of the wall. Remnants of recently removed garages are present. The wall has long cracks, some of which have been recently repaired and cracked again. We recommend that these cracks are inspected by a Structural Engineer. The DAS indicates a new plaster finish for this wall. We recommend it to be a breathable finish, in lime mix, ideally applied in three coats. Each coat should be thinner and either the same strength or weaker than the last.

4.2 NO.13 - THE LODGE

Our recommendations for No 13 The Lodge are:

- The brickwork is generally sound, recommendations for minor repairs can be found in the Condition Survey Table at Appendix 5.1. There is a movement in the northern bay window head, and we recommend that this is inspected by a Structural Engineer.
- The north elevation, hipped roof has a gutter with a missing downpipe on the western side. This has caused timber deterioration to soffits and fascia. Our recommendation is to install the missing downpipes and repair damaged timber elements. Improved flashing details should be considered.
- Most of the north elevation was covered by a stand of bamboo to a height of approximately 700mm and 1500mm, which hindered close inspection.

5.0 APPENDICES

5.1 CONDITION SURVEY TABLE

PRIORITY	TIMESCALE FOR ACTION	RECOMMENDED REPAIR AND CONSERVATION WORK
1	URGENT	This category must only be used to indicate work required urgently for health and safety reasons, to conform to statutory requirements and/or to prevent imminent damage or to arrest rapid deterioration.
2	IMMEDIATE / ESSENTIAL WITHIN MONTHS OR A YEAR AT MOST	Work essential on the basis that a failure to act would most likely result in significant further damage or deterioration and increased cost.
3	NECESSARY WITHIN 2 YEARS	Work necessary to keep the asset in good repair and to maintain its significance and functionality.
4	MEDIUM TERM (2-5 YEARS)	Repeat cyclical maintenance or medium term planned repairs.
5	LONG TERM / DESIRABLE (5-10 YEARS)	Repeat cyclical maintenance or longer term planned repairs.

5.1 CONDITION SURVEY TABLE

NOTE: Read this table with 'Repair Types' described under section 5.2

Elevation B

DEFECT NO	LOCATION A	LOCATION B	DEFECT TYPE	REPAIR TYPE	SIZE	UNIT	PRIORITY	IMAGE NO	SEng	NOTES
EB/01	South Wall	High Level Brickwork	B2	RB2	2	no	3	036, 037	-	I no missing brick I no spalled brick
EB/02	Central Wall	High level vegetation	V1	RV1	1	sqm	3	036	-	
EB/03	Central Roof	Coping stone	ST2	RST2	0.2	sqm	3	038, 039	-	
EB/04	North Wall	Low level brickwork	B4	RB4	1	no	4	040	-	
EB/05	North Wall	Low level brickwork	B3	RB3	6	no	5	040	-	
EB/06	North Roof	High Level Brickwork	A2	RA2C	1	no	2	041	-	Investigate brickwork once dry.
EB/07	Central Wall	Low level brickwork	B1	RBI	1	lm	3	042	-	

5.1 CONDITION SURVEY TABLE

NOTE: Read this table with 'Repair Types' described under section 5.2

Elevation C

DEFECT NO	LOCATION A	LOCATION B	DEFECT TYPE	REPAIR TYPE	SIZE	UNIT	PRIORITY	IMAGE NO	SEng	NOTES
EC/01	North Parapet	Above Door and Window	ST3	RST3	4	lm	3	045	-	Painted coping stone failing, recommendation to remove paint. Redecorate front face to match existing if required.
EC/02	Electrical Cables	Ground Floor high level	A1	RA1A	14	lm	4	046	-	Remove loose cables, tidy and bunch together. Refix to mortar joints in brickwork.
EC/03	North Brickwork	Ground Floor high level	V1	RV1	4	lm	3	046	-	-
EC/04	North RWP	Hopper at high level	A2	RA2	1	no	2	047	-	Refix joints where leaks present, reline lead and repoint
EC/05	North Brickwork	High level adjacent hopper	B2	RB2	7	no	3	047	-	-
EC/06	North Brickwork	Brick headers above window	B2	RB2	14	no	3	048	-	Poor previous repairs, remove damaged bricks and replace
EC/07	North Window	Top pane cracked	G1	RG1	1	no	3	048	-	-
EC/08	North Window	Window cill and panel	IA4B	RIA4B	1	no	2	049	-	Rotten timber to be replaced - bottom stiles, rails and cill. To be decorated
EC/09	North Window	Window cill	ST3	RST3	0.5	sqm	3	050	-	
EC/10	North RWP	Pipe outlet low level	A2	RA2	1	no	3	051	-	Corroded pipe to be replaced
EC/11	North RWP	Brickwork at low level	-	-	0.5	sqm	3	051	-	Water runoff from RWDP causing damp patch to brickwork. Remove water source and investigate brickwork once dry.
EC/12	North RWP	Gully at floor level	A2	RA2B	1	no	3	051	-	Gully filled with water to be cleared
EC/13	North brickwork	Beneath window	B3	RB3	1	no	5	052	-	Remove redundant fixing and repoint to match adjacent
EC/14	North brickwork	Low level beside door	B2	RB2	16	no	4	053	-	-
EC/15	Front door	Steps	ST1	RST1	2	no	4	054	-	
EC/16	Front door	Door jamb perimeter mortar to brickwork	M5	RM5	4	lm	4	055	-	-
EC/17	Front door	Brick headers above door	B2	RB2	2	no	3	056	-	-
EC/18	Front door	Metal strap to brick headers above door	-	-	1	no	3	056	✓	SEng to review and advise
EC/19	Gabled front	North brick quoins high level	M4	RM4	1	lm	3	057	-	-

5.1 CONDITION SURVEY TABLE

NOTE: Read this table with 'Repair Types' described under section 5.2

Elevation C

DEFECT NO	LOCATION A	LOCATION B	DEFECT TYPE	REPAIR TYPE	SIZE	UNIT	PRIORITY	IMAGE NO	SEng	NOTES
EC/20	Gabled front	Brickwork high level	M4	RM4	0.2	lm	4	058	-	-
EC/21	Gabled front	Fascia / soffit board	T1	RT1	4	sqm	3	059	-	Fascia / soffit board timber to be stripped back and redecorated. If rotten allow to replace.
EC/22	Gabled front	First floor window	G1	RG1	2	no	3	059	-	-
EC/23	Gabled front	First floor window cill creasing tiles	A5	RA5	5	no	3	059	-	-
EC/24	Front door	Brick headers above door	B1	RB1	7	no	3	060	-	-
EC/25	Gabled front	Fascia / soffit board	T1	RT1	4	sqm	3	061	-	Rotten fascia / soffit board timber to be replaced and redecorated to match existing adjacent
EC/26	Gabled front	Ground floor window cill	IA4B	RIA4B	1	no	2	062	-	Timber to stripped back and redecorated. If rotten allow to replace.
EC/27	Gabled front	Ground floor window jamb perimeter mortar to brickwork	M5	RM5	6	lm	4	063	-	-
EC/28	Gabled front	Ground floor window brickwork	B1	RB1	1	no	3	064	-	-
EC/29	South RVP	Pipe outlet low level	A2	RA2	1	no	3	065	-	Corroded pipe to be replaced
EC/30	North brickwork	Beneath window	B3	RB3	2	no	5	066	-	Remove redundant fixing and repoint to match adjacent
EC/31	Gabled front	Beneath top window	A1	RA1B	All (min 8)	lm	5	057, 060	-	-
EC/32	Hipped roof	East and west sides	A4	RA4	4	no	3	044	-	-

5.1 CONDITION SURVEY TABLE

NOTE: Read this table with 'Repair Types' described under section 5.2

Elevation D

DEFECT NO	LOCATION A	LOCATION B	DEFECT TYPE	REPAIR TYPE	SIZE	UNIT	PRIORITY	IMAGE NO	SEng	NOTES
ED/01	East wall	Adjacent gate opening	-	-	2	sqm	2	025	-	Water runoff from gutter causing damp patch to brickwork. Remove water source and investigate brickwork once dry.
ED/02	East wall	Brickwork adjacent gate opening	B1	RBI	2	lm	3	026	-	3no bricks cracked to be replaced, 2no bricks poor previous mortar repair to be replaced
ED/03	East wall	Above ground floor window	B3	RB3	1	no	4	027	-	Remove redundant fixing and repoint to match adjacent
ED/04	East wall	Ground floor window	M5	RM5	1.5	lm	3	028	-	Poor previous repair, cracking through previous repairs
ED/05	East wall	Roof fascia / soffit board	T1	RT1	2	sqm	3	029, 030	-	Fascia / soffit board timber to be stripped back and redecorated. If rotten allow to replace.
ED/06	Central bay	Roof fascia / soffit board	T1	RT1	1	sqm	2	030	-	Fascia / soffit board rotten timber to be replaced, adjacent timber stripped back and redecorated throughout.
ED/07	Central bay	Gutter above first floor window	A2	RA2	1	lm	2	030	-	
ED/08	Central bay	Gutter west of first floor window	A2	RA2A	1	no	2	030	-	
ED/09	Central bay	Ground floor window heads	M5	RM5	5	lm	3	031, 032, 034	-	4no window heads
ED/10	Central bay	west fascia / soffit board	T1	RT1	4	sqm	2	033	-	Fascia / soffit board rotten timber to be replaced, adjacent timber stripped back and redecorated throughout.
ED/11	Central bay	Ground floor west window headers	B1	RBI	0.4	lm	3	034	✓	

5.1 CONDITION SURVEY TABLE

NOTE: Read this table with 'Repair Types' described under section 5.2

Section B

DEFECT NO	LOCATION A	LOCATION B	DEFECT TYPE	REPAIR TYPE	SIZE	UNIT	PRIORITY	IMAGE NO	SEng	NOTES
SB/01	West Brickwork	High Level adjacent hopper	B2	RB2	10	no	3	004	-	-
SB/02	West Render	High Level adjacent hopper	R1	RR1	2	lm	3	004	-	2no cracks approx 1lm each
SB/03	West Gate	Above opening	V1	RV1	1	no	3	005	-	-
SB/04	West Gate	Brickwork above opening	B5	RB5	1	sqm	4	005	-	-
SB/05	West Gate	Timber door	IA4A	RIA4A	1	no	4	006	-	Strip down, redecorate, piece in sections of warped/rotten timber
SB/06	West Gate	Render door jamb	R1	RR1	0.5	lm	3	007	-	2no cracks approx 0.25lm each
SB/07	West Gate	Brick above opening	M4	RM4	0.2	lm	4	008	-	-
SB/08	West Gate	Decorative metalwork within door opening	AM1	RAM1	1	no	4	009	-	-
SB/09	West Downpipe	Branch to gate	A2	RA2	3	no	2	010	-	Cracked cast iron branch and joints to be replaced
SB/10	West Downpipe	Full length	A2	RA2	5	lm	4	011	-	Inspect if cracks are present. Replace if cracks present
SB/11	West Downpipe	Hopper	A2	RA2	1	no	3	012	-	Refix joints where leaks present, reline lead and repoint
SB/12	Central & East Render	Midheight adjacent downpipe, within and above demolished garage render	R1	N/A	8	lm	4	011	✓	DAS (Design and Access Statement) proposes to hack off all existing cementitious render and re-render
SB/13	Central Render	Midheight above demolished garage roof	R1	N/A	6	lm	4	013	-	DAS (Design and Access Statement) proposes to hack off all existing cementitious render and re-render. We recommend this to be breathable lime render.
SB/14	Central Brickwork	High level above render	B5	RB5	4	sqm	4	014	-	-
SB/15	East brickwork	High level brickwork	V1	RV1	2	sqm	4	015	-	-
SB/16	East parapet	Coping Stone	ST2	RST2	1.5	lm	4	016	-	Coping stone missing, suggested to replace
SB/17	Central brickwork	Garage wall junctions	B4	RB4	5	lm	3	013, 017	-	Poor previous demolition with exposed brickwork to be carefully reinstated flush to sound surface
SB/18	Central wall	Conduit run	A1	RA1B	1	no	4	013	-	Unsafe cable exposed hanging. If redundant remove, otherwise reinstate
SB/19	Roof	Ridge	A4	RA4	3	no	4	061	-	

5.1 CONDITION SURVEY TABLE

NOTE: Read this table with 'Repair Types' described under section 5.2

Roof

DEFECT NO	LOCATION A	LOCATION B	DEFECT TYPE	REPAIR TYPE	SIZE	UNIT	PRIORITY	IMAGE NO	SEng	NOTES
R01/01	North Wall	West low level adjacent downpipe	B2	RB2	4	No	3	003	-	-
R01/02	North Wall	West downpipe	A2	RA2	1	No	4	003	-	Inspect if cracks are present. Replace if cracks present
R01/03	North Wall	West low level adjacent downpipe	C4	RC4	0.2	sqm	4	003	-	Allow for pointing to adjacent brickwork and fixings to downpipe
R01/04	North Wall	Above water tank housing	C4	RC4	2	lm	4	003	-	-
R01/05	North Wall	Brickwork behind water tank housing	-	-	2	sqm	4	003	-	Inspect subject to water tank housing removal
R01/06	North Wall	Modern lantern rooflight lean-to box.	IA4B	RIA4B	1.5	m3	3	002	-	Suggest flashing to be replaced
R01/07	North Wall	Brickwork above glazed lantern	B2	RB2	1	lm	4	002	-	-
R01/08	North Wall	East brickwork	M1	RMI	3	lm	4	001	-	-
R01/09	The Studio and The Lodge	Roofs	A3	RA3	3	No		-	-	Remove redundant aerials and clear away

5.2 REPAIR TYPES

ELEMENT	DEFECT TYPE	DESCRIPTION	REPAIR TYPE	DESCRIPTION	NOTE
A – Accessories / Assemblies	A1	Electrical cabling	RA1A	Unclip full extent of loose and untidy cabling to elevation, remove redundant cables, clip remaining cables to wall neatly to mortar joints only.	
			RA1B	Exposed cable to be removed if redundant, otherwise reinstate and made safe.	
	A2	Pipework and gutters	RA2	Cast iron pipe / fitting - remove flaking paint and corroded material, prime and redecorate. Colour to match existing.	
			RA2A	Cast iron pipe / fitting - new cast iron section to be reinstated to match existing exactly.	
			RA2B	Gully blockage to be cleared and investigated. Replace grate / grid if required to match existing.	
			RA2C	Install lead flashings and dressings to appropriate code as recommended by Lead Sheet Association.	
	A3	Redundant aerial	RA3	Remove redundant aerial and associated cables and fixings and clear away	
	A4	Ridge and hip tiles	RA4	Replace damaged/ missing ridge and hip tiles to match existing ones exactly	
A5	Creasing Tiles	RA5	Repair / replace creasing tiles detail and relaunch to match existing adjacent.		
AM – Architectural Metalwork	AM1	Defective Ironwork	RAM1	Undertake samples analysis to determine original paint characteristics and colour. Remove paint to bare metal, remove loose material and treat corrosion. Check all joints and re-secure as required. Prepare and repaint to match existing colour.	
B – Brickwork	B1	Cracking to brickwork:	RB1	Cracks splitting one or more bricks classed as brickwork cracks. Cracks remaining exclusively in the mortar joints are classed as mortar cracks. Cracks 3 mm wide and above: Cut out damaged bricks with great caution to prevent damage to surrounding sound bricks. Insert brick to match existing adjacent fully bedded in lime mortar mix (sample to be approved by Architect) to ensure thorough rebonding into the wall.	
	B2	Spalling / damaged brickwork	RB2	Cut out damaged or spalled bricks with great caution to prevent damage to surrounding sound bricks. By using a fine, sharp chisel surrounding joints can be cut out and raked back before removing the failed brick. Insert new brick to match existing adjacent fully bedded in lime mortar mix (sample to be approved by Architect) to ensure thorough rebonding into the wall.	
	B3	Fixing / hole in brickwork	RB3	Remove fixings with caution and fill holes using mortar repair - lime mortar with sand aggregate/ pigment to match existing stone and texture.	
	B4	Poor previous repair	RB4	Remove identified bricks with great caution to prevent damage to surrounding sound bricks. Insert brick to match existing adjacent fully bedded in lime mortar mix (sample to be approved by Architect) to ensure thorough rebonding into the wall.	
	B5	Stained brickwork	RB5	For General Staining: Clean using Torik steam cleaning system. Care should be taken to ensure that steam cleaning does not cause deposits to move to the edge of the cleaning area, giving an uneven appearance. An even finish should be achieved by blending zones from cleaned to non-cleaned areas and high operative skills. Trials should be carried out to ascertain the effect of steam temperatures on surface. For Stubborn Staining: Clean using TORC mild abrasive cleaning system with protective materials to adjacent surfaces to be fixed without permanent fixings and removed with care. Trials should be carried out to ascertain the effect of mild abrasive cleaning on the surface.	
C – Concrete	C4	Poor previous repair	RC4	Rake out and repoint previous cementitious repair to allow for new lime mortar with sand aggregate/ pigment to match existing stone and texture.	
Exterior – All existing doors & windows	IA4A	Door Assemblies & External Joinery	RIA4A	Remove rotten timber & defective sections as required, repair using timber to match original profile. Existing finishes to be stripped as required, remove and replace putty, existing finishes to be stripped, timber re-stained and redecorated to match original, colour samples to be agreed with Architect. Architraves / linings to be repaired, stripped and re-polished as door. Ironmongery to be removed and cleaned with metal polish; elements overhauled and lubricated to working order; reinstate in original location using original fixings / new to match.	
	IA4B	Window Assemblies & External Joinery	RIA4B	Remove rotten timber & defective sections as required, repair using timber to match original profile. Existing finishes to be stripped, remove and replace putty, timber re-stained and redecorated to match original, colour samples to be agreed with Architect. Architraves / linings to be repaired, stripped and re-polished as window. Ironmongery to be removed and cleaned with metal polish; elements overhauled and lubricated to working order; reinstate in original location using original fixings / new to match.	

5.2 REPAIR TYPES

ELEMENT	DEFECT TYPE	DESCRIPTION	REPAIR TYPE	DESCRIPTION	NOTE
Finishes	F1	Cracked / Peeling / Flaking of Finishes	RF1	Brush / clean down flaking finishes. Fill in cracks. Rub down using mild abrasive to sound substrate, refinish to match original / adjacent retained finishes.	
Glass	G1	Cracked glazing	RG1	Remove and replace missing glazing with new glass to match existing.	
M – Mortar (Pointing)	M1	Cracking to Mortar: Cracks exclusively in mortar; <i>otherwise recorded as brickwork, etc as above.</i>	RM1	Cracks 3 mm wide and above: rake out loose material to joints and repoint in lime mortar mix (sample to be approved by Architect) to ensure thorough rebonding of the wall.	
	M4	Mortar missing	RM4	Rake out and remove adjacent loose material, if present. Brush clean. Hand grout to solid fill the joint to appropriate depth for pointing. Repoint in lime mortar mix (sample to be approved by Architect) to ensure thorough rebonding of the wall.	
	M5	Poor previous repair	RM5	Rake out defective mortar and remove loose material. Brush clean. Hand grout to solid fill the joint to appropriate depth for pointing. Repoint in lime mortar mix (sample to be approved by Architect) to ensure thorough rebonding of the wall.	
R – Render	R1	Cracking to Render: <i>cracks exclusively in render; otherwise recorded as brickwork, etc as above</i>	RR1	Cracks 3 mm wide and below: if masonry is otherwise sound do nothing.	
			RR1A	Cracks previously repaired 3mm wide and below: if masonry is otherwise sound do nothing	
ST – Stonework	ST1	Cracking to stonework	RST1	Cracks 2 mm wide and below: Carry out resin repair using pigment to match existing stone.	
	ST2	Spalling / damaged stonework	RST2	Cut out damaged stone with great caution to prevent damage to surrounding sound stone. Insert stone of type to match existing adjacent fully bedded in mortar to the approved mix / specification to ensure thorough re-bonding into the wall.	
	ST3	Paint to stonework	RST3	Using hand tools carefully remove defective paint finishes back to bare stone; apply poultice to stubborn areas; on completion clean down using DOFF hot water / steam wash (sample to be agreed with conservation officer). Repoint joints as required with mortar to match original (sample analysis required to determine appropriate mix & presence of lime)	
T – Timber	T1	Timber Fascia / Soffit Board - Poor decorative condition	RT1	Remove rotten timber & defective sections as required, repair using timber to match original profile. Existing finishes to be stripped as required, existing finishes to be stripped, timber re-stained and redecorated to match original, colour samples to be agreed with Architect.	
V – Vegetation	VI	General surface growth (m2)	RV1	Brush surplus moss and algae using phosphor bronze brushes or wood spatulas taking special care to prevent damage to existing building fabric during removal works. Protect surrounding surfaces that could be damaged by the subsequent treatment – mix 55 solution of biocide in water according to manufacturer's recommendations. Leave for 2 weeks; remove organic growth using phosphor bronze brushes and water. Re-apply biocide solution to inhibit re-growth. Steam clean on completion where substrate and site conditions allow.	

5.3 CONDITION SURVEY IMAGES



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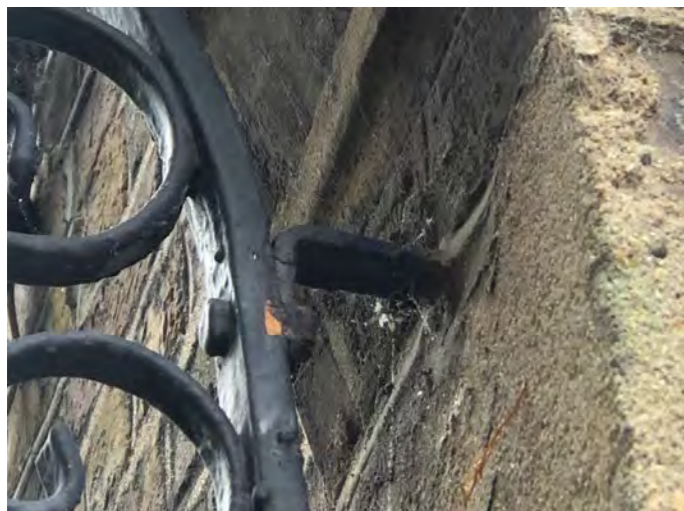
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5.3 CONDITION SURVEY IMAGES



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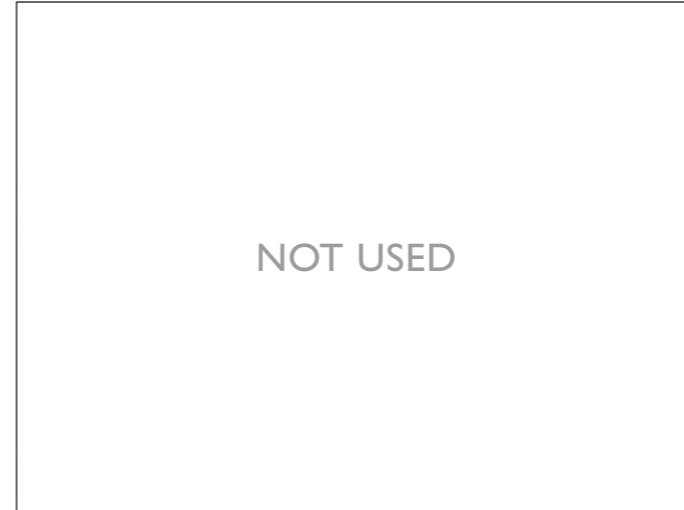
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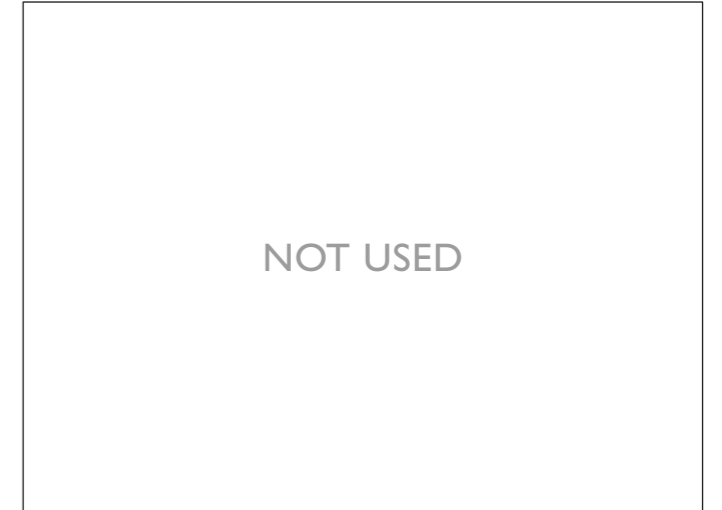
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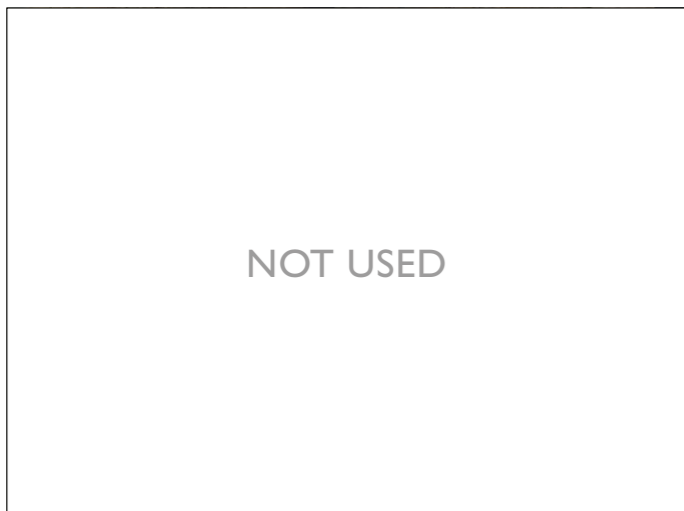
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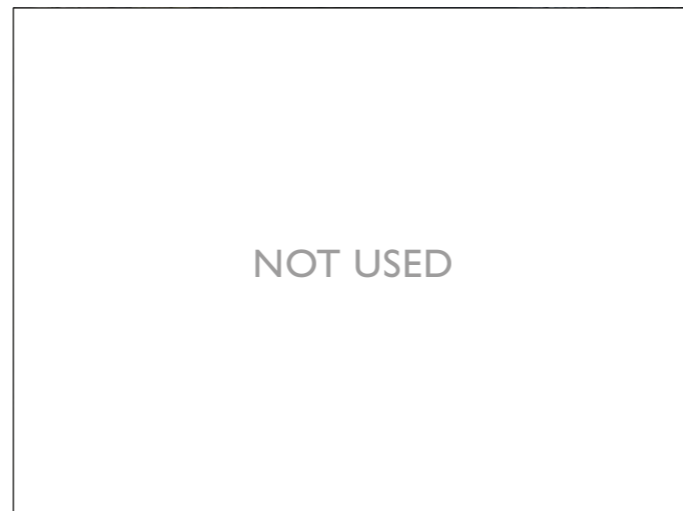
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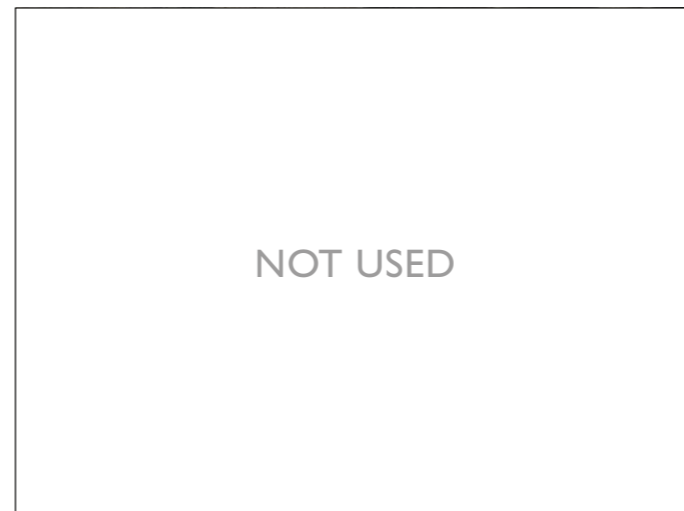
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5.3 CONDITION SURVEY IMAGES



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